

# Statement of Environmental Effects

Accompanying a development application for

## New Detached Dwelling

At

Lot 2 DP 1219744

3 Idolwood Ridge, Bundanoon NSW 2578

September 2020

Statement of Environmental Effects  
Lot 2 DP 1219744, 3 Idolwood Ridge Bundanoon NSW

## 1. Introduction

This Statement of Environmental Effects has been prepared by Tim Lee Architects to accompany a development application for new detached dwelling at Lot 2, DP 1219744. The application is being lodged by Tim Lee Architects, pursuant to Clause 4.12 of the Environmental Planning and Assessment Act 1979.

The proposal has been designed to achieve the relevant provisions of The Wingecarribee Local Environmental Plan 2010 as amended, and Clause 4.15 of the Environmental Planning and Assessment Act 1979 (as amended).

The proposed development is for the construction of a new detached 5 bedroom, single storey dwelling with an attached double Garage.

This statement has been prepared having regard to the following documentation:

- Architectural plan set
- This SOEE
- Basix Certification Certificate
- Nathers Certificate

## 2. Site description and analysis

### 2.1 Location and property description



Overall view of the infill development site (image courtesy six maps)

**Detail of the**

**2.2 Site characteristics**



The allotment is located in a recently completed subdivision. The land is fully serviced.







The site is in a new subdivision on the outskirts of Bundanoon,  
The subdivision has created a series of large allotment blocks abutting a public oval to the south.  
Lot 2 is part of this subdivision.  
The aspect faces NNW and the lot gently slopes from the street to the oval dropping approximately 2m.  
The site is predominantly cleared with a stand of mature eucalypts to the south west corner.

### **2.3 Surrounding development**

The allotment is part of a newly finished subdivision. Construction of new dwellings has only recently commenced. The adjoining allotment has construction of a standard project home and the existing dwelling to the north east is currently the only other building in the area.  
Once developed the subdivision will house large lot predominantly single level detached dwellings.

### **3. Details of proposal**

#### **3.1 Proposed works**

The proposed works for the construction of the new dwelling will include:

- Site levelling, construction of any batters and or retaining walls
- Slab preparation
- Construction of the wall framing, and external cladding
- Roofing
- Associated site works including pathways driveway and landscaping

Note, the site is fully serviced with power, communications, water, stormwater and sewer connections all complete. The council water meter is also installed.

#### **4 Clause 4.15 -Matters for consideration**

The following provides an assessment of the proposal against the provisions of Clause 4.15 of the Environmental Planning and Assessment Act (as amended).

*(a) the provisions of:*

*(b) (i) any environmental planning instrument*

#### **State Environmental Planning Policies**

[State Environmental Planning Policy No 55—Remediation of Land](#)

##### **Previous land uses**

Research on the site has provided no record of the subject land being used for any contaminating activity in the past 30years. The previous immediate use (since the 1950's) has been semi-rural. The Land has lain dormant for the past 10 years with no grazing.

##### **Adjoining Land Uses**

Adjoining land uses on all sides of the subject allotment are residential.

##### **Site Inspection**

A site inspection was carried out in June 2020. A visual inspection was carried out to identify the presence of any rubbish tips, mounds, holes or bare ground that could possibly indicate landfill or materials that may or may not contain contaminants. No obvious contamination on the subject land was identified.

##### **Potentially Contaminating Activities**

There are no known potentially contaminating activities that would have related to the prior use of the site.

### **Remediation Activities**

There is no information that the land has been subject to any notices concerning the need for remediation of the site. There is no information to indicate that the land has been subject to voluntary remediation by any prior landowner.

### **Contaminated Land Assessment Summary**

From this assessment there appears to be no visible signs of contamination or potential contamination on the land which is the subject of the proposed development. Based on this preliminary assessment it is considered that the site is presently suitable for the proposed multi-unit residential development.

#### [State Environmental Planning Policy \(Building Sustainability Index: BASIX\) 2004](#)

Separate assessment under the Basix Tool is provided as an attachment.

#### [State Environmental Planning Policy \(Sydney Drinking Water Catchment\) 2011](#)

The proposed development will achieve NORBE with the installation of the required rainwater tank and water harvesting proposal. A rain garden is included as part of the 88B instrument and will be approximately 68sqm. No additional treatments area required for individual allotments. The subdivision planning has allowed for the greater treatment and control of stormwater runoff and treatment

## **5.0 Other considerations**

### **5.1 Visual Impacts**

The proposed development will not adversely impact the visual amenity of the surrounding subdivision. Potential impact on the adjoining allotments has been considered in the design and siting of the dwelling. The consistent material palette applied across the subdivision will provide visual unity while maintaining unique, individual presentation of each dwelling

### **5.2 Open Space**

The proposed development will not impact any existing council owned parks or open tracts of land.

### **5.3 Overshadowing and Privacy**

The proposed development will not overshadow adjoining development. The dwelling has been sited to provide greater than the minimum separation from the adjoining allotment. Window placements are such that view into and out of the property do not impact the privacy of the occupants or of the adjoining dwellings.

### **5.4 Noise**

The proposed residential development will generate a noise profile typical of all residential development. There is no manufacture process or additional uses that can be associated with damaging or excessive noise generation.

### **5.5 Erosion Control Measures**

Refer to the attached erosion and sediment control plan for management of the site during construction.

Once completed the proposed development will incorporate appropriate landscaping to mediate any additional run off problems.

### **5.6 Economic and Social Impacts**

The proposed development will generate local employment during the construction period. Once complete the proposed development will have no social impact and economically add to the maintenance of high-quality residential development occurring in the area.

### **5.7 Environmental Benefits**

There are no Macro scale environmental benefits associated with this (and indeed the majority of) residential development.

On a Micro Scale the proposed dwelling has been designed to maximise solar exposure to the living and sleeping areas with appropriate shading included to mitigate harsh summer sun.

This combined with cross ventilation of the major living areas will aid air flow and minimise reliance on active cooling systems during the hotter months and minimise the requirement for additional heating in the colder months.

In line with the requirements of the Basix/Nathers certification the dwelling will employ high star rated appliances, energy efficient LED lighting and low water use tapes and plumbing fittings throughout.

### **5.8 Disabled Access**

Not Applicable to this development

### **5.9 Security, Site Facilities and Safety**

The dwelling will employ features typical of a standard residential property in terms of fencing, gates, sensor lighting, security locks and the like.

The design has been completed in accordance with the requirements of the NCC for residential design.

### **5.10 Waste Management**

During construction:

Refer to the waste management plan attached to the end of this report

During Habitation:

Standard council green, red and Yellow bins will be utilised

### **5.11 Building Code of Australia**

Tim Lee Architects Certifies this design has been undertaken in compliance with:

Residential section of the NCC.

Applicable Australian Standards.

The design as documented complies with the requirements of these codes and standards as applicable to residential construction in NSW

Tim Lee Architects accepts no indemnity or Liability for variations from the documented building to which they have not been consulted and provided amended documentation for.

### **5.12 Traffic**

There is no substantial impact on traffic other than that associated with a standard residential development.

### **5.13 Stormwater/flooding**

The proposed development is not located in a flood zone and does not impede the required overland flow pathways established as per to the overall subdivision development. Internal stormwater management is in compliance with Wingecarribee Council planning policies relating to the management of Stormwater and also in compliance with the requirements for NORBE as defined by the Sydney water.

### **5.14 Variation to the Bundanoon Town Plan DCP**

We refer to the Bundanoon Town Plan DCP which states that the minimum front setback is 15 metres. We seek to vary the setback to 10 metres, due to the slope of the block, amenity, functionality and use.

## **6.0 Conclusion**

The proposed dwelling has been designed in accordance with the requirements of Wingecarribee Local Environmental Plan 2010 and Development Control plan.

Assessment of the applicable SEPP documentation has been provided.

In summary the proposed development is considered appropriate for the location and has been designed in concurrence with the relevant codes, standards and regulations applicable to the Site.