

STATEMENT OF ENVIRONMENTAL EFFECTS

Proposed Class 1a Dwelling Structure

For: Brendon Marchant

At: 32 Myall Street Pindimar 2324

Lot 6 / M / DP8287

Site Details:

Location: 32 Myall Street Pindimar 2324

Site Area: 1551m²

Land Zoning: RU2 Rural Landscape

Existing use of the site: Vacant Land

Development Details:

Proposed: Class 1a Dwelling Structure

Proposed Floor Area: 140.4m²

Eave Height: 5.332m

Peak Height: 6.642m

Front Boundary Offset: 10m

Side Boundary Offset: 4m

Rear Boundary Offset: 52.565m

Stormwater: To connect to existing street stormwater.

Environmental Impacts:

Soil Contamination: No

Sediment & Erosion Controls: Sediment fence to be installed on the lowest side to prevent erosion and run off to neighbouring properties.

Waste Management: NIL

Excavation / Fill: NIL

Tree Removal: Yes – 2x Trees marked on Plans for Removal

Planning Layers (Via NSW planning Portal):

Bushfire Prone: Yes

Flood Planning Map: Yes

Hunter Valley Flood Mitigation scheme: No

Landslide Risk Land: No

Acid Sulfate Soils: Yes – Class 2 and 3

Drinking Water Catchment: No

Riparian Lands and Watercourses: No

Terrestrial Biodiversity Map: No

Biodiversity Values: Yes – proposed not within mapped zone

Mine Subsidence: No

Mid-Coast Council DCP Requirements:

5 Single Dwellings, Dual Occupancies, Villas and Townhouses

5.1 Solar Access and Overshadowing

- Buildings should be designed to allow at least two hours of sunshine upon the internal and outdoor living areas of adjacent dwellings and between 9.00 am and 3.00 pm on 21 June.

Yes.

- Where the possibility of overshadowing may occur, shadow diagrams are to be submitted to illustrate the shadows cast by the proposed building at 9.00 am, 12.00 noon and 3.00 pm on 21 June.

Yes.

5.2 Views and Privacy

- In designing buildings the concept of 'view sharing' should be adopted by considering the impact of buildings on the views enjoyed by neighbours.

Yes.

- Visual privacy for adjoining properties and within development projects can where necessary, be achieved by:
 - Using windows which are narrow, translucent or obscured to bathrooms and toilets;
 - Ensuring that windows do not face directly onto the windows, balconies or courtyards of adjoining dwellings; or
 - Screening windows, balconies and courtyards within 3m of a property boundary.
 - Privacy screens should not impact upon existing view sharing arrangements.

Yes.

- Where windows or balconies of dwellings are within 9m of windows or balconies of other dwellings, some form of screening or reduction in window areas should be provided to ensure visual privacy.

5.3 Energy Efficiency

- Residential buildings are to comply with the SEPP (Building Sustainability Index BASIX) 2004. Council encourages the use of alternative energy sources

Yes.

5.4 General Building Design

- Built form is to be articulated into a series of linked massing elements. Each massing element is to have an overall maximum wall length of 12m. Note: this control does not apply to a single storey dwelling, except when located on a corner block.

Yes.

- Buildings are to contribute to an active street by having a window to a living area or bedroom fronting the primary street.

Yes.

- Attached garages and carports must have a minimum 500mm setback from the front building line of the dwelling for which it is provided.

Yes – set back from the front porch.

- Attached garages and carports and open car parking spaces must be setback at least 6m from the front property boundary.

Yes.

- Door openings of attached garages should be:
 - Maximum total width of 6m; and
 - Maximum 50% of the width of the building.

No – proposed garage is greater than 50% of width of the dwelling.

Request for variations: this has been chosen as the main component of the dwelling is located above the roller door, so the roller door will not look “bulky” in comparison to the width of the dwelling component above.

- On corner lots the building design should provide an address to both streets.

N/A.

- Building entries/front doors should be directly visible from the street and preferably part of dwelling frontage.

Yes.

- To aid the environmental performance of buildings and for visual amenity of new buildings, eaves with a minimum width of 600mm to the north, east and west of the external perimeter or 70% of external walls should be considered.

Yes.

- Building designs are to be stepped to follow the contours of the site rather than requiring extensive cut and fill to enable 'slab on ground' construction.

Yes.

- Colour and materials are to be sympathetic to the existing character of the street and natural setting of the locality. Highly reflective materials should be avoided. On sloping sites in built up areas, reflective, white and other light coloured roof materials should be avoided to reduce glare impacts to adjoining properties

Yes.

5.5 Setbacks

- A minimum 18m setback applies to the primary road frontage.

No – proposed is less than 18m front setback.

Request for Variation: structure location is proposed to minimise environmental impact on the lot when placing the structure, as well as to move further away from the body of water to the rear of the property. There is precedent set in the area for a variation to this front building offset.

- A minimum 10m setback applies to all side and rear property boundaries.

No – proposed is less than 10m from side boundaries.

Request for variation: 10m side setback is impossible to achieve due to the lot width.

- All structures must be located behind the main dwelling. A minimum setback of 50m shall apply to all structures where there is no dwelling.

N/A.

- Larger setbacks may be required to meet the guidelines for bushfire protection in fire prone areas.

Noted.

- Any variation to the front, side or rear building line setback requirements will only be considered where:
 - It can be demonstrated that the proposal will maintain or improve the amenity and privacy levels for adjoining properties;
 - The building has been sited to address all site constraints; and
 - The proposal maintains the rural character and scenic environmental quality of the locality.
 - A setback of 40m is generally recommended to any permanent or intermittent waterway. To determine if the waterway on or near your property is classified as permanent or intermittent in nature, you must refer to the topographical maps held at Council.

Yes – structure will not impact on visual amenity of surrounding properties and has been sited to minimise environmental impact and required cut / fill and tree removal.

5.6 Building Heights

- The maximum height permitted may not be achievable in all instances due to site limitations.

Yes.

- The floor level of the upper most habitable floor, including decks or verandahs, is to be no more than 5.1m above ground level on sites with slopes greater than 1:6.

Yes.

- The exposed sub-floor of any building should be minimised wherever possible.

Yes.

- Where a development may impinge upon significant views, solar access, privacy or a streetscape, Council may require height profiles to be erected prior to notification or exhibition.

Noted.