

STATEMENT OF ENVIRONMENTAL EFFECTS

PROPERTY DETAILS

8 Cutter Place, Bowral

DETAILS OF PROPOSAL

**Conversion of existing shed into studio and minor
alterations to studio**

OWNERS DETAILS

Mr. Anthony Drysdale

ENVIRONMENTAL EFFECTS

a) DESCRIPTION OF DEVELOPMENT

Existing shed converted into studio and storeroom with Gross Floor area of 54.51m² approx.

b) SITE & BUILDING SUITABILITY

The subject site is located in the R2 Low Density Residential area of Bowral.

The site is a standard lot with an area of approx. 1650m². The land is not subject to any bushfire zone protection. Converted studio is located behind the building line of the dwelling house at the rear. Converted studio is deemed to be compliant with all the requirements of the Building Code of Australia and is suitable to be occupied as a habitable space (refer to BCA report by Advanced Building Certifiers dated 10/03/2021).

c) ACCESS AND TRAFFIC

Cutter place provides vehicular and pedestrian access to the site. The driveway enters the roadway in a manner which will not cause any traffic congestion.

d) STREETScape AND DESIGN

The alterations to studio on the site will have no negative impact on the streetscape as the studio is located at the rear of the lot.

e) SERVICES

The studio is serviced by electricity and water. There is a section 68 approval from Council for the sanitary drainage works. The roof water is connected to an underground stormwater drainage system which discharges to a registered drainage easement.

f) PRIVACY, VIEWS AND OVERSHADOWING

There will be no impact upon privacy, views or overshadowing by the development as being only 3.9m high and is located 1.5m to side boundary and 4m to rear boundary.

g) SOCIAL AND ECONOMIC EFFECTS

There will be no negative social or economic effects resulting from the use and alterations to the studio.

h) FLORA AND FAUNA

There is no significant effects upon flora and fauna. No trees are to be removed for the development.

i) PLANNING POLICIES AND CONTROLS

The subject studio is permissible under *Wingecarribee Local Environmental Plan 2010* R2 zone and complies with the following requirements of Clause C3.5 of Bowral DCP (Detached ancillary building that contain habitable rooms) :-

- a) Impacts on neighbouring properties are minimised.
- b) Not to be used as separate occupancy.
- c) Maximum height less than principal dwelling.
- d) Not to be used for industrial or commercial purpose or storage of goods associated with industrial or commercial undertakings.
- e) External walls more than 1m to side boundaries and location of eaves and gutters at minimum of 675mm from outside edge to boundary.
- f) DCP guidelines in relation to front building line, rear setbacks, solar access and privacy set out are generally achieved.
- g) No designated kitchen, cooking facilities or laundry fixtures are installed inside the studio.
- h) External form of construction is metal framed building with colorbond sheeting and colorbond iron roof. Zincalume is not used in any external cladding to the studio.

j) HERITAGE CONSERVATION

The land is not a listed heritage item and is not in a conservation area.

k) CONCLUSION

The development of continuation of the use of the studio and minor alterations thereto have no significant environmental effect and meet all the development standards under Wingecarribee LEP 2010 and relevant Development Control Plans.

Name of Property Owner: Mr. Anthony Drysdale

Dated: 27th April 2021