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15th April 2021

The General Manager
Wingecarribee Shire Council
PO Box 141
MOSS VALE NSW 2577

Attention: Planning Division

**LOT 5227 (No.107) Darraby Drive
Moss Vale 2577 DP 1266473**

We hereby submit a Statement of Environmental Effects in respect of DCP 2010 for the above-mentioned proposed development.

Land Description

Lot 5227 is a traditional block which is rectangular in shape. It is situated with a Easterly aspect to the front and Western aspect to the rear. The frontage is 18.00metres wide and the rear is 18.000 metres wide.

The Southern boundary is 40 metres in length and the Northern boundary is 40 metres in length.

Lot 5227 has an overall area coverage of 720 m2. The site has a fall from right to left of approximately 3 metres.

Zoning of Land

The land is zoned – R2 Low Density Residential under Wingecarribee LEP 2010.

Proposed Development

The proposed development will consist of a Singe Storey home with a garage under living to the front.

The ground floor consists of covered porch and entry foyer, the Master Bedroom with ensuite, 3 bedrooms, Study, Kitchen, Dining, Living and Alfresco. The second floor consists of a double undercover garage with internal stair to suit the fall of the land.

The Alfresco area is accessed from the main kitchen/ Dining area and is well proportioned for ease of accessibility to the rear yard and has the benefit of western aspect providing the most effective solar orientation and escarpment views.



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Proposed Setbacks

- 6.040 meters from the front boundary to the front building line.
- 7.000 metres from the front boundary to the garage.
- 1.380 metres from dwelling to Northern boundary.
- 2.950 metres from dwelling to Southern boundary.
- 13.690 metres from the rear of the dwelling to western boundary.

Floor Space Ratio

The overall area of Lot 5227 is 720 m²

Proposed living area of the dwelling is 215.4 m² representing an overall percentage in relation to floor space ratio of 29.9% which is well within the under FSR maximum of 65% allowed in the R2 zoning.

Removal of Trees

There are no trees to be removed.

Site Access and Parking

Access to the development site is directly off Darraby Drive, Undercover parking for two vehicles is located within the proposed double garage with a further car-parking space available forward of the garage within the proposed driveway.

Climate Comfort and Energy Savings

The proposed dwelling has an Easterly aspect to the front and Western aspect to the rear boundary.

This aspect will provide natural solar orientation to the bulk of the main living areas of the home. The home will have optimal access to the outdoor entertaining areas and escarpment views.

A BASIX report is attached.

Social Comfort and Privacy

The proposed dwelling will provide for easy access to the private open space and ample rear yard enjoying the Western sunlight for most of the day.

Landscaping

The proposal will be landscaped in accordance to DCP 2010 requirements.

A landscape Plan is attached.

Services

All services are available to this site including water, sewer, electricity, natural gas and telephone.

Traffic Generation

This proposal is not expected to impose any detrimental traffic conditions during construction. It is not an exceptionally narrow or busy street.

In conclusion this development is of low bulk and is well within the permissible developer's estate guidelines. It is of traditional design and will compliment the surrounding area with no adverse impact.

Yours faithfully,
Marksman Homes Pty Ltd

A handwritten signature in black ink, appearing to read 'E Jones', with a long horizontal line extending to the right.

Estrella Jones
Sales Consultant