

STATEMENT OF ENVIRONMENTAL EFFECTS

PROPERTY DETAILS

PROPERTY: 3 LOCHINVAR DRIVE BUNDANOON
TITLE: LOT 206 / DP1266143
LGA: WINGECARRIBEE SHIRE COUNCIL
ZONING: R3 MEDIUM DENSITY RESIDENTIAL
BUNDANOON TOWN DCP
WLEP 2010

DETAILS OF PROPOSAL

SINGLE STOREY RESIDENTIAL DWELLING TO BE CONSTRUCTED ON A 784.6m² VACANT BLOCK.

FACE: SELECTED BRICKWORK / RENDERED FEATURES / HORIZONTAL PANELLING
ROOF: SELECTED COLOURBOND METAL ROOF.

APPLICANT DETAILS

MR F HICKLING AND MISS S ATTREED
C/- ALLWORTH HOMES
DX 28359 PARRAMATTA

ALLWORTH CONSTRUCTIONS P/L

DATE: - 30 APRIL 2021

INTRODUCTION

THE PROPOSAL RELATES TO THE DEVELOPMENT OF A SINGLE STOREY SPLIT LEVEL DWELLING WITH 4 BEDROOM DWELLING ON AN EXISTING VACANT ALLOTMENT.

THE PROPERTY IS APPROXIMATELY 784.6m² AND ADDRESSES LOCHINVAR DRIVE. IT IS LOCATED IN A NEW SUBDIVISION SURROUNDED BY AN ESTABLISHED RESIDENTIAL PRECINCT AND APPEARS TO BE WELL SUITED FOR DEVELOPMENT OF A DWELLING FOR RESIDENTIAL OCCUPATION.



SITE ANALYSIS AND EXISTING SITE FEATURES

THE PROPERTY IS LOCATED ON THE SOUTHERN SIDE OF LOCHINVAR DRIVE AND HAS REASONABLE FALL OVER BUILDING AREA WITH THE LOW POINT BEING TO THE REAR SOUTHERN MOST CORNER, PROVIDING FOR GRAVITY FLOW OF SURFACE WATER / STORMWATER DRAINAGE TO THE BENEFITTING EASEMENT AS PER THE 88B

THE PROPERTY IS BURDENED BY AN EASEMENT TO DRAIN WATER PARALLEL TO THE SOUTHERN AND WESTERN BOUNDARIES WITH A DRAINAGE RESERVE BEING IDENTIFIED ACROSS THE REAR OF THE LOT.

THE NEIGHBOURING RESIDENTIAL AREA IS CHARACTERISED BY SIMILAR BLOCKS. THE ADJOINING PROPERTIES ARE ALL CURRENTLY AT A SIMILAR STAGE BEING SUBJECT TO APPROVAL OR JUST COMMENCING CONSTRUCTION OR ARE VACANT AND AWAITING DEVELOPMENT.

THERE ARE NO TREES PROPOSED FOR REMOVAL.

PROPOSED DEVELOPMENT

THE PROPOSAL RELATES TO THE CONSTRUCTION OF A SINGLE STOREY SPLIT LEVEL DWELLING (LANDSCAPING, RETAINING, DRIVEWAYS / VEHICLE ACCESS AND OTHER ASSOCIATED WORKS BY OTHERS) TO CREATE A NEW RESIDENTIAL PROPERTY.

THE BUILDING IS TO BE OF SINGLE STOREY CONSTRUCTION OF BRICK VENEER AND COLOURBOND METAL ROOF.

IN RESPONSE TO LOCAL DEMAND AND THE COMMUNITY EXPECTATIONS FOR HOUSING TODAY, THE DWELLING IS OF MODEST SIZE. THE DWELLING INCLUDES 4 BEDROOMS AND LARGE OPEN STYLE LIVING AREAS, ASSOCIATED BATHROOMS / UTILITY AREAS AND AN ATTACHED DOUBLE GARAGE. THE DWELLING HAS A SEPARATE ENTRY ARRANGEMENT, WITH ACCESS VIA A DRIVEWAY DIRECT TO THE STREET.

IT IS EXPECTED THAT A NEW VEHICLE CROSSING WILL BE INSTALLED BY OWNER, IN ACCORDANCE WITH COUNCIL'S STANDARD REQUIREMENTS (IF REQUIRED).

LANDSCAPING IS ALSO PROPOSED AND WILL BE COMPLETED BY THE OWNER ONCE CONSTRUCTION WORKS HAVE FINISHED IN ACCORDANCE WITH COUNCIL REQUIREMENTS.

BUNDANOON DEVELOPMENT CONTROL PLAN

THE BUNDANOON DEVELOPMENT CONTROL PLAN SETS OUT PROPOSED PRINCIPLES AND PERFORMANCE CRITERIA RELATING TO ALL DEVELOPMENTS WITHIN THE WINGECARRIBEE SHIRE COUNCIL AREA AND IN RESPONSE TO AN ASSESSMENT OF THOSE PROVISIONS THE FOLLOWING COMMENTS ARE NOTED, AS RELATED TO THE PROPOSED DEVELOPMENT.

PART A

2.2.4 - RESIDENTIAL AMENITY

The proposed residential development is to maintain existing amenity, be sympathetic to the existing and desired streetscape and character and must conserve the unique characteristics of the Bundanoon township.

- The proposed dwelling complies with these objectives and contributes to an enhancement of the amenity and offers no adverse impact.

2.2.6 - VISUAL AMENITY

The proposed residence must offer no adverse impact on the visual amenity of the immediate environment.

It must offer areas of private open space that positively contributes to the overall visual amenity of the locality.

- The proposed dwelling complies with these objectives.

3.1 - SITE ANALYSIS

A site analysis survey is to be provided as part of the application.

A bushfire report (if applicable) is to be provided to determine necessary requirements.

- The proposed residence faces north with majority of the private open space facing south / south west. This is considered an acceptable solar orientation for the proposed design on the subject lot.
- The proposed dwelling complies with these objectives.

6.8 - PRINCIPLES OF MINIMUM ACCEPTABLE DESIGN

Within Bundanoon residential areas the design must demonstrate a positive contribution to both streetscape and urban amenity.

- The proposed dwelling demonstrates these objectives.

5.1 - VEGETATION MANAGEMENT + LANDSCAPING

Landscaping is to be provided to adequately satisfy Council's objectives.

Restoration and rehabilitation of vegetation to excavated areas to be completed in timely fashion to reduce potential erosion once construction completed.

Future plantings are to contribute to the urban streetscape providing adequate visual buffer and extend existing tree canopies (where applicable) to rehabilitate wildlife habitat.

- Where possible excavation will be minimised and preservation of existing vegetation will be prioritised.
- The Owner is to complete all landscape / rehabilitation works to Council's satisfaction and within required time frames.

3.1 - ECOLOGICALLY SUSTAINABLE DEVELOPMENT

- The proposed residence offers no negative impact on the immediate or surrounding ecology.
- Excavation will be minimized where possible to reduce impact on the environment.

3.7 - EROSION AND SEDIMENT CONTROL

- The property will be disturbed during construction of the new residence.
- Erosion and sediment controls are to be installed during construction phases.
- Such controls are to remain in place until disturbed areas have been stabilised and rehabilitated. Landscaping to be installed once all construction work complete (by Owner)
- Details of the erosion and sediment control systems to be implemented are documented on the architectural.

3.8 - CONTAMINATED LAND

- This proposal is considered to not be within such zone.

4.1 - FLOOD LIABLE LAND

- Whilst there is a covering 1% AEP Flood (probability) to the Wingecarribee Shire there is no additional requirements for the subject proposal.

11.1 - LAND AFFECTED BY RAIL CORRIDORS AND BUSY ROADS

- The subject lot is located approximately 120 meters north of the railway line. An Acoustic report will be forwarded to Council should it be deemed necessary.

PART C

1.2 - RESIDENTIAL ZONED LAND

Under the objectives of this clause the proposed residence is to display characteristics unique to the Bundanoon residential area, be sympathetic to existing streetscape and consider energy efficiency providing good amenity.

- The proposed dwelling complies with these objectives.

1.4 - PRECINCTS (IF APPLICABLE)

The proposed dwelling complies with these objectives.

- The subject lot falls within the
- MEDIUM DENSITY PRECINCT
- GREASONS ROAD PRECINCT
- BLUE GUM PRECINCT
- OSBORNE PRECINCT
- GOVERNORS STREET PRECINCT

2.2 - DETACHED DWELLINGS

Ensures development is of a type, scale, height, bulk and character compatible with existing streetscape characteristics.

- The proposed dwelling complies with these objectives.

Facade indicates adequate articulation and consideration to side and rear elevations.

- The proposed dwelling complies with these objectives.

Maximum site coverage on property less than 2000m² 65% footprint / 35% P.O.S. or 90m² (whichever greater).

- The proposed dwelling complies with this objective.

2.9 - BUILDING HEIGHT

The maximum height must not exceed 7.0m from natural ground to underside of eave.

- The proposed dwelling complies with these objectives.

2.6 - FRONT SETBACK

LOT SIZE	MINIMUM REQUIRED FRONT SETBACK
< 900m ²	4.5m
Between 900m ² – 1500m ²	6.5m
> 1500m ²	15.0m

- The proposed dwelling complies with these objectives.

2.7 – SIDE SETBACKS

LOT SIZE	MINIMUM REQUIRED SIDE SETBACK
< 900m ²	900m
Between 900m ² – 1500m ²	1.5m
> 1500m ²	2.5m

- The proposed dwelling complies with these objectives.

2.8 – REAR SETBACKS

LOT SIZE	MINIMUM REAR SETBACK
< 900m ²	3.0m
Between 900m ² – 1500m ²	5.0m
> 1500m ²	10.0m

- The proposed dwelling complies with these objectives.

2.5 - DWELLING ORIENTATION

Enclosed is a BASIX and ABSA Certificate which indicates the proposed dwelling complies with energy rating requirements.

2.11 - DWELLINGS ON CORNER ALLOTMENTS

- a) Where the width of the block is longer on one street than the other, the main entry to the dwelling should ideally be located on the longer frontage.
 - b) Garages should be accessed from the primary street and may be located on that boundary.
 - c) On the secondary street frontage the dwelling is to be set back at least 3 metres from that boundary for a maximum length of 9 metres, then by at least 4 metres thereafter.
 - d) The front façade is to be setback at least 2 metres from a splayed corner boundary.
- Not applicable.

2.12 - GARAGING ASSOCIATED WITH DWELLING

- a) Where garages form part of the dwelling they shall not exceed 40% of the total width of the dwelling frontage to a maximum width of 6.0m.
 - b) Garages shall be a maximum of 2.7 metres to the underside of the eaves.
 - c) Double garages area only permitted on allotments of at least 12.5m in width.
 - d) Triple fronted garages are not permitted where they face directly on to the street.
 - e) Garage doors shall be set back at least 1.0m from the front of the dwelling and 5.5m from the front boundary.
 - f) The garage shall be set back from the front façade and designed so that the dwelling entry and façade are the dominant building features.
 - g) New development shall provide a minimum of two car spaces behind the building line which may include an access way to the side of the dwelling of a minimum width of 2700mm.
 - h) Garages shall be located on the southern side of east-west facing blocks, and on the western side of north-south facing blocks.
 - i) Garages shall be designed and located to minimize adverse solar impacts.
 - j) Driveways are to be located a minimum of 1.5m from the nearest street tree.
 - k) The vehicular crossing point to the garage from the street shall be located to reflect the existing vehicular access point pattern in the street. Applicants are directed to Council's relevant Technical Specifications.
 - l) The width of the driveway at the street shall reflect the current streetscape. Council's Customer Services Branch can provide the standard driveway design details.
 - m) The width of the driveway on site shall not exceed the width of the garage opening and shall reflect the surface material currently in the streetscape.
 - n) Where possible, hard surfaces shall be softened through landscaping and material treatment.
- The proposed dwelling complies with these objectives.

2.13 - PRIVATE OPEN SPACE

- a) New detached dwellings must provide a minimum of 90m² of private open space.
 - b) The private open space must provide a consolidated open space areas with minimum dimensions of 6 metres in width and depth.
 - c) A minimum of 35% of the site area will contain deep soil to permit the growth of feature plantings.
 - d) Designated deep soil areas must be a minimum of 2 metres by 2 metres. See Figure 2.1 below.
 - e) There must be at least one consolidated deep soil area with a minimum dimension of 5 metres by 5 metres.
- The proposed dwelling complies with these objectives.

CONCLUSION

THE PROPOSAL IS PERMISSIBLE WITHIN THE ZONING AND IS CONSISTENT WITH THE OTHER RESIDENTIAL USES IN THE AREA.

THE PROPOSAL APPEARS TO BE CONSISTENT WITH THE CRITERIA DETAILED IN THE APPLICABLE DEVELOPMENT CONTROL PLAN AND WILL PROVIDE AN OPPORTUNITY TO DEVELOP THE EXISTING PROPERTY IN A MANNER THAT WILL ADD ECONOMIC AND AESTHETIC VALUE TO THE AREA.

APPROVAL OF THE DEVELOPMENT IS THEREFORE CONSIDERED TO BE AN APPROPRIATE OUTCOME.