



CK Design & Drafting

# **Statement of Environmental Effects**

**Proposed 3 Bedroom Dwelling & Shed**

**71 Iverach Street, Coolamon NSW 2701**

**Lot 67 / DP 1310269**

**For: Colin & Carmel Moffatt**

This Statement of Environmental Effects (SEE) supports a Development Application for a proposed 3-bedroom dwelling and shed at 71 Iverach Street, Coolamon NSW. The report outlines how the proposed development addresses the relevant requirements and provisions of the *Coolamon Shire Council Local Environmental Plan (LEP) 2011* and the *Coolamon Shire Development Control Plan (DCP) 2015*.

## Description of Development

Proposed 3 Bedroom Dwelling & Shed on an existing RU5 (Village) zoned block of land.  
The proposed dwelling will be sited with the Dwelling & Shed both facing Iverach Street.

The proposed dwelling will be connected to services as follows:

- Sewer to existing council mains
- Stormwater to council mains
- Connected to town water supply

The Dwelling will be constructed using the following materials:

- Brick Veneer construction
- Colorbond roof sheeting, fascia & gutter
- Aluminium framed windows

The Shed will be constructed using the following materials:

- Steel framed construction
- Colorbond roof sheeting, fascia & gutter
- Colorbond wall cladding

## Description of Site



The Subject Site is zoned RU5 Village. The proposed dwelling & shed is permitted with consent within this land zoning as per Coolamon Local Environmental Plan 2011.

The subject land has an area of 803.60m<sup>2</sup> & is located on Iverach Street with an existing Laneway to the side of the block. The land has approx. 950mm fall across the entire site as indicated on the submitted Site Plan.

The proposed development is serviced for the needs of residential habitation as follows:

- Served by an all weather sealed roadway to the front boundary
- Served by electricity
- Served by town water
- Served by Sewer & Stormwater

Council Mapping shows the subject site to not be within a bushfire zone.

Council mapping shows the subject site to not be within a flood zone.

### **Planning Controls**

Coolamon Local Environmental Plan (LEP) 2011  
Coolamon Shire Development Control Plan (DCP) 2015

### **Site Suitability**

The subject site is zoned RU5 Village under the Coolamon Local Environmental Plan (LEP). The proposed development, comprising a dwelling and shed, is permissible with consent within this zoning.

The development is consistent with the objectives of the RU5 Village zone, which seeks to provide for a range of land uses that support and enhance village communities. The proposal will contribute positively to the character of the area by enhancing an established part of the Coolamon Township through the provision of appropriately scaled residential development.

### **Present and Previous Uses**

The site is currently vacant & was subdivided from an existing parcel of land.

### **Demolition Management**

No demolition is required as part of the development.

### **Flood**

The site is not situated within a flood zone.

### **Economic Impacts**

The proposal will have a positive impact due to local tradespersons being employed to carry out the works.

### **Pedestrian and Vehicle Movements**

All vehicle access to the site will be via the proposed driveway off Iverach Street.

Pedestrian movement is unaffected.

### **Privacy, Views and Overshadowing**

The proposed development will have no impact on any neighbouring outdoor private open spaces or living areas.

### **Soil and Water**

- Minimal earthworks are required. The only cut to take place will be for the proposed shed.
- All stormwater will discharge to council mains.
- All sewer will be connected into council mains.
- Sediment control measures will be installed for the duration of the construction period as required.

### **Energy Efficiency**

Refer to submitted Basix Certificate.

### **Waste**

All Building waste material will be either stockpiled within a secure fenced area or within a skip bin. All waste disposal to Coolamon Shire Council guidelines.

## **Relevant Planning Controls**

The following table demonstrates the proposed dwelling house is compliant with the relevant planning consideration within the Coolamon Local Environmental Plan (LEP) 2011

<b>PLANNING CONTROLS</b>	<b>COMPLIANCE</b>
Clause 2.1 Land Use zones	Complies. The subject site is zoned RU5 Village. The development of land within this zone for residential purposes is permissible with development consent.
Clause 2.6 Subdivision – consent requirements	Not applicable. The proposed development is for the construction of a dwelling house for residential purposes only.
Clause 4.1 Minimum Subdivision Lot Size	Not Applicable. The proposed development is for the construction of a dwelling house for residential purposes only.
Clause 5.10 Heritage conservation	Not applicable. The land is not identified as a heritage item in the Coolamon LEP 2011 to which this land relates.
Clause 5.21 Flood planning	The subject land is not situated within a flood zone.
Clause 6.1 Terrestrial Biodiversity	Not applicable. The subject land is not identified as Biodiversity Land.
Clause 6.2 Land	Complies. The proposal does not alter the slope of the land to any major Effect so will therefore not cause any impacts.
Clause 6.3 Water	Not applicable. The subject land is not identified as “sensitive area” on the Natural Resource Water Map.
Clause 6.4 Essential services	Complies. Essential services such as: <ul style="list-style-type: none"><li>• The supply of water</li><li>• The supply of electricity</li><li>• The disposal of sewage</li><li>• Stormwater drainage</li><li>• Suitable vehicular access</li></ul>

**Coolamon Shire Development Control Plan 2015**  
**Section 15 – General Housing & Ancillary Structures**

**15.3 Building Setback – RU5 Village**

1	Front – 8.0m	Non Compliant
2	Side – 0.9m	Complies
3	Rear – Development is permitted to the rear boundary; however garages, carports and the like that are provided with direct access from a rear lane must observe a rear setback of 1.0m.	Complies
4	In the case of corner allotments, the minimum setback permitted from the secondary street frontage is 3m. Ancillary structures such as sheds and garages may be permitted closer to the secondary street setback in instances where they are constructed in the rear yard and consistent with any corresponding street setback line	Complies

**Comment:**

A variation is requested to the minimum setback for the proposed Dwelling.

The proposed dwelling includes a front verandah set back 6.0 metres from the property boundary, with the main front wall set back 7.8 metres. While this does not strictly comply with the current planning guidelines, I respectfully submit that the proposal is appropriate for the site and its surrounding context.

Notably, the front nature strip to the proposed site measures 9.8 metres, resulting in an effective setback of 15.8 metres to the verandah and 17.6 metres to the main front wall of the dwelling from the edge of the roadway. This considerable separation from the street ensures that the dwelling will not appear out of character within the streetscape.

There are no dwellings directly adjoining the subject site with frontage to Iverach Street. The dwelling to the south, which presents its secondary frontage to Iverach Street, is set back approximately 3.0 metres, and includes a garage structure located around 2.0 metres from the side boundary. On the opposite side of Iverach Street, existing front setbacks vary between 7.6 metres and 14.0 metres. Furthermore, precedents exist for reduced front setbacks, including the dwelling at 76 Iverach Street (5.5m), and properties at 82 and 86 Iverach Street with setbacks of 6.2m.

The proposed design reflects a traditional Victorian-style home, consistent with the architectural character of nearby examples at 59 and 61 Cowabbie Street, both of which are constructed with minimal front setbacks. This style is historically accurate and contributes positively to the visual appeal of the area.

Given the above considerations, I respectfully request Council's favourable consideration of this setback variation. The proposal respects the existing character of the area, aligns with nearby precedents, and contributes to a diverse and interesting streetscape.

## 15.4 Solar Access

1	For any adjacent dwellings that have north facing living areas, maintain 4 hours sunlight access to the windows of the living areas between 9am and 3pm in mid-winter (June 22).	n/a
2	Maintain solar access to 50% of the private open space of adjacent dwellings for a minimum of 4 hours between 9am and 3pm in mid-winter (June 22).	Complies

### Comment:

Due to the orientation of the Site, all neighbouring dwellings & private outdoor areas will not be affected by the proposed development.

## 15.5 Privacy

1	Single storey development meeting the prescribed setback distances in 15.3 do not require specific privacy controls	n/a
2	Development of more than one storey should locate and size windows to habitable rooms to avoid facing onto windows, balconies or courtyards of adjoining dwellings.	n/a

### Comment:

Whilst the proposal is not required to comply with this section, it must be noted that the proposed dwelling will cause no overlooking into any neighbouring habitable rooms.

## 15.6 Fences

1	Front Fences: Fences and gates forward of the building line in RU5 – Village zoned areas may be no higher than: - 0.9m for fences of “closed type” construction. - 1.2m for fences of “open type” construction.	n/a
2	Rear Fences: A maximum allowable height of 1.8m regardless of construction type.	Complies
3	Side Fences: Height of side fences forward of the building line: - 0.9m for fences of “closed type” construction. - 1.2m for fences of “open type” construction. • Height of side fences behind the building line: - 1.8m regardless of construction type. • A height transition no longer than 3m is allowable forward of the building line.	Complies

### Comment:

All boundary fencing will comply with council requirements.

## 15.7 Carports & Garages

1	Are not permitted within the building setback area.	n/a
2	Should not be located in front of the dwelling if <4,000m <sup>2</sup> lot. - If in front of the dwelling, the carport/garage must be constructed to appear like part of the dwelling (for example, pitched roof and/or brick columns and/or cladding to match dwelling.	Complies

### Comment:

The proposed development complies with all relevant controls.

## 15.10 Services & Utilities

1	Electricity: Electricity to a low-voltage standard as approved by the relevant energy authority. Where a grid connection is not available, stand-alone solar systems may be permitted following a thorough assessment by Council.	Complies
2	Water: Potable water, connected to a reticulated mains supply where available.	Complies
3	Telecommunications: Provision of telephone services to a standard approved by a recognised telecommunications carrier.	Complies
4	Access: An all-weather access that connects Council's road network to the boundary of the subject property. All access design and construction is subject to approval by Council's Engineering Department.	Complies
5	Sewage: Adequate means of sewage disposal	Complies

### Comment:

The proposed development complies with all controls.

### Conclusion:

Based on the information provided within this report, I respectfully request that Coolamon Shire Council give favourable consideration to the application for the proposed 3-bedroom dwelling and shed. The proposed development has been carefully designed to complement the character of the surrounding area, with materials, style, and finishes that are consistent with other established dwellings in the locality. We believe this development will make a positive contribution to the streetscape and enhance the overall amenity of the area.

This Statement of Environmental Effects has been prepared by CK Design & Drafting & must be read in conjunction with all other documentation submitted as part of the Development Application.

Regards



Chris Kendall  
CK Design & Drafting  
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