

# STATEMENT OF ENVIRONMENTAL EFFECTS

DATE: 28/10/2024

Property Owner: Matthew Cucuzza

Address: 22 Chisholm Street Goulburn 2580

Proposed Structure and Size: Secondary Dwelling



*Image 1: Current Site Image*

## Current Use

1. **Zoning:** R1: General Residential
2. **Land Size:** 645m<sup>2</sup>
3. **Land Use:** Residential

## Building details

1. The development is proposed under the Building Code of Australia as Class 1.
2. The development will involve the construction of Steel Portal Frame dwelling 55m<sup>2</sup> in size (Total Roof). With a deck addition to the structure 32m<sup>2</sup> (rounded)

3. The floor system will be a **bearer and joist**.
4. The design of the Structure will be a standard gable with roof pitch of **10** degrees.
5. Stormwater from the roof will connect to **existing stormwater system discharging to existing disposal point**.
6. The lowest eave height will be **2.75** m from the finished floor level.
7. The apex height of the garage building (from finished floor level) will be **3.714** m.
8. The roof will be cladded in **Corrugated** roof cladding.
9. The walls will be cladded in **Corrugated** wall cladding.
10. The building will not be dominant in visual appearance.

#### Site disturbance and placement

1. **Minor** Earthworks will be required to cut and fill site.
  - a. **No** cut is required.
  - b. **No** fill is required.
  - c. An on-site waste storage area will be used and will remain in place until the construction is completed.
  - d. A silt/sediment fence will be constructed on the low side of the disturbed earth and maintained for the duration of works.
  - e. All surfaces disturbed are to be returned to a state that will prevent ongoing erosion and sediment.
2. No native flora or fauna shall be disturbed.
3. **2** trees are required to be removed.
4. No Industrial or commercial activities have been conducted on the site in recent years.
5. Proposed ancillary building is not a shipping container.
6. Proposed **is** setback behind the primary building line.
7. Proposed **is** setback **900mm** from the nearest side boundary.
8. Proposed **is** setback **900mm** from the rear boundary.
9. Placement of the shed will not cast adverse shadows on neighbouring properties and is designed to maintain neighbouring privacy.
10. No sewer or stormwater will be affected. All sewer and stormwater will be connecting to existing services and all plumbing will be conducted in accordance with AS AS 3500.
11. The proposed structure is NOT a waterfront property or encroaching on crown land.
12. The development shall be carried out in accordance with the Building Code of Australia.
13. The proposed development will in no way have impact regarding special design features.
14. There will be no disturbance to traffic flow, noise pollution, and historical or archaeological aspects or on soil erosion.
15. There will be no excessive waste or wastewater created during construction.

#### Planning layers

##### a. Hazard

- I. **Bushfire** The property is **NOT** within a bush fire prone zone.
- II. **Flood**. The proposed development is **NOT** in a Flood prone land.

##### b. Protection



- I. The proposed development is **NOT** within a **Conservation area**.
- II. The proposed development is **NOT** within an **Acid Sulphate soil** affected area.
- III. The proposed development is **NOT** within **Drinking Water Catchment** area.
- IV. The proposed development is **NOT** within **Groundwater Vulnerability** defined area.



- V. The proposed development is **NOT** within a **Riparian Water course**.
- VI. The proposed development is NOT affected by **Terrestrial Biodiversity** defined land and is not near a **Terrestrial Biodiversity** defined area.

**c. Mines Subsidence**

- I. The proposed development is NOT within a Mines Subsidence affected area.

**Development Control Plan Compliance and Variations**

DCP Item	Compliant	Non-Compliant
<b>GLEP – Secondary Dwellings</b> <b>Control:</b> 60m <sup>2</sup> <b>Proposed:</b> 55m <sup>2</sup>		
<b>Goulburn DCP:</b> Dual Occupancies / Secondary Dwellings <b>Objectives</b> <ol style="list-style-type: none"> <li>1. To retain the traditional relationship between heritage items or Heritage Conservation Areas and the original subdivision lot pattern and character.</li> <li>2. To ensure that heritage items are not dwarfed by new additions or new development.</li> </ol> <b>Controls</b> <p>A. Dual occupancy development on lots that were originally intended to contain a single dwelling house must not create adverse impacts on the traditional relationship between - heritage item and the original lot boundaries, setbacks and characteristics.</p> <p>B. Dual occupancy development on lots that were originally intended to contain a single dwelling house must not dwarf a heritage item, nor compromise its heritage values.</p> <p>C. Applications seeking consent for subdivision of lots on which there is a heritage item or in a Heritage Conservation Area must include full details of proposed future development on the land, together with an assessment of potential impacts on heritage values.</p> <p>Note: Council is unable to approve a subdivision of a lot on which development for the purposes of a Secondary dwelling has been carried out.</p> <b>Proposed:</b> <ul style="list-style-type: none"> <li>• Development will not create an adverse precedent to the streetscape, the structure is appropriately setback for the site from all boundaries even where a variation is proposed.</li> <li>• Proposed development is not excessive in size and allows for the maintenance of all vegetation on site and the maintenance of the private open space of the site.</li> <li>• Development does not impact any heritage items, the structure will not detract from the design or articulation of the locality and its surrounds.</li> </ul>		

<p><b>Minimum Front Boundary/Primary Building Line Setback</b></p> <p><b>DCP:</b> The average distance of the setbacks of the nearest 2 dwelling houses having the same primary road boundary and located within 40m of the lot on which the dwelling house is erected, or If 2 dwelling houses are not located within 40m of the lot - 4.5m</p> <p><b>Proposed:</b> 10m from the primary road, the dwelling is substantially setback from the primary road. This is setback in line with the lines of the neighbouring structures.</p>		
<p><b>Setbacks:</b></p> <p><b>Rear setback:</b> A minimum rear setback of 6m is required for all residential development.</p> <p><b>Side setback:</b> A minimum side setback of 1m is required for all residential development</p> <p><b>Front setback:</b> A minimum front setback of 4.5m, measured from the forward building line to the property boundary, is required for residential development.</p> <p><b>Proposed:</b></p> <ul style="list-style-type: none"> <li>• Rear and Setback 900mm,</li> <li>• Front setback is well over 4.5m.</li> </ul> <p><b>Justification:</b></p> <ul style="list-style-type: none"> <li>• Rear setback is limited due to the private open space requirement.</li> <li>• Moving the proposed structure further off the rear boundary will result in the removal of an existing shed which is not what the owner wishes, this storage is required for the owner.</li> <li>• There is precedent of approvals of this nature being issued with the same variation on setbacks.</li> <li>• There is substantial bulk and cluttering on neighbouring sites with sheds and similar structures containing a 900mm or lesser side and rear setback.</li> </ul>		

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