



Statement of Environmental Effects

PROPOSED DWELLING HOUSE

**Lot 2 DP 1313286
No 117 Farm Street
Boorowa NSW 2586**

**Prepared for
MR BAIRD
Job No. 24.11**

April 2025

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Introduction

This Statement of Environmental Effects (SEE) has been prepared in assessment of a Development Application for the construction of a Dwelling House and detached garage at 117 Farm Street, Boorowa.

The SEE provides a comprehensive assessment of the proposed development in accordance with the requirements of Draft Hilltops Development Control Plan 2025.

The development is considered to be consistent with the relevant general aims of Hilltops Local Environmental Plan 2022 (Hilltops LEP 2022). The proposal, defined as a dwelling house under Hilltops LEP 2022 is permissible in the R2 Low Density Residential zone and is consistent with the zone objectives.

Having regard to the contents of this report and the conclusions contained therein, it is recommended that the development be approved, subject to conditions as imposed by Council.

Site Context

The subject site is identified as Lot 2 DP 1313286, No 117 Farm Street, Boorowa.

The site has an area of 4199m² and is currently vacant, being part of a recent subdivision. The site is irregular in shape with a frontage to Farm Street of 45.65 metres.

A mixture of residential styles and densities, comprising mainly of single detached dwellings characterises the surrounding area.

Zoning

The site is currently zoned R2 Low Density Residential under Hilltops Local Environmental Plan 2022. Detailed assessment of the proposed development in accordance with all statutory controls is undertaken further within this report.

Zone R2 Low Density Residential

1 Objectives of zone

- To provide for the housing needs of the community within a low density residential environment.
- To enable other land uses that provide facilities or services to meet the day to day needs of residents.
- To minimise conflict between land uses within this zone and land uses within adjoining zones.
- To provide residential lots within a semi-rural environment with effective service provision.

2 Permitted without consent

Home occupations

3 Permitted with consent

Bed and breakfast accommodation; Boarding houses; Child care centres; Community facilities; Dual occupancies; Dwelling houses; Early education and care facilities; Educational establishments; Emergency services facilities; Environmental protection works; Exhibition homes; Flood mitigation works; Group homes; Home businesses; Home industries; Oyster aquaculture; Pond based aquaculture; Recreation areas; Recreation facilities (outdoor); Respite day care centre; Roads; Secondary dwellings; Sewage reticulation systems; Signage; Tank-based aquaculture; Water Supply systems; Wharf or boating facilities

4 Prohibited

Advertising structures; Any other development not specified in item 2 or 3

The proposal is permitted in the zone subject to obtaining development consent.

Proposed Development

This application seeks approval for:

- Construction of single storey dwelling house with detached garage.
- Associated siteworks and landscaping.

SECTION 2.2 SINGLE RESIDENTIAL DEVELOPMENT

SR1 Site Design

The maximum amount of cut upon the site is less than 300mm, with this occurring more than 1.0 metre from the boundary. The maximum amount of fill is approximately 600mm to the dwelling and 300mm for the detached garage. Both the dwelling and detached garage are setback 3.0 metres from the boundary.

SR2 Character of the Neighbourhood

The primary entrance door to the dwelling faces the street frontage, with the front elevation incorporating windows to the habitable rooms.

The proposed dwelling is setback 18.71 metres from the primary street frontage at the closest point. A setback of 3.0 metres is proposed to the northern side boundary.

The proposed development incorporates a contemporary architectural treatment. The use of modulation, roof form, stepping and appropriate external finishes provide for a development that integrates with the site's context and serves enhance the character of the locality.

The architectural design utilises wide eaves and sun penetration devices to allow for cross ventilation within the building, as the openings are orientated to capture cooling breezes as well as allowing for sun penetration into the main habitable spaces of the dwelling-house.

SR3 Dwelling Height, Bulk and Form

The proposed dwelling is single storey with an overall height of 5.072 metres.

A 1.8 metre wide covered verandah is proposed to all side of the dwelling, helping to break up the building bulk, as well as providing protection from the sun and weather.

A large covered private open space area is located directly from the living area.

SR4 Access and Parking

The proposed dwelling incorporates a large double garage with internal access to the dwelling house. A detached garage with carport is located behind the dwelling, and provides additional covered parking and storage.

SR5 Utilities and Services

The subject site is part of a recent subdivision and has access to all services.

SR6 Vehicle and Occupant Safety

A cavity sliding door is proposed between the garage and internal access point to create an effective barrier to prevent people, including specifically infants, from coming into conflict with motor vehicles.

SECTION 2.2B ANCILLARY DEVELOPMENT TO SINGLE RESIDENTIAL DWELLINGS

The proposed detached garage and carport is located behind the dwelling, with a side setback of 3.0 metres. The overall height is 4.772 metres and the colours used will blend in with the dwelling design.

Conclusion

This Statement of Environmental Effects (SEE) has been prepared in assessment of a Development Application for the construction of a Dwelling House at 117 Farm Street, Boorowa.

A well articulated building draws upon the scale, rhythms, materials and colour in the surrounding streetscape to contribute to the character of the local area. The use of robust materials will increase the life of the building, minimize maintenance and contribute to the overall quality of the streetscape.

The siting of the proposed work and its design are considered to be reasonable and there is minimal impact on adjoining properties. The site is considered appropriate in terms of its location, physical constraints and relationship to adjoining properties for a development of this type.

Having regard to the contents of this report and the conclusions contained therein, it is recommended that the development be approved, subject to conditions as imposed by Council.