

## **Statement of Environmental Effect**

### **Property**

Lot 25 DP1065504 (No.9) Golden Wattle Way, Tallwoods Village.

### **Proposed Development**

Construct new two storey dwelling.

### **Description of the site**

The site is located on the northern side of Golden Wattle Way. The site has a moderate fall away from the street and adjoins the Tallwoods golf course. There are not trees or significant vegetation on the site.

Golden Wattle Way is a dead end narrow accessway with a turning head adjacent the site to enable vehicles to complete a three point turn to turn around. Opposite No. 9 Golden Wattle Way is a parking and passing bay large enough to accommodate two vehicles.

### **Land Based constraints**

The site is not subject to any land based constraints. The site is not flood prone, bushfire prone or subject to acid sulfate soils. There are no items on environmental heritage within the locality.

### **Services**

The site is provided with reticulated water, sewer and power.

## **Greater Taree Local Environmental Plan 2010 and Draft MidCoast LEP**

Pursuant to GTCC LEP 2010 the land is zoned R1 – General Residential.

The objectives of the zone are

- To provide for the housing needs of the community.
- To provide for a variety of housing types and densities.
- To enable other land uses that provide facilities or services to meet the day to day needs of residents.

Dwelling houses are permissible with consent in the R1 General Residential zone.

With regard the Draft MidCoast LEP, the proposed land zoning is R2 – Low Density Residential and dwelling houses remain permissible in the zone.

The draft LEP R2 Zone has the following objectives;

- 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 enable development that is compatible with the character and amenity of the surrounding neighbourhoods.

The proposed development is consistent with the objectives of the proposed R2 Low Density Residential Zone under the draft MidCoast LEP.

#### **Principal Development standards**

<b>Standard</b>	<b>Proposed</b>	<b>Compliance GTCC LEP</b>	<b>Draft MidCoast LEP</b>
Height of building	8m	Yes – Max 8.5m	Yes – Max 8.5m
Floor space ratio	0.58:1	Yes – Max 0.6:1	NA – No floor space ratio

There are no other GTCC LEP 2010 or draft MidCoast LEP clauses that are relevant for consideration of this development application.

## **Greater Taree DCP 2010 - Part H Residential Development**

### **H2.1 Site Coverage**

*The maximum site coverage for all residential development is 65%.*

Complies.

### **H2.2 Building Setbacks**

The building is located within the building envelope on the land.

The proposed western side boundary setback is 2m.

The proposed eastern side boundary setback is variable. The closest point is the cart store, 3m from the eastern boundary.

The proposed rear setback is 4.4m at the closest point.

The front setback is variable due to the arc of the front boundary. The porch is 4m from the front. Whilst the garage setback from the front wall of the house, the garage setback varies between 4.6m and 3.5m from the front boundary.

The setbacks are consistent with the established streetscape character and provide for appropriate levels of privacy, landscaping and open space.

Shadow diagrams are included demonstrating impacts on the solar access or adjoining properties is within reasonable limits.

### **H2.3 Building Height**

*The lowest floor level of all development shall not be greater than 1 metre above natural ground levels at any point.*

The site is moderately sloping, similar to many sites within Tallwoods. As a result compliance with this clause in the DCP is not possible. A small portion of the rear section of the ground floor is up to 1.32m above ground level. This minor variation is a direct result of the topography and is consistent with other dwellings in the immediate locality. Given the site faces the Tallwoods Golf Course, the height of the ground floor will not impact on the amenity of adjoining premises.

*In areas mapped as having a permitted building height of 8 metres or 8.5 metres, development shall contain not more than two storeys at any given point.*

The dwelling contains two storeys.

#### **H2.4 Carparking and Access**

The proposed dwelling includes a double garage with access from Golden Wattle Way. Whilst the garage is located close to the front boundary, the position of the dwelling has been carefully considered with regard to the existing streetscape and steep topography of the land. Increasing the front setback would push the building further towards the rear, significantly increasing the building height above existing ground level. Lowering the building could create a short steep driveway restricting vehicular access. In this regard, the development seeks approval via Point 6. On the Greater Taree DCP 2010, which states *“Special consideration will be given to particular site conditions such as existing vegetation, site drainage, steep access etc.”*

The proposed development has been designed with specific regard to the topographical constraints on the land and strict compliance with H2.4 of the DCP is not possible.

#### **H2.5 Private open space**

The proposed dwelling will have private open space via the proposed ground and first floor decks on the northern side of the building.

#### **H2.6 Solar Access and Overshadowing**

Shadow diagrams are included with the architectural plans demonstrating solar access is not adversely affected.

#### **H2.7 Acoustic and Visual Privacy**

The proposed dwelling is located 2m from the adjoining western boundary and adequate acoustic and visual privacy. There are no residential allotments immediately to the north, east or south of the site.

#### **H2.8 Views**

The proposed development has no impact on views.

#### **Cut and Fill**

Prior to acceptance of the application council has requested cut and fill be addressed in the statement of effect. There are no cut and fill provisions contained within the Greater Taree LEP 2010 and DCP 2010 for residential development.

The site is steeply sloping from the road towards the rear, with around 7m change in level between the road and rear boundary. There is approximately 2.4m of fill below the garage at the highest point. All fill associated with the garage is wholly contained within the external walls of the building.

At the rear of the site fill is contained within a combination of a drop edge beam and retaining wall along the side and rear boundaries. The retaining wall height varies and has a maximum height of 2.0m in the north western corner.

The building has been designed with consideration to the severe topographical constraints and will have minimal impact on adjoining premises.

## **CONCLUSION**

The proposed development is in keeping with the character of the locality and satisfies the objectives of the Greater Taree LEP 2010, draft Mid-Coast LEP and Greater Taree DCP 2010.