

STATEMENT OF ENVIRONMENTAL EFFECTS

**FOR THE PROPOSED ADDITIONS TO
EXISTING BUILDING FOR HOME
OCCUPATION AND AFFORDABLE HOUSING
RESIDENCE**

AT

**LOT 12 No 2 CNR BLOOMFIELD CL &
HORDERNS RD, BOWRAL.**

**PREPARED FOR AND ON BEHALF OF
MR & MRS COLLINS**

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1. **INTRODUCTION**

This statement of Environmental Effects is to accompany the Development Application for the proposed additions and alterations to the existing residence at No. 2 Cnr Bloomfield Cl and Horderns Rd, Bowral. This statement includes the site and surrounds, the existing development and applicable statutory and policy requirements. This statement provides an assessment of the proposal under the heads of consideration pursuant to Section 79C of the Environmental Planning and Assessment Act, 1979. Also accompanying the development application for Wingecarribee Shire Council's consideration are plans of the existing development, showing the site layout, floor plans, elevations and site analysis.

2. **THE SITE**

Situated on the eastern side of Bloomfield Close and on the northern side of Horderns Road the site has an existing single storey residence. The site is known as Lot 12 DP 1231895 and has an area of 8000 sq m, and is serviced by town water and sewerage and local authority power. The site allows for the moving of vehicles with safety. An existing second entrance off Bloomfield Cl requires an application which will form part of this DA.

3. **THE PROPOSED ADDITIONS**

The proposed addition to the existing residence is a semi attached home occupation and affordable housing dwelling combined in a single storey addition. The southern section of the proposed addition is home occupation with a floor area of 32.0 sq m and the remainder with a floor area of 60 sq m is the affordable housing. The two sections will be separated with a fire wall in accordance with the BCA. The addition has achieved a Basix Certificate and is constructed with materials to match the existing the existing residence. The proposed additions will connect to existing services. Parking spaces have been proposed with one space for each occupation. There is no cut or fill required in the location for the development.

4. **ADDITIONS ASSESSMENT TO L.E.P. AND RELEVANT D.C.P'S.**

The existing site is zoned R5 Large Lot Residential under the current L.E.P. of 2010. The addition meets the objectives of the L.E.P. within SEPP 70 for the Affordable Housing and the DCP for the Home

Occupation. The Home Occupation owner is transferring her business which she currently operates from 12-14 Bundaroo Street in Bowral (DA 19/1534) See attached letter.

5. **OVERSHADOWING/PRIVACY**

No overshadowing will occur onto the adjoining property owners because of boundary setbacks. The existing boundary landscaping and distances to the new dwelling and the Home Occupation will make for no new privacy issues to be imposed on to adjoining sites.

6. **CONCLUSION**

The proposed secondary residence within the R5 zone has been assessed against the provisions of Section 79C of the Environmental Planning and Assessment Act, 1979. On balance, it is concluded the proposed dwelling is satisfactory and warrants development consent, having regard to the following matters:

- a) The subject property maintains existing use rights pursuant to the Environmental Planning and Assessment Act, 1979.
- b) The proposal is satisfactory when considered against the objectives of the Council's WLEP 2010.
- c) The proposal complies with Control Plans within the R5 zone. The proposed dwelling has merit and is anticipated to compliment the existing residence and environment.
- d) The proposed dwelling complies with "Energy Smart" buildings to achieve greater efficiency in energy use.
- e) No unreasonable external impacts arise from the proposal. The dwelling has been specifically designed to address all potential impacts.
- f) The site is of suitable size and its natural topography allows it to accommodate the proposed dwelling. There are no constraints on the site, or adjoining sites that render the proposal unsuitable for this site.