



Statement of Environmental Effects

Project Details

Client: Mr. Bradley Stephen Sheehan
Lot / Section / Deposited Plan: 102 / / 1293598
Street Address: 234 Boulton Drive, Paterson, 2421
Local Government Area: Dungog Shire Council
Zoning: R5





Overview

Site

The site is a vacant greenfield site in the Locality of Paterson area. It has a frontage to the South Direction of 113m to Boulton Drive, a length of 71.69m and an area of 8037m² with a steep slope of approximately 8m.

The site is affected by the following conditions:

Flood:	No
Bushfire:	BAL 40
Acid Sulphate:	No
Heritage:	No
Coastal:	No

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

Neither council DCP and LEP contain specific controls as to a maximum site coverage or FSR as applicable to the site. The dwelling maintains a maximum footprint of 232.11m² across a site of 8037m². this results in a coverage of approximately 2.8%. This is considered typical for modern residential development and therefore does not present significant issue with respect to density

Height of Buildings

Neither council DCP and LEP contain specific controls as to a build height of for the site. The proposal has a maximum building height of 5.254m as shown on the elevations of the associated plan set. This is considered typical building height and does not present significant issue.



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 Brick veneer, and a Metal Sheet roof. The proposed dwelling maintains a front setback of 20.2275m to the main front wall and 21.227m to the garage.

Side & Rear Setbacks

The dwelling maintains a side setback of 65.889m & 23.742m respectively and a rear setback of 37.653. 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

- 232.11m² 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 North direction. the 4m x 4m principal private space is provided directly off the alfresco and the proposal has 25m² 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 steep slope, as such the expected cut and fill maintains a maximum of 1.550mm of cut and 220mm of fill with no import / export required

Retaining walls

Retaining walls are not required.

Car Parking & Vehicular Access

Off street parking is provided via the attached double garage, with additional parking within the property boundary on the driveway. The driveway has been designed to AS2890 and councils' standard details. Due to the scale of the development, it is expected that no additional traffic movements will be generated.

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.