



# **Statement of Environmental Effects**

**For**

**Lot 29, 4 RAVEN ST, YASS, NSW 2582**

## **Proposal**

- ❖ The proposal involves the establishment of a secondary dwelling being single storey.
- ❖ The secondary dwelling to the rear of the property is approximately 60.00m<sup>2</sup> in total area and includes 2 bedrooms, combined living & kitchen area, 1 bathrooms and laundry. Private Open Space connecting to the backyard via dwelling. Additional space includes 20.3m garage with 8.6m of patio/porch area.
- ❖ The table provided in the attached drawings sets out individual areas for the dwelling.
- ❖ External building materials include brickwork for the majority of external wall treatment, metal roofing and aluminium powder coated windows and doors.

## **Site**

- ❖ The allotment is located within an existing residential housing subdivision. The site is centrally located in terms of access to urban services and infrastructure. Public transport services are available within a short distance.
- ❖ The existing dwelling is to remain as per attached plans. Demolished elements are noted.
- ❖ Property dimensions, area, contours and orientation are shown on the attached Architectural Plans.
- ❖ Any easements and services have been shown on attached plans where available at this time.
- ❖ Site constraints incl. but not limited to Geotechnical. Mine Subsidence, Flooding and Bushfire have been addressed in separate documentation accompanying this report where relevant.
- ❖ There are no Natural Hazards affecting the site or neighbouring allotments.
- ❖ There is no heritage significance within this allotment or surrounding area.
- ❖ All existing vegetation which is within 3 metres of the buildings construction envelope, and is not the habitat for any protected fauna, will be removed.

## **Statutory Provisions**

- ❖ The general zoning requirements for this land is to encourage a range of residential development providing for a variety of housing types and designs, densities and associated land uses, with adequate levels of privacy, solar access, open space, visual amenity and services. It is considered that the proposed residential dwelling is consistent with the objectives of a residential zone and is therefore permissible subject to Council's consent.

- ❖ A proposed height of only one storey will make minimal impact to the bulk scale of the final streetscape while the decorative facade will create positive visual appeal.
- ❖ The building setbacks comply with the requirements of this Council. Refer to Architectural Plans for details.
- ❖ Relevant zone objectives call for a height generally not exceeding two storeys. The proposed residence has a maximum height to ridge level no greater than 8.0 metres above natural ground level.
- ❖ No conflict arises with views between living rooms and neighbouring courtyards as visual privacy is maintained by this development due to its single storey nature. A fencing material of solid visual appearance reduces any direct line of site at ground level.
- ❖ The site is sufficiently distanced from any major distributor road to assume that motor traffic noise would be low and irregular.
- ❖ There are no potential conflicts regarding views with this development as the area offers no features for views to be sought.
- ❖ The single storey nature and distance from boundaries negates any impact of overshadowing from this proposed dwelling to neighbouring lots and/or houses.

## Energy Efficiency

- ❖ Siting of building to boundaries / Adjoining buildings: The proposed development has been situated away from boundaries and potential neighbouring buildings in their areas requiring extended periods of sunlight e.g. courtyards/drying areas.
- ❖ Orientation of building: The dwelling is orientated to locate suitable living areas in positions such as to receive winter sunlight improving the energy requirements for heating.
- ❖ Orientation of windows: Windows have been maximised in areas to receive winter sunlight while minimised on southern areas where this heat is not available and constant shade would work in a negative manner.
- ❖ Orientation of courtyard: The courtyard/ pergola area is positioned to receive sufficient levels of winter sun from the northern aspects.
- ❖ Orientation drying Area: All drying areas receive uninhibited northern sun for several hours during winter periods.
- ❖ Passive design measures: Construction materials incorporate masonry thermal mass in the walls and floor aiding in the longer retention of heat.
- ❖ Natural cross ventilation: Windows are positioned to allow a cross flow of air for cooling and ventilation

## Conclusion

The proposed development is considered worthy of Council's support having regard to the matters mentioned and it's compliance with the objectives of the Residential Zone as outlined in the current Local Environmental Plan.

Council's favourable consideration of this application is requested.