

## PROPOSED DEVELOPMENT APPLICATION

### For

Dwelling Alterations & Additions

### Development Address

No. 17 James Street, Hill Top

Lot 100 Deposited Plan 1004108

# Statement of Environmental Effects



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Date: May 2021

## DEVELOPMENT DESCRIPTION

<b>Proposed Development</b>	Dwelling Alterations & Additions
<b>Address</b>	No. 17 James Street, Hill Top (Lot 100 DP: 1004108)
<b>Proposed Use</b>	Residential Development
<b>Revision &amp; Date</b>	Revision A, May 2021

## Context and Setting

The subject site is not identified as having any site constraints which would have an adverse impact on the proposed development.

There is an existing dwelling and ancillary structures located on the site.

The site is zoned *R2 Low Density Residential* under the *Wingecarribee Local Environmental Plan*.

The site is identified as being bushfire prone land with a bushfire assessment being submitted with this application.

The site is not located within a mine subsidence area or identified as a flood control allotment.

The site is not known to have any heritage significance or likely to have an impact on any heritage item or item of cultural significance.

There are no known easements burdening the site which would affect the proposed development.

No vegetation is required to be removed in conjunction with the proposed development.

## Compliance with Relevant Planning Controls

The proposed development is permissible under the relevant Local Environmental Planning Policy and has been designed to comply with the requirements of Council's Development Control Plan.

The proposed development incorporates a variation to the Northern Villages Development Control Plan Clause 2.12.2 (g) which reads:

*“New dwellings (including principal, dual occupancy or secondary dwellings) shall provide a minimum of two car spaces behind the building line for each dwelling which may include an access way to the side of the dwelling of a minimum width of 2700mm.”*

The existing Council approved dwelling carparking configuration comprises of one garage space behind the building line and one stacked space within the driveway. Whilst Council’s current DCP requires “new dwellings” to be provided with two off street spaces behind the building line, a comparison with the SEPP – Exempt & Complying Code Clause 3.16 (1) identifies this legislative pathway only requires the provision of only 1 off street parking space.

The existing dwelling is benefited by 1 off-street parking space being located behind the building line. The development seeks to convert this garage space and provide 1 off-street space behind the building line in a hard space to still achieve an equalising of the existing off-street spaces and proposed post development.

The driveway provides off-street parking, whilst being forward of the building line this will enable a total of three off-street parking spaces be provided to service the existing dwelling house.

The proposed development is not considered a DCP variation as the existing dwelling house only resulted in there being 1 space behind the building line which is still achieved with the redevelopment.

The development will not result in any unfavourable precedent as there is currently only 1 off-street parking space servicing the dwelling and this development would be permissible under the complying development pathway. The proposed development is in keeping with the surrounding streetscape and will provide an enhancement to the public domain.

### Assessment of Relevant Controls & Policies

The proposed assessment of the development against the following relevant planning instrument and applicable controls:

- Sydney Regional Environmental Plan No 20 Hawkesbury-Nepean River
- State Environmental Planning Policy (BASIX) 2004
- Wingecarribee Local Environmental Plan 2010
- Wingecarribee Development Control Plan – Moss Vale Development Control Plan

Sydney Regional Environmental Plan No. 20 – Hawkesbury Nepean River			
<p>The aim of this plan is to protect the environment of the Hawkesbury-Nepean River system by ensuring that the impacts of future land uses are considered in a regional context.</p> <p>Below is consideration of this legislation:</p>			
Sydney Regional Environmental Plan No. 20 – Hawkesbury – Nepean River			
Clause	Requirement	Proposed	Assessment
<i>Part 1 – Introduction</i>			
2	Where this plan applies	Applicable in Wingecarribee Shire Council Local Government Area.	Complies – Assessment against plan provided.
3	Aim of Plan	Proposal consistent with aims of plan.	Complies
<i>Part 2 – General Planning Considerations, Specific Planning Policies and Recommended Strategies</i>			
4	Application of general planning considerations, specific planning policies and recommended strategies	The proposal complies with the planning considerations, the specific planning policies and related recommended strategies.	Complies
5	General Planning Consideration	<p>Appropriate mitigation measures to prevent erosion, sedimentation and the discharge of pollutants into the watercourse and to protect any existing aquatic flora and fauna habitats. With the implementation of these measures, the proposal is unlikely to reduce the water quality of any waterway.</p> <p>There are considered to be no feasible alternatives to the proposal for the achievement of the desired outcomes for this development.</p>	Complies
6	Specific Planning Policies and Recommended Strategies	The proposed development has been assessed against the planning policies and recommended strategies and it is considered that the development will not have any significant adverse impacts on the environment or the catchment.	Complies
<i>Part 3 – Development Controls</i>			

8	Development Standards	The proposal complies with the relevant development standards specified in this clause.	Complies
10	Excepted Land	The subject site is not identified as excepted land.	Complies
11	Development Standards	The development complies with the development standards specified.	Complies
<b>SUMMARY:</b> The proposed development is considered consistent with the general planning considerations and specific planning strategies set out in the Sydney Regional Environment Plan No 20 – Hawkesbury Nepean River.			

State Environmental Planning Policy (BASIX) 2004			
The aim of this plan is to ensure new developments achieve sustainable planning measures. Below is consideration of this legislation:			
State Environmental Planning Policy (BASIX) 2004			
Clause	Requirement	Proposed	Assessment
Part 3 – Aim of Policy			
3.0	<p>(1) Regulations under the Act have established a scheme to encourage sustainable residential development (the BASIX scheme) under which:</p> <p>(a) an application for a development consent, complying development certificate or construction certificate in relation to certain kinds of residential development must be accompanied by a list of commitments by the applicant as to the manner in which the development will be carried out, and</p> <p>(b) the carrying out of residential development pursuant to the resulting development consent, complying development certificate or construction certificate will be subject to a condition requiring such commitments to be fulfilled.</p>	The proposed development is consistent with the abovementioned aims of the SEPP.	Complies – Assessment against plan provided.

	<p>(2) <i>The aim of this Policy is to ensure consistency in the implementation of the BASIX scheme throughout the State.</i></p> <p>(3) <i>This Policy achieves its aim by overriding provisions of other environmental planning instruments and development control plans that would otherwise add to, subtract from or modify any obligations arising under the BASIX scheme.</i></p>		
5.0	<i>Land to which Policy Applies</i>	<i>The SEPP applies to the subject site.</i>	<i>Complies</i>
6.0	<p><i>Buildings to which Policy Applies</i></p> <p>(1) <i>This Policy applies to buildings arising from the following development:</i></p> <p>(a) <i>proposed BASIX affected development for which the regulations under the Act require a BASIX certificate to accompany a development application or an application for a complying development certificate or construction certificate,</i></p> <p>(b) <i>proposed BASIX optional development in relation to which a BASIX certificate accompanied a development application or an application for a complying development certificate, despite the fact that the regulations under the Act did not require a BASIX certificate,</i></p> <p>(c) <i>BASIX affected development and BASIX optional development the subject of a development consent, complying development certificate or construction certificate that, pursuant to the regulations under the Act, is subject to a BASIX commitment.</i></p> <p>(2) <i>This Policy also applies to buildings that become BASIX affected buildings because of development of the kind referred to in subclause (1).</i></p>	<i>The policy applies to the subject development. A BASIX certificate for the proposed dwelling in conjunction with this application.</i>	<i>Complies</i>

### Wingecarribee Local Environmental Plan 2010

Wingecarribee Local Environmental Plan 2010 (the LEP) is the principal environmental planning instrument that applies to the land and contains all the applicable development standards for the development of the R2 Low Density Residential.

The proposed development is permissible with consent as identified above. Below is a summary consideration of the relevant LEP Controls applicable to the development:

### Wingecarribee Local Environmental Plan 2010

Clause	Requirement	Proposed	Assessment
<i>Part 1 – Preliminary</i>			
1.4	<i>Development defined in dictionary</i>	<i>The proposed development is consistent with the definition of the LEP.</i>	<i>Permissible with Consent</i>
1.9A	<i>Suspension of Covenants, Agreements and instruments.</i>	<i>This development does not seek to evoke this clause to permit the proposed development.</i>	<i>Permissible with Consent</i>
<i>Part 2 – Permitted or Prohibited Development</i>			
2.2	<i>Zoning of Land to Which this Plan Applies</i>	<i>The subject site zoning has already been considered in this Statement with the proposed development permissible in the zone as identified above.</i>	<i>Complies</i>
2.3	<i>Zoning and Objectives</i>	<i>The site is consistent with the zone objectives as already identified within this Statement.</i>	<i>Complies</i>
2.4	<i>Unzoned Land</i>	<i>N/A to the subject site.</i>	<i>Complies</i>
2.5	<i>Additional Permitted Uses for Particular Land</i>	<i>N/A to the subject site.</i>	<i>Complies</i>
2.6	<i>Subdivision – Consent Requirements</i>	<i>N/A to the subject development.</i>	<i>Complies</i>

2.7	Demolition	N/A to the subject development.	Complies
2.8	Temporary Use of Land	N/A to the subject development.	Complies
<i>Part 3 – Exempt and Complying Development</i>			
3.1	Exempt Development	N/A to the subject development.	Complies
3.2	Complying Development	N/A to the subject development.	Complies
3.3	Environmentally Sensitive Areas Excluded.	N/A to the subject development.	Complies
<i>Part 4 – Principal Development Standards</i>			
4.1	Minimum Subdivision Lot Size	N/A to the subject development.	Complies
4.1AA	Minimum Subdivision Lot Size for Community Title Schemes	N/A to the proposed development.	Complies
4.1A	Minimum Subdivision Lot Size for Dual Occupancies in Residential Zones.	N/A to the subject development.	Complies
4.1B	Subdivision of Certain Land in Zone E4 Environmental Living.	N/A to the proposed development.	Complies
4.2	Rural Subdivision	N/A to the proposed development.	Complies
4.2A	Erection of Dwelling Houses on land in certain residential, rural and environmental protection zones.	N/A to the proposed development.	Complies
4.3	Height of Buildings	The proposed development does not exceed the maximum height of buildings map.	Complies
4.4	Floor Space Ratio	No floor space ratio has been adopted.	Complies
4.5	Calculation of Floor Space Ratio	N/A	Complies
4.6	Exemptions to Development Standards	N/A	Complies



<i>Part 5 – Miscellaneous Provisions</i>			
5.1	<i>Relevant acquisition authority</i>	<i>The site is not identified as being reserved for acquisition.</i>	<i>Complies</i>
5.1A	<i>Development on land intended to be acquired for a public purpose.</i>	<i>The site is not identified as being reserved for acquisition.</i>	<i>Complies</i>
5.3	<i>Development near zone boundaries</i>	<i>The application does not seek consent to activate this concessional Clause.</i>	<i>Complies</i>
5.4	<i>Controls relating to miscellaneous permissible uses –</i>	<i>N/A</i>	<i>Complies</i>
5.5	<i>Development within the coastal zone</i>	<i>N/A to the development site.</i>	<i>Complies</i>
5.6	<i>Architectural Roof Features</i>	<i>N/A to the development site.</i>	<i>Complies</i>
5.7	<i>Development Below Mean High Water Mark.</i>	<i>N/A to the development site.</i>	<i>Complies</i>
5.8	<i>Conversion of Fire Alarms.</i>	<i>N/A to the development site.</i>	<i>Complies</i>
5.9	<i>Preservation of Trees or Vegetation</i>	<i>The proposal development does require the removal of any vegetation or trees.</i>	<i>Complies</i>
5.10	<i>Heritage Conservation</i>	<i>N/A to the development site. The site does not contain a heritage item.</i>	<i>Complies</i>
5.11	<i>Bush fire hazard reduction</i>	<i>The site is not identified as being bushfire prone land.</i>	<i>Complies</i>
5.12	<i>Infrastructure Development and Use of Existing Building of the Crown.</i>	<i>N/A to the proposed development.</i>	<i>Complies</i>
5.13	<i>Eco-Tourist Facilities</i>	<i>N/A to the proposed development.</i>	<i>Complies</i>
5.14	<i>Sliding Spring Observatory – Maintaining Dark Sky.</i>	<i>N/A to the proposed development.</i>	<i>Complies</i>
5.15	<i>Defence Communications Facility</i>	<i>N/A to the proposed development.</i>	<i>Complies</i>

<i>Part 6 – Urban Release Area</i>			
6.1	<i>Arrangements for disengaged State Public Infrastructure.</i>	<i>N/A - The site is not identified as a designated state public infrastructure.</i>	<i>Complies</i>
6.2	<i>Development Control Plan</i>	<i>Noted.</i>	<i>Complies</i>
6.3	<i>Relationship between Part and Remainder of Plan.</i>	<i>Noted.</i>	<i>Complies</i>
<i>Part 7 – Additional Local Provisions</i>			
7.1	<i>Development on existing lots in R2, R3 &amp; R5</i>	<i>N/A</i>	<i>Complies</i>
7.2	<i>Requirements for subdividing dual occupancies in zones R2 &amp; B1</i>	<i>Noted</i>	<i>Complies</i>
7.3	<i>Earthworks</i>	<i>Earthworks have been kept to a minimum wherever possible with the design.</i>	<i>Complies</i>
7.4	<i>Natural Resources Sensitivity – Biodiversity</i>	<i>The proposal demonstrates compliance with these objectives and controls.</i>	<i>Complies</i>
7.5	<i>Natural Resources Sensitivity – Water</i>	<i>The proposal demonstrates compliance with these objectives and controls.</i>	<i>Complies</i>
7.6 – 7.8	<i>Extractive Materials, Subdivision application for Exeter Quarry, Subdivision land adjoining Vine Lodge, Exeter</i>	<i>N/A to proposed development</i>	<i>Complies</i>
7.9	<i>Flood Planning</i>	<i>N/A to proposed development</i>	<i>Complies</i>
7.10	<i>Public Utility Infrastructure</i>	<i>The proposed site is located within a new residential release area. All services have been made available to the proposed development at the time of recent subdivision.</i>	<i>Complies</i>
7.11	<i>Short term rental accommodation</i>	<i>N/A to development</i>	<i>Complies</i>

**The Wingecarribee Shire Council (DCP) – Moss Vale Town**

*The Wingecarribee Shire Council (DCP) – Moss Vale Town contains objectives and development controls for development within the Hill Top Area.*

An assessment of the proposal against the applicable and relevant provisions of the DCP is provided in the table below:

<b>Development Control Plan – Northern Villages</b>			
<i>Clauses</i>	<i>Requirements</i>	<i>Proposed</i>	<i>Assessment</i>
<b>PART A – ALL LAND</b>			
<i>A1.3</i>	<i>Land to Which this Plan Applies</i>	<i>The DCP is applicable to the subject development site.</i>	<i>Complies</i>
<i>A1.4</i>	<i>Structure of this Plan</i>	<i>Noted</i>	<i>Complies</i>
<i>A1.5</i>	<i>Associated Planning Instruments &amp; Council Endorsed Specification</i>	<i>Noted</i>	<i>Complies</i>
<i>A2.2</i>	<i>Objectives of this Plan</i>	<i>The proposed development is in keeping with the objectives of the plan.</i>	<i>Complies</i>
<i>A2.2.2</i>	<i>Urban Function</i>	<i>The proposed development including, traffic, parking, pedestrian access and streetscape appear are all consistent with the requirements of this control.</i>	<i>Complies</i>
<i>A2.2.3</i>	<i>Heritage Conservation</i>	<i>The proposal is not located within a heritage area.</i>	<i>Complies</i>
<i>A2.2.4</i>	<i>Residential Amenity</i>	<i>The proposed development will contribute to the enhancement of the urban amenity. The proposed development is consistent with the requirements of this control.</i>	<i>Complies</i>
<i>A2.2.5</i>	<i>Residential Diversity</i>	<i>The proposed development is compliant with this requirement of the DCP.</i>	<i>Complies</i>
<i>A2.2.6</i>	<i>Visual Amenity</i>	<i>The proposed development provides a positive visual impact to the amenity of the immediate environment and surrounding area through the use of good architectural design.</i>	<i>Complies</i>

A2.2.7	Public Views and Vistas	The proposed development does not detract from any key public views or vistas.	Complies
A2.2.8	Environmental Sustainability	The proposed development demonstrates compliance with the principles of ESD.	Complies
A2.2.9	The Public Domain	The proposed development will only enhance the enjoyment of the public domain.	Complies
A3.1	Biodiversity	The proposed development does not seek removal of any trees.	Complies
A4.1 & 4.2	Water Management & Vegetation Management for Riparian Corridors	The subject property is connected to the existing sewer.	Complies
A4.3 & A4.4	Development in Sydney's Drinking Water Catchments & Water Cycle Management Study	No change to the effluent or stormwater disposal associated with the existing development operations onsite.	Complies
A4.5	Stormwater Management Plan	Stormwater remains unaffected by the proposed development.	Complies
A4.6 & A4.7 & A4.8	Erosion & Sediment Controls & Water Sensitive Urban Designs & Water Treatment Train	Erosion and sediment control measures have been identified on the proposed site plan.	Complies
A5.1	Flood Liable Land	The subject property is not identified as being flood prone property.	Complies
A6.1 – A6.2	Vegetation Management & Landscaping & Private Landscaped Open Space	No tree removal is proposed.	Complies
A7.1-7.3	Subdivision, Demolition, Siting and Design	A site analysis plan has been submitted in conjunction with this application demonstrating compliance will all DCP controls.	Complies
A7.4	Cut & Fill	Satisfactory, minor earthworks required.	Complies
A7.5	Shipping Containers	N/A to the proposed development.	Complies
A7.6 – A7.10	Design Principles with a Heritage Context, History & Heritage Context	The proposed development has been designed in keeping with the requirements of the Wingecarribee DCP.	Complies

A8.1-8.4	<i>Safer by Design &amp; Specific Design Requirements</i>	<i>The proposed development adheres to the safer by design principals and will enable casual surveillance to be readily achieved.</i>	<i>Complies</i>
A9.1 – 9.4	<i>Construction Standards &amp; Procedures</i>	<i>Noted the proposed development adopts these control requirements.</i>	<i>Complies</i>
A9.5	<i>Subfloor Areas of Buildings</i>	<i>Noted</i>	<i>Complies</i>
A9.6	<i>Exhaust Fans</i>	<i>Noted</i>	<i>Complies</i>
A9.7	<i>Water Storage in Non-reticulated Areas</i>	<i>N/A to subject property</i>	<i>Complies</i>
A9.8	<i>Stormwater Disposal</i>	<i>Stormwater to be connected to existing system onsite.</i>	<i>Complies</i>
A9.9 – 9.11	<i>Structures over Public Areas, Site Access, Footpath Protection</i>	<i>Appropriate measures will be deployed over the road reserve to ensure no damage during construction is caused. Appropriate provisioning for any work over Council's property will be obtained by the appropriate contractor.</i>	<i>Complies</i>
A9.12	<i>Waste Management &amp; Disposal</i>	<i>A waste management plan accompanies the submission of this application for Council's consideration.</i>	<i>Complies</i>
A9.13	<i>Inspection under S68 LGA</i>	<i>Noted</i>	<i>Complies</i>
A9.14 – 9.17	<i>Civil Design &amp; Certification</i>	<i>N/A to proposed development</i>	<i>Complies</i>
A10.1	<i>Signage</i>	<i>N/A to proposed development.</i>	<i>Complies</i>
A11.1	<i>Outdoor Lighting</i>	<i>N/A to proposed development.</i>	<i>Complies</i>
A12.1	<i>Development Near Rail Corridors &amp; Busy Road</i>	<i>N/A to the proposed development.</i>	<i>Complies</i>
A13.1	<i>Telecommunications &amp; Radiocommunication Infrastructure</i>	<i>N/A to the proposed development.</i>	<i>Complies</i>
<b>PART C – Residential Zoned Land-</b>			
C1.1-1.5	<i>Introduction</i>	<i>Noted.</i>	<i>Complies</i>
C1.5	<i>Height of Buildings</i>	<i>No changes to building height onsite.</i>	<i>Complies</i>

C1.6	Building Materials	The proposed building materials are sympathetic to the rural landscape and will be in keeping with the existing finishes and colours of the dwelling house.	Complies
C1.7	Infill Development on Difficult Lots	N/A to development	Complies
C1.8 – C1.9	Signage, Temporary Development	N/A to development	Complies
PART C – Residential Zoned Land			
C2.1 & C2.2	Introduction & Objectives	Satisfactory, no external changes to the existing dwelling house onsite.	Complies
C2.3.1-2.3.2	Dual Occupancy & Secondary Dwellings	N/A to proposal	Complies
C2.4	Development Density & Scale	The proposed development demonstrates compliance with the objectives of this control.  The proposal is compatible with the scale of similar development within the existing streetscape.	Complies
C2.4.3	Maximum Area of Development Footprint:  65% of the Site  Maximum Area of Open Space:  35% of the Site Area  Maximum floor Space Ratio:  0.5:1 (excluding any carport or garage).  The Dual Occupancy component of a residential development shall not exceed the height of the principal dwelling.  Both the principal dwelling and the Dual Occupancy	No changes to existing building footprint, site cover, landscape area or like onsite.	Complies

	<i>dwelling should have clear and direct access from a public street.</i>		
C2.5.1 & C2.5.2	<p><i>Dwelling Orientation</i></p> <p><i>New dwellings shall be orientated to ensure that key living areas and 50% of the primary private open space of that dwelling receive a minimum of 3 hours of direct sunlight on June 21st.</i></p> <p><i>The design the main living areas shall open directly on to private open space to permit adequate sunlight and natural light into the dwelling.</i></p> <p><i>The design of the dwelling shall allow good natural cross ventilation with well considered placement of windows</i></p> <p><i>New development shall not reduce the solar access currently enjoyed in living areas and 50% of the primary private open space of adjacent dwellings so that they receive less than three (3) hours of direct sunlight on June 21st.</i></p>	<p><i>The proposed development complies with this requirement with a BASIX certificate having been provided for both dwellings.</i></p> <p><i>No changes to solar access, private open space or like onsite.</i></p>	Complies
C2.6	<p><i>Front Setbacks:</i></p> <p><i>6.5 metre front setback</i></p>	<i>The existing front setback remains unaffected by the proposed development.</i>	Complies
C2.7	<p><i>Side Setback:</i></p> <p><i>1.5 metres</i></p>	<i>Satisfactory</i>	Complies

C2.8	<p><i>Rear Setback</i></p> <p><i>5.0 metre – 12 metres depending on building height.</i></p> <p><i>* Applicants are advised that the minimum rear setback increases on a sliding scale once the building height at the rear of the dwelling exceeds 3.8m. In this case, the rear setback is calculated as the minimum rear setback for the relevant lot size plus three times the height of the rear of the dwelling which exceeds 3.8m.</i></p>	<i>Satisfactory</i>	<i>Complies</i>
C2.9	<i>Building Height</i>	<i>Satisfactory</i>	<i>Complies</i>
C2.10	<i>Roof Forms</i>	<i>Satisfactory</i>	<i>Complies</i>
C2.11	<i>Dwellings on Corner Allotments</i>	<i>N/A to proposal.</i>	<i>Complies</i>
C2.12	<i>Garaging &amp; Driveways</i>	<i>Refer to DCP variation request in respect to off-street parking provided within this Statement.</i>	<i>Variation Requested</i>
C2.13	<p><i>Landscape Open Space</i></p> <p><i>Minimum 35% of site area of 90m2 whichever is greater.</i></p> <p><i>Maximum development footprint 65% of the site area</i></p> <p><i>Landscape Plan is required which includes all items identified by C2.13.2</i></p>	<i>Satisfactory</i>	<i>Complies</i>
C2.14	<i>Fencing landscaping &amp; Gates</i>	<i>No changes to the existing fencing are proposed in conjunction with this application.</i>	<i>Complies</i>



<i>Section 3 Medium Density Developments</i>			
<i>C3.2.4 – C3.19.2</i>	<i>Dual Occupancy &amp; Secondary Dwelling Developments in R3 Medium Density Residential Zones</i>	<i>N/A to subject site.</i>	<i>Complies</i>
<i>Section 4 – Other Forms of Residential Development</i>			
<i>C4.1</i>	<i>Attached Dwellings, Boarding Houses, Group Homes, Hostels, Semi- detached Dwellings and Shop top Housing.</i>	<i>N/A to subject site.</i>	<i>Complies</i>
<i>Section 5 – Ancillary Development</i>			
<i>C5.1</i>	<i>Introduction</i>	<i>Notes</i>	<i>Complies</i>
<i>C5.2</i>	<i>Garages, Carports and other Detached Buildings containing Non-Habitable Use.</i> <ul style="list-style-type: none"> <li><i>- Non Habitable Buildings for residential purposes is prohibited.</i></li> <li><i>- Maximum combined floor area of 120m2 for lots up to 2,000m2.</i></li> <li><i>- Minimum bulk and scale.</i></li> <li><i>- Maximum height shall be determined by Council staff.</i></li> <li><i>- Non-reflective.</i></li> <li><i>- Minimum 600mm side setback.</i></li> <li><i>- Comply with front building line setback, solar access and privacy.</i></li> </ul>	<i>N/A to proposed development</i>	<i>Complies</i>
<i>Section 6 – Home Business &amp; Home Industry</i>			
<i>C6.1 – C6.3</i>	<i>Home Business Requirements</i>	<i>N/A to proposed development</i>	<i>Complies</i>
<i>Section 7 – Bed &amp; Breakfast</i>			

C7.1 – C7.7	Bed Breakfast Requirements	N/A to proposed development	Complies
Section 8 – Seniors Housing			
C8.1 - C8.8	Seniors Housing Requirements	N/A to proposed development	Complies
Section 9 – Exhibition Homes & Villages			
C9.1 – C9.1.2	Exhibition Homes & Villages Controls	N/A to proposed development	Complies
Section 10 – Neighbourhood Shops			
C10.1 – C10.2	Neighbourhood Shop Controls	N/A to proposed development	Complies
Section 11, 12 & 13 – Educational Establishments, Places of Public Worship, Childcare Centres			
C11- C13	Controls	N/A to proposed development	Complies
Section 15 - 21 –Medium Density Precinct			
C15 – C21	Location & Description	Subject Property N/A as land subject to conservation	Complies

### Section 4.15 – Matters for Consideration

The following is a detailed consideration of Section 4.15 of the Environmental Planning and Assessment Act:

#### **Section 4.15 (1)(a)(i)**

The provisions of the Environmental Planning Instrument.

A detailed assessment of the Local Environmental Plan has been provided in this Statement.

#### **Section 4.15 (1)(a)(ii)**

*The provisions of any publicly exhibited Draft Environmental Planning Instruments*

At the time of preparing this Statement, there were no known Draft Environmental Planning Instruments applicable to the land.

**Section 4.15 (1)(a)(iii)**

*The provisions of any Development Control Plan*

Consideration of the applicable Development Control Plans has been provided in this Statement.

**Section 4.15 (1)(a)(iiia)**

*The consideration of any Planning Agreement.*

No planning agreement has been entered into or proposed in conjunction with this development.

**Section 4.15 (1)(a)(iv)**

*The consideration of any Regulations to the extent that they prescribe matters for the purposes of this paragraph).*

The proposed development can demonstrate compliance with the regulations.

**Section 4.15 (b)**

*The consideration of likely impacts of the development including consideration of the environmental impacts on both the natural and build environment and the social and economic impacts in the locality.*

The proposed development does not have any environmental impacts on the natural or built environment. The proposed development will result in additional housing being provided to service the locality.

**Section 4.15(c)**

*The suitability of the site for the development.*

The proposed development does not result in any adverse impacts on the site. The proposal complies with Council's requirements and is considered to pose minimal impact on the locality and amenity of surrounding properties.

The development is consistent with the objectives of the zone under the Local Environmental Plan and the land use controls identified within the Development Control Plan.

The proposed use will have minimal impact on the locality and amenity of surrounding properties and will complement the existing Council approved land use. It is evident from the above and the assessment provided within this Statement that the site is suitable for the proposed development.

**Section 4.15(d)**

*Any submissions made in accordance with this Act or the Regulations.*

The consideration of submissions cannot be made at the time of preparing this Statement. The applicant requests that an opportunity be provided to respond to any submissions that may be received.

#### **Section 4.15(e)**

*The consideration of public interest.*

The proposed development land use is permissible as already approved by Council. The development is consistent with the applicable objectives of the Local Environmental Plan.

The development is in keeping with the surrounding streetscape and will not result in a negative impact on the local area.

#### **Access Traffic and Utilities**

The development will be utilised for residential purposes and as such the proposal will have very little impact on traffic movements.

Onsite parking to service the proposed development is compliant with the requirements of the intent of Council's DCP and other legislation (i.e SEPP – Exempt and Complying) and results in a total of 3 spaces onsite. These spaces are configured with 1 space behind building line and 2 spaces forward of building line within existing driveway.

All domestic utility services including water, sewer, telecommunication and electricity are already available to service the proposed development.

#### **Economic and Amenity Impacts**

The proposal will not have any impact on the amenity of the surrounding developments. The development will not have any economic consequences to the area. The proposed development will enhance the streetscape.

The development is single storey nature and as such does not result in any overshadowing of neighbouring properties or loss of privacy.

The development will not have any potential environmental impacts associated with the development. Temporary construction measures will be employed to mitigate any environmental impacts during the construction of the proposed development.

### Environmental Impacts

The proposal will not have any impact on the amenity of the surrounding developments. Impacts on the environment will be kept to a minimum during the development in accordance with Council's Local Environmental Plan and Development Control Plan restriction.

The proposed development will have no significant effect on any nearby native habitat, the environment or endangered fauna. The site is not identified as having any aboriginal artefacts or relics.

There are no known previous land uses which would impact on the proposed development.

### Waste and Stormwater Disposal

The proposed sanitary drainage from the development will be disposed to the sewer conveyed by the existing house service line.

Stormwater collected from the development will be drainage to the existing system. The development will not adversely affect overland flow paths.

Waste generated from the construction of the development will be disposed of in accordance with the waste management plan (submitted in conjunction with this application). The ongoing household waste will be disposed of to the waste bins as provided by Council.

### Summary

The proposed development has been designed to comply with the objectives of the relevant Local Environmental Plan and Development Control Plans. The development is in keeping with the streetscape and is considered to provide a positive contribution to the area.

The proposed residential development will have minimal impact on the locality and amenity of surrounding properties.

Given the above, the proposed development is considered worthy of Council's approval. Thank you for consideration of our proposed development.



Graham Isaac

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