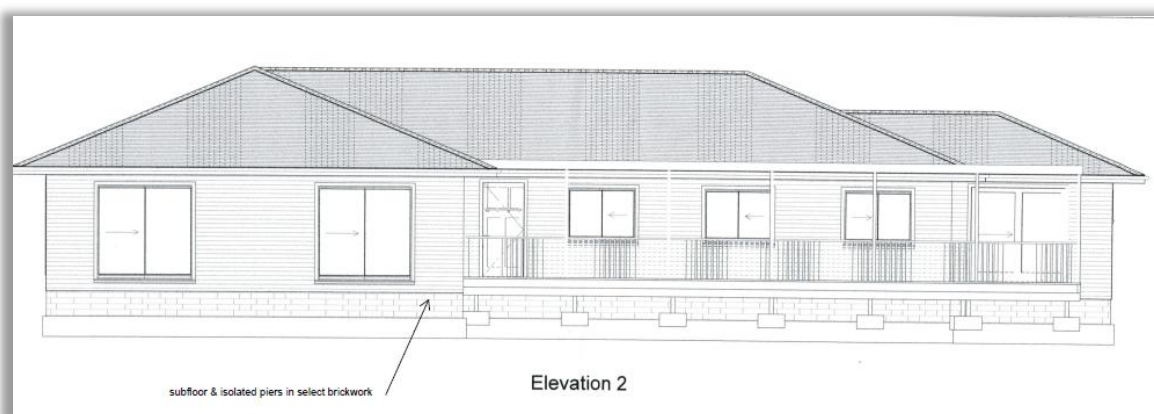


Statement of Environmental Effects	
In Support of a Development Application	
Proposal	To approve a new Rural Styled Cottage (Brick subfloor, Horizontal colorbond Clad walls & Colorbond roofed) plus 3 berth – 4 bay Shed on a large 1.359 ha Village zoned lot
Subject Land Address	Lot 224 DP 1102973, 77 Dowling Dve, Murringo 2594
Applicant/Owner	Drew Stephen DEBNAM 0439 550 665 drewdebnam.73@hotmail.com
Appn Prepared By	DA Busters – Development Assistance Services Ph: 0466 722 869 Email: Craig@DAbusters.com
LGA	Hilltops Council – former Young Shire Council area



assisted by:



© Aug 2023



Craig Filmer – 18 Pineview Cct YOUNG 2594
Ph: 0466 722 869 E: Craig@DAbusters.com

23 August 2023

Director Planning
HILLTOPS Regional Council
Locked Bag 5
YOUNG NSW 2594

Att: Manager Planning

Dear Claire & Andrew,

Re: Development Application - New Dwelling & Shed
Lot 224 DP 1102973, No 77 Dowling Drive Murringo – Drew Debnam

Please find attached the appropriate application details for the above, along with all supporting documentation and plans.

This document forms the Statement of Environmental Effects demonstrating compliance (from a DTS or Performance Based perspective as the case may be) with Council's DCP and Policy Environment.



A proposed building and ancillary development on a moderately sloped site with good aspects sees the owner well placed to improve the existing property for the main dwelling as proposed. The access, gateway and backbone services will be provided as outlined herein. The effluent management system is proposed to be sited responsibly per the OSM Sec 68 Appn made as well, for the main dwelling.

This application is commended to you for consideration and approval. Whilst Mr Debnam will be the applicants, should any technical enquiry arise, please forward these to myself on the number/email, in the title page.

A handwritten signature in black ink, appearing to be 'K. Filmer', with a small dot at the end of the signature.

K Craig Filmer
Development & Environmental Health Specialist

A. DESCRIPTION OF DEVELOPMENT:

Property address	Lot 221 DP 1102973, 109 Dowling Dve Murringo	
Proposed structures or works	<p>Dwelling – The dwelling proposed is a timber framed Linea clad and colorbond roofed structure of 246.1 sq.m living space & 44.99 sq.m of verandahs.</p> <p>Shed – 3 bays & doors from end elevation with 4 bays deep front 2 have roller doors also. Collectively store large block maintenance equipment, plus cars plus hobby space. Shed will be 15m x 12m = 180 sq.m sited behind dwelling.</p>	
Nature of use	Rural Dwelling House (residential) & Garage (vehicles/storage)	
Particulars	On plans ?	Description (provide written details if not clearly shown on plan)
Building materials & Colours	Yes	<p>Dwelling – Walls in a “shale grey” shade with trim and roofing in “monument”.</p> <div style="display: flex; justify-content: space-around; align-items: center;">   </div>
Demolition	N/A	Nil demolition to occur
Earthworks (location, extent and depth of all cut and fill proposed)	Yes	Extent of earthworks –The dwelling is of bearer & joist construction style and as a result the house site does not need much levelling. The shed being a slab will have 500mm cut/fill shaping yet is on a plateau on the block. Vegetation of any batters will occur when cut.
Tree removal (identify location, size and species of tree/s)	No	No tree removal on site nor in position of dwelling and shed
Wall and roof height	Yes	<p>Dwelling Structure – the dwelling will have an internal ceiling height min of 2700mm with the overall building height being up to 5600mm, being a 27 degree gable end roof. The subfloor averages 700mm and the roof to main ridge is 2200mm from eave.</p> <p>Shed – The shed is 4658mm to ridge with eaves at 3338mm</p> <p>The buildings are at the very top rear of the property so present less conspicuous in the immediate streetscape due to the setback and locality chosen at the corner allotment.</p>
Gross floor area (m ²)	Yes	<p>Dwelling – 246.1 sq.m living space & 44.99 sq.m</p> <p>Shed – 180 sq.m</p>

Open space (m²)	N/A	Not applicable – The allotment is 1.359ha in size. After a roofed footprint of approx. 470 sq.m (all buildings) is deducted, a large amount of land (96.54% of site) exists for larger village cum rural use, and enjoying the rural vista. Less than 3.5% of the land is building footprint if sheds are included.
Landscaping (type and location)	N/A	The land will have perimeter and curtilage plantings come occupation.
Setbacks from each boundary	Yes	South (Hazelton Pl) 108.5m (Dwelling closest) North (side) 4m to shed, 13m to house East (Dowling Dve) 59m to Dwelling (closest) West (rear/side) 10m to shed, 40m to Dwelling



Google aerial of land presently circa 2024 image



NSW SIX Mapping of subdivision – site has yellow highlight at top (circa 2012)

B. SITE & LOCALITY DESCRIPTION:

Issue	Details
Present use of the site	The land presently is vacant – see Google aerial above.
Past use/s of the site	The original use of the site was a mixed farm and parts known locally as the “Boshy Common”, with mostly grazing before the 2007 subdivision effecting the creation of this allotment.
Describe any existing dwellings or built structures on the land (e.g. location, number, storeys, building material, etc)	These have been described above and on the attached building plans. A rural styled dwelling and shed are the purpose of this application.
Describe the key physical features of the site (e.g. shape, slope, significant trees or vegetation, dams, waterways, drainage lines, etc)	The site slopes generally to the road corner being to the SouthEast. The land in the area is generally undulating on moderate slopes as this area is sub catchment on the west side of the knoll and creek west of the Village of Murringo. The site is grassed, kept responsibly and continually being maintained by the owners.
Is the land bushfire prone?	No – a search on the RFS web site tool has confirmed this.
Locality characteristics Describe the type and nature of adjacent land uses,	Whilst the predominant land use in the immediate area around this property is small holdings, hobby farm or rural residential, there is a moderately high number of dwelling houses in close proximity to the subject site, all pursuing lifestyle, or some form of rural large-lot activities of varying scales (grazing, horses, horticulture etc) despite the Village zone.

Fig 2a - Locality Map (1.212 km to Murringo Main Intersection)

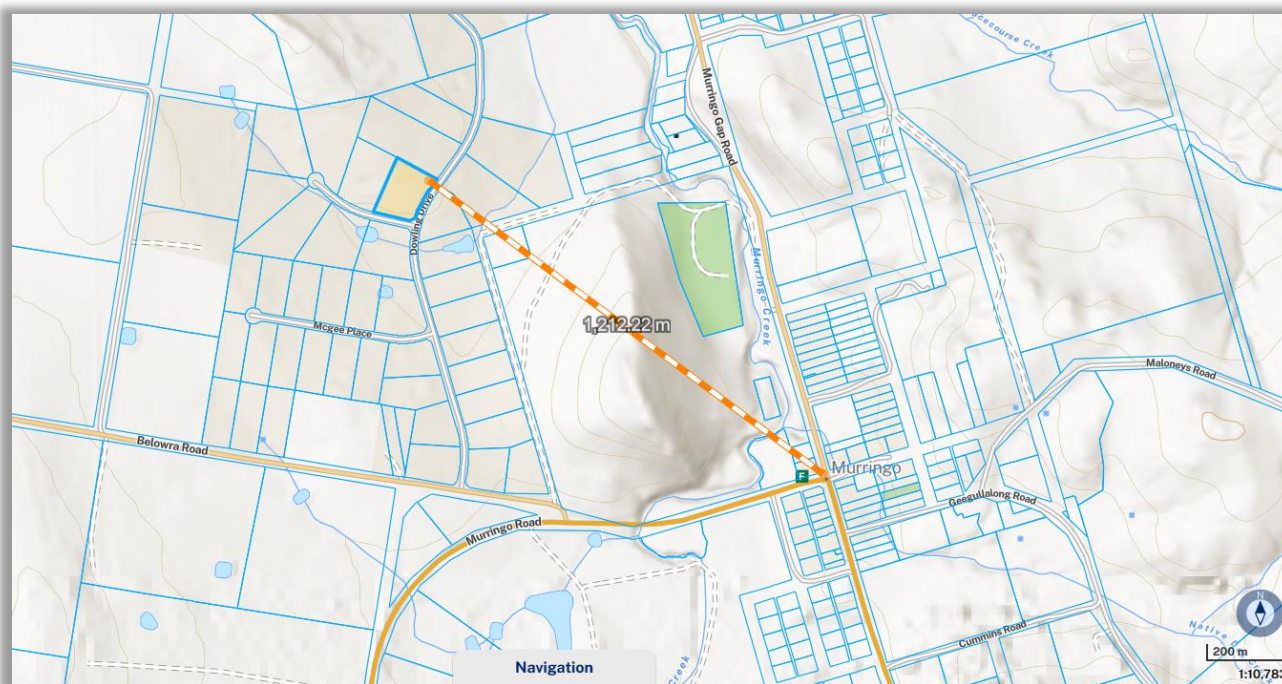
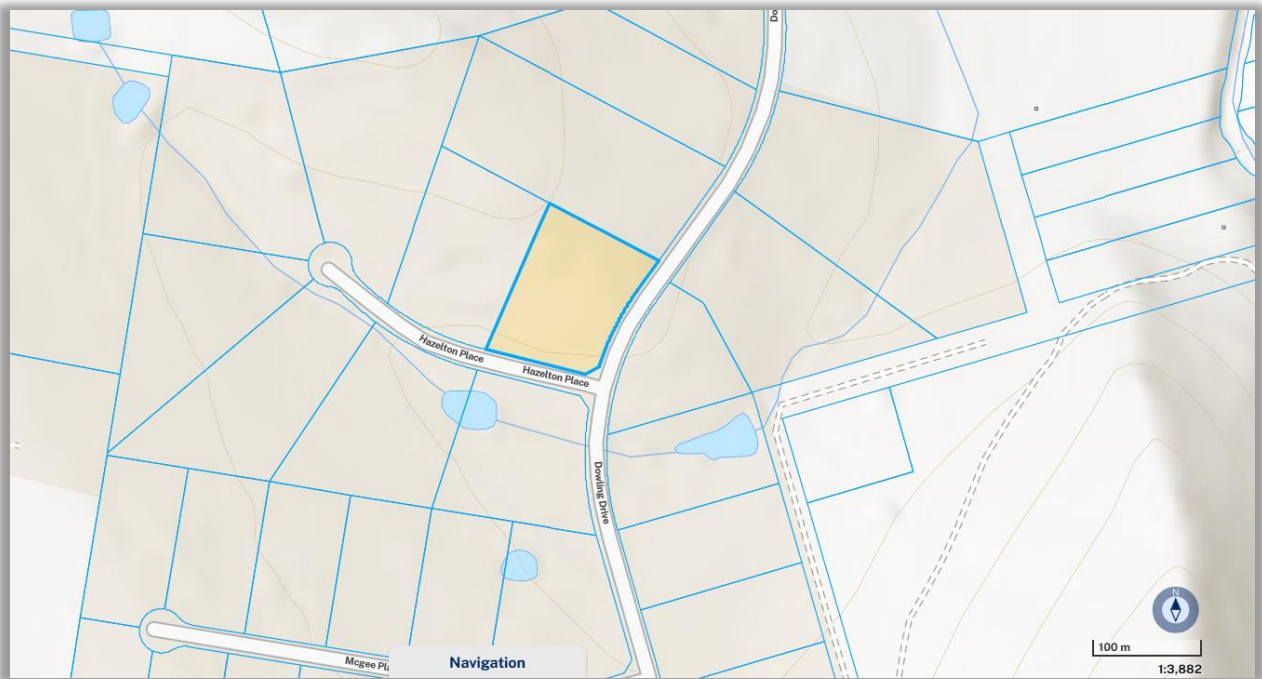


Fig 2b – Topographic extract Map



C. Compliance with Planning Controls (State)

GENERAL REQUIREMENTS OF THE ENVIRONMENTAL PLANNING AND ASSESSMENT ACT, 1979

1.7 Application of Part 7 of Biodiversity Conservation Act 2016 and Part 7A of Fisheries Management Act 1994

As per these sections of the above Acts, it is not considered that the development is likely to significantly affect threatened species, populations or ecological communities, because:

Biodiversity Conservation Act 2016

- the development will not significantly affect threatened species or ecological communities, or their habitats, according to the test in section 7.3, as there are no trees and shrubs to be removed, the development will not adversely impact the life cycle or habitat of any of the threatened species that may occur in the region, and the development is not a key threatening process. [7.2(1)(a)],
- the development does not exceed the biodiversity offsets scheme thresholds (the site is not mapped as high biodiversity value on the Biodiversity Values Map, and the development does not exceed the clearing threshold) – see attached BVM&T Report [7.2(1)(b)],
- the site has not been declared as an area of outstanding biodiversity value [7.2(1)(c)].

Fisheries Management Act 1994

- as per the seven-part test under section 221ZV of the Act, there are no threatened species, populations or ecological communities, occurring on-site, or are known to be in the area, there is no declared critical habitat in the region and the development is not a key threatening process.

4.10 Designated development

This development is not a category of designated development, under Schedule 3 of the *Environmental Planning and Assessment Regulation 2000*.

4.14 Consultation and development consent—certain bush fire prone land

The land is not mapped as bushfire prone so consideration of the requirements of Planning for Bush Fire Protection is not required.

4.36 Development that is State significant development

The development is not State significant development, as it is not identified in *State Environmental Planning Policy (State and Regional Development) 2011*.

4.46 Integrated development

The development is not integrated development, with the only relevant consideration being proximity to watercourses. The proposed dwelling is greater than 40 metres from any watercourse in the area.

SECTION 4.15 CONSIDERATIONS UNDER THE ENVIRONMENTAL PLANNING & ASSESSMENT ACT 1979:

State Environmental Planning Policies (SEPPs)

A number of SEPPs apply to the land, however, only the following have any relevance to the proposed development:

- State Environmental Planning Policy (Biodiversity and Conservation) 2021: Allowable Clearing Area (pub. 21-10-2022) – ***see attached BMAT report – no thresholds exceeded***
- State Environmental Planning Policy (Biodiversity and Conservation) 2021: Land Application (pub. 2-12-2021) – ***see attached BMAT report – no mapped lands impinged upon***
- State Environmental Planning Policy (Building Sustainability Index: BASIX) 2004: Land Application (pub. 25-6-2004) – ***BASIX Report attached***
- State Environmental Planning Policy (Exempt and Complying Development Codes) 2008: Land Application (pub. 12-12-2008) ***pathways not chosen – DA/CC proposed due to setbacks***
- State Environmental Planning Policy (Housing) 2021: Land Application (pub. 26-11-2021) – ***not applicable this site or development***
- State Environmental Planning Policy (Industry and Employment) 2021: Land Application (pub. 2-12-2021) – ***not applicable this site or development***
- State Environmental Planning Policy (Planning Systems) 2021: Land Application (pub. 2-12-2021) – ***not applicable this site or development***
- State Environmental Planning Policy (Primary Production) 2021: Land Application (pub. 2-12-2021) – ***permissible development per past DA subdiv approval and meeting DCP provisions.***
- State Environmental Planning Policy (Resilience and Hazards) 2021: Land Application (pub. 2-12-2021) – ***not applicable this site or development – no prior contamination known***
- State Environmental Planning Policy (Resources and Energy) 2021: Land Application (pub. 2-12-2021) – ***power available and no assets impinged upon***
- State Environmental Planning Policy (Transport and Infrastructure) 2021: Land Application (pub. 2-12-2021) – ***access onto road network existing***
- State Environmental Planning Policy No 65—Design Quality of Residential Apartment Development: Land Application (pub. 26-7-2002) – ***not applicable this site or development***

Electrical Assets adjacent site



C_2. Compliance with Planning Controls (Local)

Hilltops Local Environmental Plan 2022 (HLEP)

The zoning of the subject land is RU5 Village. This has been verified by an extract of Planning information from the NSW Planning Portal (copy in appendices). An extract from the LEP being the Land Use Table for RU5 is reproduced now:

Zone RU5 Village

- 3 Permitted with consent
*Centre-based child care facilities; Community facilities; **Dwelling houses**; Light industries; Liquid fuel depots; Neighbourhood shops; Oyster aquaculture; Places of public worship; Recreation areas; Recreation facilities (indoor); Recreation facilities (outdoor); Respite day care centres; Roads; Schools; Sewage reticulation systems; Tank-based aquaculture; Any other development not specified in item 2 or 4*
- 4 Prohibited
Agriculture; Air transport facilities; Airstrips; Animal boarding or training establishments; Boat building and repair facilities; Boat launching ramps; Charter and tourism boating facilities; Co-living housing; Correctional centres; Creative industries; Crematoria; Eco-tourist facilities; Electricity generating works; Extractive industries; Farm buildings; Forestry; Garden centres; Hardware and building supplies; Heavy industrial storage establishments; Helipads; High technology industries; Home occupations (sex services); Industrial retail outlets; Industrial training facilities; Industries; Jetties; Landscaping material supplies; Local distribution premises; Marinas; Mooring pens; Moorings; Multi dwelling housing; Open cut mining; Residential flat buildings; Restricted premises; Rural industries; Rural workers' dwellings; Sewerage systems; Sex services premises; Specialised retail premises; Timber yards; Warehouse or distribution centres; Water recreation structures

The proposal meets the definition of “dwelling house” and related “ancillary development”-

dwelling means a room or suite of rooms occupied or used or so constructed or adapted as to be capable of being occupied or used as a separate domicile.

dwelling house means a building containing only one dwelling.

Note - Dwelling houses are a type of **residential accommodation**—see the definition of that term in this Dictionary.

Having regard to the land use table above for RU5 zoned land, this falls within the “permissible with consent” land uses. By virtue of this, the use is permissible with consent.

Does the proposal satisfy the objectives of the zone ?: Yes – see assessment below

Objective	Response
<ul style="list-style-type: none">To provide for a range of land uses, services and facilities that are associated with a rural village.	Not inconsistent – provision of as dwelling house
<ul style="list-style-type: none">To ensure that development is sustainable and does not unreasonably increase the demand for public services or public facilities.	Consistent - Dwelling within a subdivision planned and approved for the purpose and within pre-considered restrictions and parameters

<ul style="list-style-type: none"> • To promote and encourage development that will strengthen the character and economies of Hilltops villages. 	Consistent – new Dwelling in a Village and recent subdivision
<ul style="list-style-type: none"> • To enable a range of development, including diverse housing forms and complementary business uses taking into account the distinct character of each village. 	Not applicable

Is the development permissible within the zone? : Yes as it fits the definition of dwelling house and use as a dwelling

The relevant sections of the LEP Compliance Table are now addressed below.

Clause	Complies	Comments
1.2 Aims of plan	Yes	<p>The development is consistent with the following aims of the LEP:</p> <p>(b) to provide for the lifestyles sought by current and future residents of Hilltops, including by providing for the following—</p> <ul style="list-style-type: none"> (i) the rural lifestyle and liveability of Hilltops communities, (ii) connected, safe and accessible communities, (iii) diverse and affordable housing options, (iv) timely and efficient provision of infrastructure, (v) sustainable building design and energy efficiency, <p>(c) to build and sustain healthy, diverse and empowered communities that actively participate in planning and managing their future, including by providing for the following—</p> <ul style="list-style-type: none"> (i) social infrastructure that is appropriately planned and located in response to demand and demographic change, (ii) the protection and enhancement of cultural heritage values, (iii) land management practices that support sustainable outcomes, including water efficiency, (iv) the siting and arrangement of land uses for development in response to climate change, (v) the planning of development to manage emissions, (vi) planning decisions that recognise the basic needs and expectations of diverse community members, <p>(e) to recognise and sustain the diverse natural environment and natural resources that support the liveability and economic productivity of Hilltops, including by providing for the following—</p> <ul style="list-style-type: none"> (i) the avoidance of further development in areas with a high exposure to natural hazards, (ii) the minimisation of alterations to natural systems, including natural flow regimes and floodplain connectivity, through effective management of riparian environments, (iii) the retention and protection of remnant vegetation, (iv) the revegetation of endemic vegetation to sustain natural resource values, reduce the impact of invasive weeds and increase biodiversity,

Clause	Complies	Comments
		<p>(v) buffers and setbacks to minimise the impact of conflicting land uses and environmental values, including potential impacts on noise, water, biosecurity and air quality,</p> <p>(vi) the management of water on a sustainable and total water cycle basis to provide sufficient quantity and quality of water for consumption, while protecting biodiversity and the health of ecosystems</p> <p>The remainder of the aims are not relevant to this proposal or are not impacted by the proposal.</p>
1.4 Definitions	N/A	The proposed development is defined as a <i>dwelling house</i> which means, <i>a building containing only one dwelling.</i>
1.9A Suspension of covenants, agreements and instruments	Yes	The restrictions as to user / covenants that apply to the site are being observed in the design and siting of this proposal.
2.2 Zoning	N/A	The site is zoned RU5 Village
2.3 Zone objectives and land use table	Yes	The development is permitted with consent, in accordance with the land use table, and it is consistent with the objectives of the zone as stated above.
2.7 Demolition	N/A	No demolition proposed.
2.8 Temporary use of land	N/A	The application is not for the temporary use of land.
4.1 Min Subdiv Lot Size	Complies	None provided for yet recent subdivision under prior planning instrument for the purpose - ok
4.1A Dual Occupancy Lot sizes	N/A	n/a
4.6 Exceptions to development standards	N/A	Development permissible so no variation sought
5.10 Heritage Conservation	N/A	The allotment, its buildings, nor Adjacent land nor buildings in locality listed as Heritage nor in a HCA
5.16 Subdivision of, or dwellings on, land in certain rural, residential or environment protection zones	N/A	RU5 not a listed zone in this part
6.1 Earthworks	OK	Minor cut/fill. Sedimentation and erosion control measures shall be put in place during construction.
6.2 Essential Services	Complies	<p>Development consent must not be granted to development unless the consent authority is satisfied the following services that are essential for the development are available or that adequate arrangements have been made to make them available when required—</p> <p>(a) the supply of water, <i>no retic water – observe BASIX</i></p>

Clause	Complies	Comments
		(b) the supply of electricity, available at front of site on application to Essential Energy (c) the disposal and management of sewage, to be disposed of per Council Policy (>1ha site) (d) stormwater drainage or on-site conservation, available at front of site – disposal of tank overflow if not to dispersal drains (e) suitable road access Sealed road at frontage – entry provided at subdivision
6.3 Terrestrial Biodiversity	OK	Whole of site mapped yet no trees for removal and all works per DP & 88B so OK
6.4 Water - Riparian	N/A	Not mapped as affected
6.5 Water – Groundwater Vulnerability	N/A	Not mapped as affected
6.6 Salinity	N/A	Not mapped as affected
6.7 Highly Erodible Soils	N/A	Not mapped as affected
6.8 Drinking Water Catchments	N/A	N/A
6.9 Development along Lachlan & Boorowa Rivers & Lake Wyangla	N/A	N/A
6.10 Development on Carinya Estate	N/A	N/A
6.11 DCP for Urban Release Areas	N/A	Not these lands

Young Development Control Plan 2011 (YDCP)

An assessment of the proposal against the YDCP 2011 relevant sections is included in the Compliance Table below.

Young Development Control Plan –			
<u>Performance outcome</u>	<u>Acceptable Solution</u>	<u>Complies</u>	<u>Comment</u>
PV1 Residential building placement, scale and form on lots wholly or partially within RU5 zones is sympathetic to the surrounding neighbourhood character;	AV1.1 Residential building setbacks are at least 10 metres to the front boundary line and 4 metres to the side boundaries;	<input type="checkbox"/> Yes	Compliant – see attached site plan
	AV1.2 All residential dwellings are single storey or appear as such from the street frontage;	<input type="checkbox"/> Yes	Compliant – see plans
	AV1.3 Residential dwellings avoid fibrous cement (unless painted) and metal cladding of walls (unless as an architectural feature);	<input type="checkbox"/> Yes	Compliant – see plans
PV2 Commercial or industrial developments respect neighbourhood character and provide adequate facilities appropriate to the proposed use;	AV2.1 Commercial or industrial uses are constructed with pre-painted metal with unpainted metal type finishes avoided. <i>Note: This is a minimum requirement and other finishes are considered acceptable;</i>	<input type="checkbox"/> N/A	Not commercial development
	AV2.2 All-weather parking areas (not necessarily sealed) are provided for commercial and industrial uses;	<input type="checkbox"/> N/A	Not commercial development
PV3 Where no reticulated water or sewer is available, roof areas, tank capacities and lot areas are large enough to enable the effective capture, storage, treatment and disposal of water	AV3.1 Where there is no sewer available, the development is to comply with Council's Policy with respect to the On- Site Management of waste disposal. Properties with an area of less than 1ha provide specific geotechnical investigation demonstrating the feasibility of on-site management;	<input type="checkbox"/> Yes	Design per Policy.

in quantities appropriate to the development, without any negative impact on adjoining properties.	AV3.2 Where no reticulated water supply is available, roof areas and tanks are provided according to the guidelines in Appendix E including a firefighting reserve of 20,000 L fitted with a Storz fitting, such reserve to be over and above BASIX requirements (or as otherwise specified by Planning for Bushfire Protection).	<input type="checkbox"/> Yes	Total Reserve plus BASIX Tank obligations provided also. DCP for 4 bedrooms = min 72,000L with 20kL reserved for fire fighting with a storz fitting – NOTE: 100kL being provided total
--	---	------------------------------	---

2025 HILLTOPS DRAFT DCP

SECTION 2.11 - VILLAGE DEVELOPMENT

SECTION/OBJECTIVE	PERFORMANCE REQUIREMENT	COMMENT THIS APPLICATION
-------------------	-------------------------	--------------------------

BROADER OBJECTIVES

<p>2.11 Objectives</p> <p>a) To encourage and facilitate appropriate development within the village zones of Hilltops Local Government Area.</p> <p>b) To maintain the low-scale and widely detached building character of the villages.</p>	<p>Consistent</p> <p>Consistent</p>
--	-------------------------------------

SITE & FIT

<p>PV1 Residential building placement, scale and form on lots wholly or partially within RU5 zones is sympathetic to the surrounding neighbourhood character.</p>	<p>AV1.1 Residential building setbacks are at least 10 metres to the front boundary line and 4 metres to the side boundaries.</p>	<p>Compliant – see site plan</p>
	<p>AV1.2 Residential building setbacks are at least 6 metres to the front boundary line and 3 metres to the side boundaries.</p>	<p>?? Compliant – see site plan</p>
	<p>AV1.3 All residential dwellings are single storey or appear as such from the street frontage.</p>	<p>Compliant</p>
	<p>AV1.4 Residential dwellings avoid fibrous cement, unless painted, and metal cladding of walls, unless as an architectural feature.</p>	<p>Compliant</p>
	<p>AV1.5 Proprietary metal products intended to have a finish similar to other acceptable building materials are acceptable, such as metal cladding or the like.</p>	<p>Design metal wall cladding proposed. OK</p>

ACCESS & VEHICLES

<p>PV2 Dwelling sites are identified and are provided with safe connection to the public road network.</p>	<p>AV2.1 Access to the dwelling from the public road network complies with the provisions of this DCP relating to access to rural properties, such as pipe crossing with headwalls or similar, and Transport for NSW requirements where they apply to development.</p>	<p>Access exists from subdiv so OK</p>
--	--	--

COMMERCIAL / INDUSTRIAL

PV3 Commercial or industrial developments respect neighbourhood character and provide adequate facilities appropriate to the proposed use.	AV3.1 Commercial or industrial uses are constructed with pre-painted metal with unpainted metal type finishes avoided. Note: This is a minimum requirement and other finishes are considered acceptable.	-
	AV3.2 All-weather parking areas are provided for commercial and industrial uses.	-

WATER SUPPLY

PV4 Where no reticulated water or sewer is available, roof areas, tank capacities and lot areas are large enough to enable the effective capture, storage, treatment and disposal of water in quantities appropriate to the development, without any negative impact on adjoining properties.	AV4.1 Where there is no sewer available, the development is to comply with Council's Policy with respect to the On-Site Management of waste disposal. Properties with an area of less than 1ha provide specific geotechnical investigation demonstrating the feasibility of on-site management.	See s68 - > 1 ha and designed by EHO so ok
	AV4.2 Where no reticulated water supply is available, roof areas and tanks are provided according to the V2 Guide to Tank Size Selection including a firefighting reserve of 20,000 L fitted with a Storz fitting, such reserve to be over and above BASIX requirements, or as otherwise specified by NSW Planning for Bushfire Protection.	Total Reserve plus BASIX Tank obligations provided also. DCP for 4 bedrooms = min 72,000L with 20kL reserved for fire fighting with a Storz fitting – NOTE: 100kL being provided total

CONTRIBUTIONS

PV5 The development is to make a contribution towards the provision of services and infrastructure.	AV5.1 Payment of any Section 7.11 or Section 7.12 development contributions applicable to the development.	As may be levied
---	--	------------------

V1 Design Suggestions and Variations

a) Compliance with the relevant Chapter of this DCP for the development type proposed, such as residential, commercial and retail, industrial or rural development, is encouraged;	OK
b) Within the Village zone, Council may exercise flexibility regarding compliance with planning controls, provided the basic needs of the development are satisfied, and the development is consistent with the character of the locality;	Proposal not out of character with subdiv

c) Roof forms of residential buildings are encouraged to use hip or gable style and have a minimum pitch of approximately 20 degrees.	Consistent see plans
---	----------------------

D. ASSESSMENT OF THE LIKELY IMPACTS OF THE DEVELOPMENT

Construction – How will construction noise, rubbish removal and sedimentation and erosion controls be managed during construction?

Comments

Neighbours are well distant from the premises and impact from this build process will be minimal or have no impact. Construction times to be adhered to per EPA Policy and all construction rubbish to be captured, held and disposed of to the landfill.

Context and setting – Will the development be ...

- visually prominent in the area? ☐ No – only from gateway adjacent the property and adjoining properties that are equally as prominent. The dwelling and shed set well back will be set into the vista.
- out of character with the area? ☐ No – as described earlier, this is within a locality of small village lots/farmlets or rural residential (lifestyle) allotments, and is consistent with the 20 or more similar properties within 500m of the premises. This is a locality of rural cum large lot residential in nature, properties that have a flavour of agricultural/rural living.
- inconsistent with the streetscape? ☐ No – consistent with the streetscape
- inconsistent with adjacent land uses? ☐ No – whilst Village these lands operate like RU4 or large lot residential style lots.

Privacy - Will the development result in any ...

- privacy issues between adjoining properties, as a result of the placement of windows, decks,
 - ☐ No as a result of existing buildings placement, vegetation to curtilage of house and also perimeter of the site, along with an upslope on the closest setback. This coupled with good setbacks to other dwellings and an aspect out over the corner of the roads, stands the development in good stead.
- acoustic issues between adjoining properties as a result of the placement of outdoor areas,
 - ☐ No for the same reasons in previous answer

Overshadowing

- Will the development result in the overshadowing of adjoining properties, resulting in an adverse impact?
 - ☐ No there will be no adverse impact on solar access for neighbours.

Views

- Will the development result in the loss of views enjoyed from neighbouring properties or nearby properties?
 - ☐ No no views will not be lost as a result of this development