



27 June 2025

Our Ref: 20210068

STATEMENT OF ENVIRONMENT EFFECTS

AMENDED DEVELOPMENT APPLICATION FOR DETACHED OUTBUILDING 69 MAYFIELD DRIVE MOAMA

Ref: PAN-537403

Site Description and Context – 69 Mayfield Drive, Moama

The subject property at 69 Mayfield Drive, Moama is zoned R5 Large Lot Residential and has a total area of approximately 4,966.36m². The site is developed with an existing dwelling constructed circa 1995. There are no planning overlays affecting the property.

The allotment is irregular and wedge-shaped, with the southwestern boundary comprising five segments that follow the arc of Mayfield Drive, forming the property's primary interface with the road. The eastern boundary adjoins an ornamental lake, which imposes a minimum 20-metre building setback from its edge. The only adjoining residential property is located to the north.

The lake, being open and visually unobstructed, results in limited privacy from properties situated on the opposite side. This, combined with the property's three effective frontages—Mayfield Drive to the south and west, and the lake to the east—significantly reduces the available building envelope. These constraints limit suitable locations for the proposed outbuilding without adversely impacting the existing secluded private open space (SPOS) and valuable northerly orientation of the dwelling.

The existing residence is oriented southward, facing Mayfield Drive, with vehicle access located on the western side of the property via Mayfield Drive. The dwelling is relatively exposed, with limited screening or natural barriers providing privacy to the SPOS.

To address this, previous owners have planted a row of large conifers along the southern boundary to create a vegetative privacy screen. However, several of these conifers appear to have deteriorated or died over time, reducing their effectiveness.

The proposed location for a new shed is on an existing dirt mound to the northeast of the residence. This mound is approximately 1.2 metres higher than the finished floor level of the existing dwelling.



Front of existing dwelling facing south



Location of proposed shed with existing mound and vegetation screening

Proposal

The owners propose the construction of a Colorbond shed measuring 16m x 8.5m (136m²), with a wall height of 4.2m and an overall height of 5.142m. The shed is for domestic purposes, which is a permitted use in the R5 zone.

Originally, the proposal included excavating the 1.2m high mound and installing a retaining wall 1m from the northern boundary, so that the shed could be recessed and match the dwelling's floor level, reducing its perceived height.

However, after further design consideration and discussion, the retaining wall will no longer be installed, and the shed will be constructed at the existing ground level. This design refinement results in a modest increase in both shed height and depth.

The increase in depth and height is required to accommodate the secure storage of our Client's recently acquired caravan. The design was revised specifically to allow the full length and height of the vehicle to be stored within the shed, while still complying with all setback and envelope controls.

This enclosed storage will:

- Provide security and weather protection for the caravan;
- Eliminate the need for on-street or front-yard parking, which could detract from the streetscape;
- Maintain visual amenity in keeping with the character of the area.

The shed will be positioned:

- Behind the existing dwelling
- 2m from the northern boundary
- 10m from the western boundary
- Adjacent to the existing garage, allowing use of the existing crossover and reducing hardstand area

The adjoining northern property is well screened by mature vegetation, and additional screening will be installed along the western boundary to further obscure the shed, garage, and rear yard from the public realm.

Residential Development Assessment – Murray DCP

Clause 2.2 Streetscape

Objectives:

- Residential design that contributes positively to streetscape
- Passive surveillance to the street
- Integration with neighbourhood character

Assessment:

- The existing dwelling faces south towards Mayfield Drive and is set back 21m, consistent with the DCP at the time of construction and still exceeding the current 10m minimum for R5 lots.
- The proposed shed is positioned with visibility significantly obscured by existing and proposed vegetation.
- Vehicle access is via an existing crossover on Mayfield Drive, reducing the number of vehicle entries and overall hardstand.
- Additional screening ensures the shed is only visible once entering the property.

The proposal aligns with Clause 2.2 by maintaining a cohesive streetscape and ensuring visual impact is mitigated.

Building Setbacks

Clause 2.5 Building Setbacks

Objectives:

- Attractive and consistent setbacks
- Maintenance of residential character
- Adequate separation between buildings

Controls for R5 lots (>1800m²):

- 10m minimum front setback
- 5m minimum side/rear setback

Assessment:

- The southwest boundary includes five segments; the longest (central) section is 41.33m in length.
- The shed is also set 10m from the western boundary and 2m from the rear (north) boundary, consistent with DCP controls.
- Although the lot has one formal road frontage, the wedge shape and lake interface mean multiple sides function as frontages.

Setbacks remain compliant, and the proposal supports existing residential character.

Outbuildings

Clause 2.11 Outbuildings

Objectives:

- Ensure outbuildings do not negatively affect residential amenity
- Proportionality to lot size
- Appropriate and functional private storage solutions

Assessment:

- Floor area: 136m² – appropriate for a 4966m² R5 lot
- Height: While the wall height is 4.2m and overall height 5.142m, the shed is no longer recessed into the mound. This change was made to:
 - Avoid the need for a proprietary retaining wall
 - Allow sufficient vertical clearance for a caravan recently acquired by the owner
- The shed's depth has increased slightly to fully accommodate the vehicle within the structure

Justification for increased dimensions:

- Secure, enclosed storage protects the caravan from weather and theft
- Avoids visual clutter associated with parking large vehicles in front yards or on-street
- The proposal maintains the character of the locality, as required by the DCP

Visual mitigation:

- Existing mature screening along the northern boundary
- Proposed landscaping along the western boundary
- Use of non-reflective Colorbond material
- Locating the shed behind the dwelling, hidden from public view

The design respects the character of the area, and the increased dimensions are functional, proportionate, and well justified.

Conclusion

The proposal has been carefully designed to respond to the site's unique constraints, including its irregular shape, multiple effective frontages, and lake interface sensitivity. The shed has been located in a position that:

- Avoids disruption to SPOS
- Maintains the northerly aspect of the residence
- Is visually and physically screened from public view
- Complies with all relevant DCP controls

In response to further assessment and feedback, the retaining wall has been proposed to be removed. The shed will now be constructed at natural ground level, resulting in a modest increase in visible height.

The increase in floor depth and height is essential to accommodate the secure, long-term storage of a caravan, aligning with the owner's domestic needs while preserving streetscape quality. This approach:

- Prevents unsightly on-street or front-yard parking
- Reduces visual impact on neighbours
- Provides a functional and appropriate storage solution, in accordance with the aims of Clause 2.11 of the Murray DCP 2012

The shed's proportion, scale, and materials are appropriate for the R5 zone and will be further softened by vegetative screening.

We respectfully submit that the objectives of Clauses 2.2, 2.5, and 2.11 of the DCP have been achieved, and that the proposal represents a considered, low-impact development that supports the amenity of the subject property and the wider neighbourhood.



View south along Mayfield Drive from opposite side of neighbouring property (no. 68) towards site
***Proposed shed site directly behind large conifers completely obscured from public realm**



View of screening from opposite of subject site towards adjoining neighbour (NO.68) to the north



View of shed location from opposite of subject site



View from top of mound towards POS



View of shed location from driveway