



Statement of Environmental Effects

Project Details

Client: Mrs. Elizabeth May and Mr. Peter May
Lot / Section / Deposited Plan: 22 / / 733930
Street Address: 721 Muscle Creek Rd, Muscle Creek, 2333
Local Government Area: MUSWELLBROOK SHIRE COUNCIL
Zoning: RU1





Overview

Site

The site is a vacant greenfield site in the Locality of Muscle Creek area. It has a frontage to the South East Direction of 545.57m to Muscle Creek Road, an area of 10.05ha with a gentle slope.

The site is affected by the following conditions:

Flood:	No
Bushfire:	BAL 12.5
Acid Sulphate:	No
Heritage:	No
Coastal:	No

Demolition of Existing Structures

The existing dwelling is to be removed by qualified contractions and a clearance certificate issued once works are complete. Existing structures to be demolished are shown in red dashed lines on sheet 3 'Demolition Plan' of the attached plan set. Shed and pool is to stay onsite and will not be removed.

Proposal

The proposed development consists of a single-story residence with attached double garage. The dwelling is of typical modern scale and construction.

Ancillary Development

No Ancillary Development is proposed.

Proposal density

The Muswellbrook Local Environmental Plan outline a FSR of 0.5:1 for the site. The proposed dwelling has a total area of 493.17m² across a site area of 10.05ha. This equates to an effective FSR of 0.005:1 FSR.

Height of Buildings

The Muswellbrook Local Environmental Plan stipulates a maximum build height of 12m for the site. The proposal has a maximum building height of 6.6m as shown on the elevations of the associated plan set.



Streetscape

The dwelling has been designed to address the street, while providing ample off-street parking and passive surveillance of the public domain. It maintains a bulk and scale consistent with the surrounding area and a complimentary material palette of Lightweight Cladding and a Metal Sheet roof. The proposed dwelling maintains a front setback of 131.388m.

Side & Rear Setbacks

The dwelling maintains a side setback of 66.378m & 66.110m respectively and a rear setback of 174.521m. The setback as shown on the site plan of the associated plan set is compliant with the council controls.

Landscaped Area

The proposed development is comprised of the following breakdown

- 493.17m² of building footprint
- 0m² of ancillary structures
- 0m² of hardstand area

The remainder of the site is available for landscape with sufficient area for deep soil planting.

Private Open Space

The proposed dwelling is oriented with main and outdoor living areas to the South direction. the 4m x 4m principal private space is provided directly off the alfresco and the proposal has 150m² of total private open space.

Privacy

The proposed dwelling is a Single Story structure, ground floor windows will be screened by dividing fences. The private open space and outdoor living areas have been oriented to the rear of the block to enhance the privacy of the occupants.

Solar Access

The proposed dwelling is a Single Story structure and has been sited so there is minimal impact of building shadows on neighbouring sites. The main living, outdoor living & private open space have been oriented to the North direction to ensure access to sun during mid-winter.



View Sharing

The Dwelling is located on a greenfield site, the proposal is of a similar bulk and scale to those expected in the area. As the location, bulk and scale of the development is typical for the area there is no detriment to view sharing expected.

Earthworks

The proposed site has a gentle slope, as such the expected cut and fill maintains a maximum of 470mm of fill and 265mm of cut with no import required

Retaining walls

Retaining walls are not required.

Car Parking & Vehicular Access

Off street parking is provided via the existing access track to be used as all-weather access.

Conclusion

As shown through the above the proposed development is appropriate regarding its impact on the street, its neighbours and context. This is shown through adherence to the relevant planning legislation and instruments.