

# **STATEMENT OF ENVIRONMENTAL EFFECTS**

***Proposed Conversion of an Existing Shed  
To a Rural Dwelling House on  
Lot 9 DP 1221640  
190 Greenridge Rd, Curraweela***

**December 2024**

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## **1.0     INTRODUCTION**

- 1.1     This statement has been prepared at the request of the applicant in support of a Development Application for the proposed conversion of an existing shed to a rural dwelling house on Lot 9 DP 1221640 at 190 Greenridge Rd, Curraweela.
- 1.2     The area is zoned RU2 Rural Landscape and dwelling houses are permissible under the zoning.
- 1.3     The site has an existing lawful point of access from Greenridge Rd and the proposed dwelling will include measures to comply with Council's DCP requirements for water supply and effluent disposal
- 1.6     The site is bushfire prone and a Bushfire Report has been prepared as part of this DA submission

## **2.0     DESCRIPTION OF SITE AND LOCALITY**

### **2.1     Site Description**

The subject site comprises one allotment and is legally described as Lot 9 in DP 1221640 and is known as 190 Greenridge Rd, Curraweela.

The site has a frontage to Greenridge Rd of 350m and a site area of 400,050m<sup>2</sup>

The site is currently occupied by a single storey, colorbond clad storage shed

### **Surrounding Development**

The predominant character of the surrounding area is rural with single storey dwellings and associated sheds, water tanks and outbuildings

## **3.     DESCRIPTION OF WORKS AS PART OF THIS DEVELOPMENT APPLICATION**

### **3.1     Description of Proposed Works**

The proposed scope of works is to modify the existing rural shed into a dwelling for the owners to use on weekends and during holiday periods. The proposed modifications include external decks and a carport area associated with the existing structure.

#### 4.0 SECTION 4.15 ASSESSMENT – HEADS OF CONSIDERATION

##### 4.1 Relevant Statutory Environmental Planning Policies

The following statutory planning policies have been considered as part of the assessment.

Planning Control	Comment	Complies
<b>4.1.1 SEPP (Basix)</b>		
Relevant provisions require that all works over \$50,000.00 must be certified as achieving Basix.	The subject application is supported by a Basix certificate for each proposed dwelling demonstrating that the relevant standards have been achieved.	<b>Yes</b>
<b>4.1.2 SEPP 55</b>		
Consider relevant provisions regarding historical uses which may present contamination issues.	Standard conditions will suffice in this instance. The site is part of a relatively recent rural subdivision and the site has no history of residential, agricultural or industrial use. No further soil assessment is required given that the site has not been used for any other purpose other than rural landscape.	<b>Yes</b>
<b>4.13 SEPP Resilience and Hazards 2021</b>		
The draft SEPP advises, <i>as part of the review of SEPP 55, preliminary stakeholder consultation was undertaken with councils industry. A key finding of this preliminary consultation was that although the provisions of SEPP 55 are generally effective, greater clarity is required on the circumstances when development consent is required for remediation work.</i>	The site is unlikely to contain any contamination and further investigation is not warranted given that the site has not been used for any other purpose other than rural landscape	<b>Yes</b>
<b>4.14 SEPP Biodiversity and Conservation 2021</b>		
The objective of the SEPP is to protect the biodiversity values of trees and other vegetation and the amenity of the area through the preservation of the vegetation.	<p>The proposal does not involve the removal of any significant areas of vegetation</p> <p>The large, contiguous areas of deep soil landscaping will remain will ensure a positive outcome with regards to the biodiversity and amenity of the locality.</p>	<b>Yes</b>

# Compliance Table

UPPER LACHLAN LEP 2010			
<b>Zone</b>	RU2 – Rural Landscape	Dwelling House	Yes
<b>Lot Size (Clause 4.1)</b>	80ha	The existing approved subdivision lot size of 40ha will remain unchanged. Dwelling houses on 40ha were permissible at the time of subdivision.	No-the lot attracts dwelling permissibility under clause 6.6 (3)(c) of ULLEP 2010
<b>Height (Clause 4.3)</b>	N/A	6.2m	N/A
<b>FSR (Clause 4.4)</b>	N/A	Total GFA 194.6m2	N/A
<b>Dwellings on land in certain rural zones (Clause 5.16)</b>	N/A	Conversion of existing shed into dwelling	The existing and approved uses of land in the vicinity of the proposed development are rural dwellings. The proposal is compatible with these uses and will not have a significant impact on preferred or predominant land uses in the vicinity
<b>Erection of Dwelling Houses on land in certain rural and conservation areas (Clause 6.6)</b>	(3) Dwelling consent must not be granted for the erection of a dwelling house on a lot in a zone to which this clause applies, and on which no dwelling house has been erected, unless the lot is  (c) a lot resulting from a subdivision for which development consent was granted before this Plan commenced and on which the erection of a dwelling house would have been permissible		The DA approval for subdivision of lots in this DP was carried out prior to UL LEP 2010 coming into force and the lots in the subdivision attracted dwelling permissibility under that approval.
UPPER LACHLAN DCP 2010 - SECTION 8.3 RURAL DWELLINGS			
<b>Objectives</b>	Ensure dwellings within the rural zones are of an appropriate form and scale	The proposed conversion is of an existing, single storey shed	The proposal will be single storey and of a form compatible with the surrounding rural dwellings that currently existing in the vicinity

<b>Dwelling Orientation</b>	-Living Areas orientated to the North	The existing structure of the shed has a north/south axis due to the site topography. Proposed outdoor deck areas are orientated to the north.	Yes - to new outdoor recreation areas
<b>Setbacks</b>	-Front Setback 50m -Side Setback 10m	The existing structure has a 41m setback from Greenridge Rd. This is a low traffic use road constructed to service the recent subdivision for these lots. The side setbacks are 120m and 209m	No- the front setback of the existing shed is less than the 50m numerical requirement, however, Greenridge Rd is a low traffic rd used only by properties within the recent subdivision.
<b>Dwelling design, materials and colours</b>	Dwelling siting, design materials and colours to be consistent with rural character of the area	The existing shed is clad in zincalume sheeting. This material is a traditional finish and colour for rural buildings and is in keeping with the existing and future character of the locality	Yes
<b>Preserve significant environmental features and drainage lines</b>	N/A	The proposal does not require the removal on any significant vegetation and has no impact on existing topography and drainage lines	Yes
<b>Site Access</b>	All dwellings must have a lawful point of access and a properly constructed access by way of a public road.	The site has access from Greenridge Road.	Yes
<b>Water Supply</b>	Every dwelling must have a minimum of 45,000 litres of rainwater storage for domestic purposes	The proposal includes rainwater tanks with a minimum capacity of 45,000 litres.	Yes

<b>Effluent Disposal</b>	<p>If a reticulated sewerage or effluent disposal system is not available and effluent and wastewater must be disposed of on site.</p> <p>Buffer distances include:</p> <ul style="list-style-type: none"> <li>-150m to major watercourses</li> <li>-100m from other rivers, creeks and perennial watercourses. 100m from intermittent watercourses</li> </ul>	<p>The proposed wastewater and sewerage management system is approx 120m from the private dam located downhill from the existing shed.</p> <p>An on site effluent treatment and dispose system to Council requirements and AS 1546.2 is proposed.</p>	Yes
<b>Electricity Supply</b>	<p>An electricity supply must be provided to the dwelling in accordance with the requirements of Country Energy. Proposed alternative methods of power supply will be considered by Council in RU2 Rural Landscape Zones where the development is proposed as ecologically sustainable with a BASIX sustainability index of 50 for energy and water. The approval of alternative power supply systems is at the discretion of Council.</p>	<p>Mains power is not available to the site from Greenridge Rd or in the immediate locality.</p> <p>A min 10Kw solar PV system with battery storage is proposed as the alternative power supply system.</p>	Yes
<b>Vegetation Retention</b>	<p>Proposed dwellings should be sited away from vegetation too avoid environmental conflict and the need for removal of vegetation to provide asset protection zones.</p>	<p>The existing shed is located in an area where there are no existing trees that require removal as part of the proposed works.</p>	Yes
<b>Buffers</b>	<p>Buffers between rural activities and rural dwellings are important to ensure there are no adverse impacts of the dwelling and to ensure that rural dwellings do not fragment good agricultural land.</p> <p>Buffers should be in accordance with the distances outlined in Table 4 of the DCP</p>	<p>The proposed lot is part of a recent (2018) subdivision to create 40ha lots. There are no existing agricultural uses in the locality that are closer than the maximums specified in Table 4.</p> <p>The surrounding lots are all either rural dwellings or vacant land.</p>	Yes

**4.3 The likely impacts of that development, including environmental impacts on both the natural and built environments, and social and economic impacts in the locality. Suitability of the site for the development.**

The impacts on the natural and built environments are considered acceptable and the proposed development continues the existing development pattern of free-standing rural houses on individual allotments within this recent subdivision.

**4.4 Any submissions made in accordance with this act or the regulations**

Council is responsible for the referral of the application to relevant Government bodies and to adjoining owners. Any submissions will be reviewed by the applicant and Council during the assessment process, and duly considered.

**4.5 The public interest**

Given that the relevant issues have been addressed with regard to the public interest as reflected in the relevant planning policies and codes, the development is unlikely to result in any adverse impact to the public interest in the circumstance of the case.

**5.0 CONCLUSION**

The proposed conversion of an existing shed into a rural dwelling will have acceptable environmental and social impacts and is permissible in the RU2 zone. The lot attracts dwelling permissibility under UL LEP clause 6.6 (3)(c) and is surrounded by DA approved rural dwellings on similar 40ha lots. We believe that Council should be able to support this proposal and grant an approval.