

STATEMENT OF ENVIRONMENTAL EFFECTS

DEVELOPMENT APPLICATION - New Residence

To: Wingecarribee Shire Council
At: Lot 1 DP 129067
293 Old South Road, Mittagong

PREPARED BY:

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1.0 INTRODUCTION

This report has been prepared in support of a Development Application submitted to Wingecarribee Shire Council for the property listed as No. 293 Old South Road, Mittagong being Lot 1 DP 129067.

The application seeks approval for a new residence to include a new indoor swimming pool and parking and utility buildings. The site includes an existing dwelling with associated garage/shed which are to be removed. The existing farm shed building is to be retained.

This statement is to be read in conjunction with the attached architectural drawings numbered 2001 DA100-702 dated May 2021 prepared by Voarc architects.

All the design work has been carried out with considerable thought and consultation with Council's officers. The proposal is designed to be of a high architectural quality, which is sensitive and protective of its local context. In this, the design aims to satisfy the objectives of the Wingecarribee Local Environmental Plan 2010 and the Wingecarribee Shire Development Control Plan 2019.

The proposed works are considered appropriate for the site and its locality and should be recommended for Council's favourable consideration. This report further describes the design of the proposed development to this effect and provides a detailed assessment of its likely impacts.

2.0 SITE ANALYSIS & DESIGN

2.1 LOCATION & FEATURES OF THE SITE

The subject site is located at 293 Old South Road, Mittagong being Lot 1 DP 129067.

The site has a western address onto Old South Road, it is roughly rectangular in shape with an angled frontage at the boundary and a site frontage of approximately 421.20m (at the street frontage) and a maximum depth of approximately 976.50m and has an overall site area of 401,300.00 sqm (40.13ha).

The land contains an existing dwelling with associated garaging, which will be removed. The site also contains a work/ farm shed which is to be retained. The location and layout of the existing buildings are shown on the accompanying site analysis plan.

The site is zoned Environmental Management E3 under the provisions of the Wingecarribee Shire Local Environmental Plan 2010 (WLEP).

2.2 SITE & CONTEXT ANALYSIS

The site is of sufficient size to accommodate the proposed works, and the accompanying plans demonstrate compliance with Council's development controls.

The size and orientation of the site and the setbacks are such that the proposed works, will have minimal impacts on surrounding properties in relation to overshadowing and privacy impacts.

A site analysis diagram has been produced showing existing surrounding developments and open space. The proposed works have been sited after the consideration of the site analysis and the standards and objectives contained in the relevant codes and regulations.

3.0 THE PROPOSAL

The purpose of the works is to create a comfortable dwelling that comprises as many of the amenities available to others in the area. The existing residence is rather small and constraint for the needs of the young growing family, therefore with the proposed works the family will improve their living and sleeping quarters, which will improve the amenity of the land. In addition, the new dwelling caters for the elderly parents, thus extended family for accessibility and liveability. A new indoor swimming pool is proposed within the dwelling complex. The land contains an existing dwelling with associated garaging which will be removed. The site also contains a work/ farm shed which is to be retained. The site area is 401,300.00 sqm (40.13ha), which is adequate to accommodate the proposed and existing structures.

The proposed new residence's location is considerate of its setting, so it minimises impact on the existing landscape setting. It is located in an area where there are not too many trees to clear and avoids the slope to not impact on the topography of the site. The proposal is located on a flatter plain and is not located on a ridge to therefore limit the need for excavation. The placement of the new dwelling has a distance from the watercourse on the land, so there is no impact on it. The location of the new residence is required to be in the vicinity of the other structures on site. Due to the size of the land, there are no adverse impacts on the neighbouring properties in terms of privacy or shadow impacts. The proposed dwelling is located at the edge and screened by a vegetated area and does not dominate the landscape. Therefore, the location of the new dwelling is appropriate because it minimises impacts and it is not highly visible from the street or neighbouring properties.

Generally, the new residence when completed shall provide a better and healthier living environment. The proposed dwelling will significantly improve the amenity, functionality and economic viability of the land, and is in keeping with the scale and character of the area.

The following statement describes how the works allow compliance with the relevant building regulations – namely, the Wingecarribee Shire Local Environmental Plan 2010 and the Wingecarribee Shire DCP Rural Lands 2019.

4.0 WINECARRIBEE SHIRE LOCAL ENVIRONMENTAL PLAN 2010 (WLEP)

4.1 Zoning

The site is zoned Environmental Management E3 under the provisions of the Wingecarribee Shire Local Environmental Plan 2010 (WLEP). The proposed use is not listed as a prohibited use in the LEP and therefore it is permissible. The objectives of the E3 zone are:

- *To protect, manage and restore areas with special ecological, scientific, cultural or aesthetic values.*
- *To provide for a limited range of development that does not have an adverse effect on those values.*
- *To encourage the retention of the remaining evidence of significant historic and social values expressed in existing landscape and land use patterns.*
- *To minimise the proliferation of buildings and other structures in these sensitive landscape areas.*
- *To provide for a restricted range of development and land use activities that provide for rural settlement, sustainable agriculture, other types of economic and employment development, recreation and community amenity in identified drinking water catchment areas.*
- *To protect significant agricultural resources (soil, water and vegetation) in recognition of their value to Wingecarribee's longer term economic sustainability.*

The existing site contains a single dwelling use and will continue as such under the proposal. The use is permitted under the LEP.

4.2 Height of Buildings Map

There is no specified height limit to the proposal.

4.3 Minimum Lot Size

The minimum lot size allowable is 40ha.

The proposal has a lot size area of 40.13ha, therefore the site meets the minimum lot size requirement.

4.4 Floor space ratio

There is no specified maximum allowable floor space to the proposal.

4.5 Heritage Conservation

Under the Heritage map, the subject site is not listed in a Heritage Conservation area.

4.6 Foreshore Building Line Map

The subject site is not listed in the Foreshore Building Line Map Area.

4.7 Land Reservation Acquisition Map

Under the Land Reservation Acquisition map, the subject site is not located within a Land Reservation Acquisition area.

4.8 Riparian Lands and Watercourses

The subject site is located within the Riparian Lands and Watercourses, however is not a Category 2 - Aquatic & Terrestrial Habitat (within 30 metres from the top of stream bank on each side) or a Category 3 - Bank Stability & Water Quality (within 10 metres from the top of stream bank on each side). In fact, the proposed works are located approximately 250m away from the watercourse within the site (Chain of Ponds Creek).

4.9 Drinking Water Catchment

The subject site is located within a Sub Catchment Boundaries Area.

5.0 WINECARRIBEE SHIRE COUNCIL DEVELOPMENT CONTROL PLAN 2019

5.1 WDCP – PART A RURAL LANDS

5.1.1 Zone Distribution & Objectives

CONTROLS	COMPLIANCE	SUPPORTING ARGUMENT
Environmental Management (E3) The primary purpose of the E3 zoned land is to protect, manage and restore areas of the Shire with special ecological, scientific, cultural or aesthetic values. Development is permitted, provided it does not have an adverse effect on those values.	Yes	The site is located in an Environmental Management (E3) zoned land. The primary purpose of the E3 zoned land is to protect, manage and restore areas of the Shire with special ecological, scientific, cultural or aesthetic values. The proposal satisfies the primary purpose of the E3 zoned land and it does not have an adverse effect on those values.

5.1.2 Site Analysis

CONTROLS	COMPLIANCE	SUPPORTING ARGUMENT
The Site Analysis Report shall comprise: (a) A Site Analysis Drawing, identifying the following site features: (i) The slope and contours of land; (ii) The location and nature (whether perennial or intermittent) of any watercourses as indicated on Council's Resources Sensitivity Maps, (iii) The location and nature of waterways, water bodies or drainage depressions. (iv) The location and nature of associated riparian corridor requirements, potential flooding or drainage characteristics;	Yes	i) The site analysis submitted in the subject DA, includes: (i) The slope and contours of land; (ii) The location and nature (whether perennial or intermittent) of any watercourses as indicated on Council's Resources Sensitivity Maps, (iii) The location and nature of waterways, water bodies or drainage depressions. (iv) The location and nature of associated riparian corridor requirements, potential flooding or drainage characteristics; (v) The orientation of the land including the marking of true north;

<p>(v) The orientation of the land including the marking of true north;</p> <p>(vi) The location, extent and nature of any existing development, buildings and activities upon, adjacent and in proximity to the land;</p> <p>(vii) The location and nature of any utility services;</p> <p>(viii) The location and description of any trees and vegetation upon, adjacent and in proximity to the land;</p> <p>(ix) The existing means of vehicle and pedestrian access;</p> <p>(x) Any items or places of known Aboriginal and European cultural heritage;</p> <p>(xi) The direction and nature of prevailing climate characteristics such as wind direction and rainfall;</p> <p>(xii) Any potential bush fire threat;</p> <p>(xiii) Any significant views and vistas to the land, particularly from a public place or from the land itself; and</p> <p>(xiv) The location and nature of any other known constraint to development of the land, including potential soil contamination, noise sources, geotechnical issues.</p>		<p>(vi) The location, extent and nature of any existing development, buildings and activities upon, adjacent and in proximity to the land;</p> <p>(vii) The location and nature of any utility services;</p> <p>(viii) The location and description of any trees and vegetation upon, adjacent and in proximity to the land;</p> <p>(ix) The existing means of vehicle and pedestrian access;</p> <p>(x) Any items or places of known Aboriginal and European cultural heritage;</p> <p>(xi) The direction and nature of prevailing climate characteristics such as wind direction and rainfall;</p> <p>(xii) Any potential bush fire threat;</p> <p>(xiii) Any significant views and vistas to the land, particularly from a public place or from the land itself; and</p> <p>(xiv) The location and nature of any other known constraint to development of the land, including potential soil contamination, noise sources, geotechnical issues.</p> <p>The site analysis includes a plan drawn to scale, addressing the specific details and format requirements identified in the DA Guide.</p>
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5.1.3 Cut and Fill

CONTROLS	COMPLIANCE	SUPPORTING ARGUMENT
<p>a) Where the cut and fill objectives cannot be met, the development must be stepped in order to accommodate the contours of the site.</p> <p>b) Any cut and fill required shall comply with the maximum controls set out in Clause 7.3 (Earthworks) of Wingecarribee Local Environmental Plan 2010.</p>	Yes	<p>a) The cut and fill objectives are met, in order to accommodate the contours of the site.</p> <p>b) The cut and fill comply with the maximum controls set out in Clause 7.3 (Earthworks) of Wingecarribee Local Environmental Plan 2010.</p> <p>The proposed works minimises cut and fill by locating the new works to follow the topography of the land.</p>

5.1.4 Siting of Rural Buildings

CONTROLS	COMPLIANCE	SUPPORTING ARGUMENT
<p>Objectives and Controls for the siting and design of buildings within a rural location.</p> <p>Generally, the location of rural buildings is based on practical considerations regarding the efficient undertaking of rural activities. However it is also important that consideration be given to the impact of these buildings on the rural landscape. Rural buildings can be an attractive addition to the environment if located correctly and constructed from materials which soften into the landscape as they age.</p> <p>Also, in recent years, Council has noticed the tendency to locate residential dwellings where they are more visible</p>	Yes	<p>The location of the proposed rural building considers its impact of these buildings on the rural landscape. The proposed rural building is an attractive addition to the environment it is located correctly on a flatter plain and is not located on a ridge to therefore limit the need for excavation. It is in an area where there are not too many trees to clear and avoids the slope to not impact on the topography of the site and constructed from materials which soften into the landscape as they age.</p> <p>In recent years, Council has noticed the tendency to locate residential dwellings where they are more visible within the rural landscape, including along ridge lines. The proposal is not located along a ridge line, it is screened behind significant vegetation, which minimises its</p>

<p>within the rural landscape, including along ridge lines.</p> <p>a) The maximum height of any non-residential building shall be determined by Council staff with reference to the objectives of the zone, the location of the proposed development and any relevant environmental and amenity considerations.</p> <p>b) No single rural building or structure shall generally occupy a ground level building footprint of more than 600 square metres (except as permitted in Section B6.5.2 – Equine Facilities). The building footprint excludes any area on which works or structures are carried out or constructed beneath the natural ground level, provided disturbance of the natural ground surface is kept to a minimum and there is no adverse visual or environmental impact.</p> <p>(c) The total area of all land occupied by the ground level building footprint of all rural buildings and other structures shall not generally exceed a total ground level footprint of 1000 square metres (except as permitted in Section B6.5.2 – Equine Facilities), excluding any area on which works or structures are carried out or constructed beneath the natural ground level.</p> <p>(d) All rural buildings are generally to be within building envelopes that are separated from each other by a distance of not more than 30 metres and not less than 5 metres.</p> <p>(e) No rural building or structure is to be located closer than 20 metres from any public road, unless assessed by Council as appropriate due to site constraints.</p> <p>(f) Rural buildings and structures shall be constructed from non-reflective materials. Zinalume is not permissible.</p> <p>(g) Have regard to applicable Landscape Conservation controls.</p>	<p>appearance.</p> <p>It is important to note the following:</p> <p>i. The Flora and Fauna Assessment prepared by Ecological supports the location of the proposal;</p> <p>ii. The size of the ground level building footprint is more than 600 square metres, given the size of the land it can accommodate the size;</p> <p>iii. The proposal improves the amenity of the land, it caters for the immediate family and the elderly parents, thus extended family and liveability. Thus, planning for people recognises that liveability not only contributes to productivity and sustainability, but is also an important influence on individual wellbeing and community cohesion;</p> <p>iv. The location of the new dwelling is not visible from the streetscape, as it is located quite a distance from the front boundary and is heavily screened by the existing vegetation plotted around the site;</p> <p>a) The proposal is not for a non-residential building.</p> <p>b) The proposed works occupy a ground level building footprint of more than 600 square metres. The existing building farm building which is to be retained was used for an Equine Facility. It should be noted it was used as an Equine Facility in the past. There are no works to be constructed beneath the natural ground level.</p> <p>(c) As mentioned above the existing farm building is to be retained as it was used as an Equine Facility. However, the total area of all land occupied by the ground level building footprint of all rural buildings and other structures exceeds a total ground level footprint of 1000 square metres. However, the size of the proposal satisfies the Objectives and Controls for the siting and design of buildings within a rural location.</p> <p>i. The Flora and Fauna Assessment prepared by Ecological supports the location of the proposal;</p> <p>ii. The size of the ground level building footprint is more than 600 square metres, given the size of the land it can accommodate the size;</p> <p>iii. The proposal improves the amenity of the land, it caters for the immediate family and the elderly parents, thus extended family and liveability. Thus, planning for people recognises that liveability not only contributes to productivity and sustainability, but is also an important influence on individual wellbeing and community cohesion;</p> <p>iv. The location of the new dwelling is not visible from the streetscape, as it is located quite a distance from the front boundary and is heavily screened by the existing vegetation plotted around the site;</p> <p>(d) The proposal rural buildings are generally to be within building envelopes that are separated</p>
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		<p>from each other by a distance of not more than 30 metres and not less than 5 metres.</p> <p>(e) No rural buildings or structures are located closer than 20 metres from any public road.</p> <p>(f) The rural buildings and structures are constructed from non-reflective materials.</p> <p>(g) The proposal has regard to the applicable Landscape Conservation controls, refer to the Flora and Fauna Assessment Report prepared by Ecological.</p>
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5.1.5 Earth Works

CONTROLS	COMPLIANCE	SUPPORTING ARGUMENT
<p>(a) The origin and composition of any fill brought into the rural areas must be documented.</p> <p>(b) No contaminated fill, including any building waste fill of unknown origin, must be brought into the Rural Areas.</p> <p>(c) No fill containing materials that may cause harm to a site or persons using a site may be brought into the rural areas.</p> <p>(d) Any excavation works must take into consideration the following:</p> <p>(i) possible wildlife habitat,</p> <p>(ii) The need and purpose of the excavation</p> <p>(iii) The scenic impact (both on and off site)</p> <p>(iv) Erosion mitigation measures</p>	Yes	<p>a) There is no fill brought into the area.</p> <p>b) No contaminated fill, including any building waste fill of unknown origin, is brought into the Rural Area.</p> <p>(c) No fill containing materials that may cause harm to a site or persons using a site is to be brought into the rural areas.</p> <p>(d) The excavation works takes into consideration the following:</p> <p>(i) possible wildlife habitat;</p> <p>(ii) The need and purpose of the excavation;</p> <p>(iii) The scenic impact (both on and off site);</p> <p>(iv) Erosion mitigation measures;</p>

5.1.6 Protection of Trees, Bushland and Vegetation during Construction and Development

CONTROLS	COMPLIANCE	SUPPORTING ARGUMENT
<p>(a) All works and services associated with construction of rural development (development location, stockpiles, rubbish, site sheds services access and egress of all vehicles etc) must be sited to ensure they will have no negative impact on trees, vegetation and bush land that is to be retained on site. This will require these to be located clear of any Tree Protection Zones.</p> <p>(b) Best practice methodologies must be employed to maintain Tree Protection Zones. This will include the size of the zone, appropriate fencing/buffering etc</p> <p>(c) Best practice methodologies must be employed in the design and installation of any services to the site to ensure the long term viability of trees, vegetation and bush land. This needs to include no interruption to flow paths of surface water.</p> <p>(d) Siltation control fences and measures must be provided to protected vegetation trees, bush land and riparian zones.</p>	Yes	<p>(a) All works and services associated with construction of the dwelling (development location, stockpiles, rubbish, site sheds services access and egress of all vehicles etc) are sited to ensure they will have no negative impact on trees, vegetation and bush land that is to be retained on site. This will require these to be located clear of any Tree Protection Zones.</p> <p>(b) Best practice methodologies are to be employed to maintain Tree Protection Zones. This will include the size of the zone, appropriate fencing/buffering etc</p> <p>(c) Best practice methodologies are to be employed in the design and installation of any services to the site to ensure the long term viability of trees, vegetation and bush land. This needs to include no interruption to flow paths of surface water.</p> <p>(d) Siltation control fences and measures are to be provided to protect vegetation trees, bush land and riparian zones.</p> <p>(e) No clearing of vegetation on land with slopes of 18 degrees or greater is proposed.</p>

<p>(e) No clearing of vegetation on land with slopes of 18 degrees or greater.</p> <p>(f) An Arborist or qualified horticultural may be required to supervise works on site to ensure the retention of nominated trees, vegetation or bush land.</p> <p>(g) No removal of trees or other vegetation from an Item of Heritage or from a property within a Landscape or Heritage Conservation Area shall occur without the consent of Council under the provisions of Section A4.11 below.</p>		<p>(f) An Arborist or qualified horticultural may be required to supervise works on site to ensure the retention of nominated trees, vegetation or bush land.</p> <p>(g) The property does not contain an Item of Heritage or is within a Landscape or Heritage Conservation Area.</p>
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5.1.7 Development within Sydney's Drinking Water Catchments

CONTROLS	COMPLIANCE	SUPPORTING ARGUMENT
<p>(a) Under the REP, Council cannot grant development consent unless it is satisfied the development will have a neutral or beneficial effect on water quality. In assessing whether a proposed development has a neutral or beneficial effect on water quality, Council must be satisfied that:</p> <p>(i) the development has no identifiable potential impact on water quality; or</p> <p>(ii) will contain any such impact on the site of the development and prevent it from reaching any watercourse, water body or drainage depression on the site; or</p> <p>(iii) will transfer any such impact outside the site by treatment in a facility to the required standard and disposal approved by the consent authority; and</p> <p>(iv) the development incorporates the SCA's current recommended practices (or equivalent standards and practices) which represent best industry or development practice in terms of maintaining water quality.</p> <p>(b) Any proposed development which Council believes does not have a neutral or beneficial effect on water quality must be referred by Council to the SCA, for a decision on concurrence, before development approval can be given. The SCA in granting concurrence may impose conditions to ensure a neutral and beneficial impact on water quality. If the SCA is not satisfied a neutral and beneficial impact on water quality can be achieved, concurrence will be withheld and Council will not be able to approve the development. For information on the REP and the SCA's current recommended practices, applicants should refer to the SCA's website.</p> <p>(c) To enable Council and the SCA to assess whether a development will have a neutral or beneficial effect on water quality, all development applications in the</p>	<p>Yes</p>	<p>(a) An On-site Wastewater Management Report is prepared by Earthwise Environmental Consultants to assess whether a proposed development has a neutral or beneficial effect on water quality. The report identifies the following:</p> <p>(i) the development has no identifiable potential impact on water quality; or</p> <p>(ii) will contain any such impact on the site of the development and prevent it from reaching any watercourse, water body or drainage depression on the site; or</p> <p>(iii) will transfer any such impact outside the site by treatment in a facility to the required standard and disposal approved by the consent authority; and</p> <p>(iv) the development incorporates the SCA's current recommended practices (or equivalent standards and practices) which represent best industry or development practice in terms of maintaining water quality.</p> <p>(b) The proposed development is not one in which Council believes does not have a neutral or beneficial effect on water quality must be referred by Council to the SCA, for a decision on concurrence, before development approval can be given.</p> <p>(c) The On-site Wastewater Management Report enables Council and the SCA to assess the development will have a neutral or beneficial effect on water quality.</p> <p>(d) A Water Cycle Management Study accompanying the development application includes the following components:</p> <p>(i) Clearly outlines the development proposed, including a detailed site plan which includes site constraints;</p> <p>(ii) A summary and location of the water quality control measures proposed as part of the development;</p> <p>(iii) A statement, based on the information in the Water Cycle Management Study, as to whether the development has a neutral or beneficial effect on water quality, consistent with the SCA's</p>

<p>drinking water catchments must be accompanied by a Water Cycle Management Study. The contents of a Water Cycle Management Study, including the information, reports and modelling required, will vary according to the type of development and the risks it poses to water quality, with more in-depth studies required for developments that pose a higher risk. The SCA has published the Neutral or Beneficial Effect on Water Quality Assessment Guidelines to assist councils and applicants (available on the SCA's website which categorises developments into five modules according to complexity and the risk to water quality, as identified in the table below.</p> <p>(d) A Water Cycle Management Study accompanying a development application must include the following components:</p> <p>(i) Clearly outline the development proposed, including a detailed site plan which includes site constraints</p> <p>(ii) A summary and location of the water quality control measures proposed as part of the development</p> <p>(iii) A statement, based on the information in the Water Cycle Management Study, as to whether the development has a neutral or beneficial effect on water quality, consistent with the SCA's Neutral or Beneficial Effect on Water Quality Assessment Guidelines.</p> <p>(e) In addition, the Water Cycle Management Study should contain the following reports or modelling as appropriate, based on the development type.</p>		<p>Neutral or Beneficial Effect on Water Quality Assessment Guidelines.</p> <p>(e) The Water Cycle Management Study contains the following reports or modelling based on the development type – Dwelling House.</p>
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5.1.8 Water Sensitive Design

CONTROLS	COMPLIANCE	SUPPORTING ARGUMENT
<p>WSD controls are to be satisfied for all development applications and integrated into the Water Cycle Management Study (or equivalent plan) for the proposed development and included in all modelling conducted (e.g. MUSIC or small-scale stormwater quality modelling).</p> <p>Objective 1: Conservation of potable water</p> <p>Controls:</p> <p>1. All development within the shire is to utilise potable water efficiently. For residential dwellings including houses and units, the requirements of BASIX ensures the development complies with NSW planning requirements to conserve water. For all other development within the shire, the following must be achieved:</p>	<p>Yes</p>	<p>WSD controls are to be satisfied for the development application and integrated into the Water Cycle Management Study.</p> <p>Objective 1: Conservation of potable water</p> <p>Controls:</p> <p>1. For residential dwellings including houses the requirements of BASIX ensures the development complies with NSW planning requirements to conserve water. The following is achieved:</p> <p>(a) Minimum 3A* star rated shower heads, tap fittings and toilet flush systems are installed refer to the BASIX Certificate.</p> <p>(b) The Installation of a 25,000L rainwater tank is to be utilised on site for watering of landscaping and plumbed to toilets and laundry facilities. Size of tank is 25,000L to utilise water onsite. Rainwater tanks is sized to capture (at</p>

<p>(a) Minimum 3A* star rated shower heads, tap fittings and toilet flush systems.</p> <p>(b) Installation of rainwater tank/s to be utilised on site for watering of landscaping and may be plumbed to toilets and/ or laundry facilities. Size of tank will vary in accordance with development type and capacity to utilise water onsite. Rainwater tanks should be sized to capture (at minimum) the first 10mm of rainfall runoff from all building roofs proposed onsite.</p> <p>*3A star rating means a fixture or appliance is rated to that level of water efficiency in accordance with AS/NZS 6400:2005 Water efficient products rating and labelling.</p> <p>Objective 2: Protection of natural ecosystems and waterways</p> <p>Controls:</p> <p>2. Development should not occur within riparian buffer zones outlined in Wingecarribee Shire Council Local Environment Plan 2010 (Clause 7.5 Natural Resource Sensitivity – Water and related maps) and vegetation within the riparian buffer distances is to be maintained and intact.</p> <p>Objective 3: Protection of water quality entering natural ecosystems and waterways</p> <p>Controls:</p> <p>3. All development within the shire must comply with the requirements of SEPP (Drinking Water Catchment) 2011 to ensure water quality exiting a site post development achieves a neutral or beneficial effect (NorBE) in comparison to pre-development water quality runoff.</p> <p>4. Development which proposes to re-develop an existing, developed site (particularly those used previously for commercial and/ or industrial purposes), the proposed development must comply with one of the following, whichever provides the greatest treatment of water:</p> <p>Objective 4: Minimisation of surface runoff entering natural ecosystems and waterways</p> <p>Controls:</p> <p>5. For development within the shire which proposes to subdivide land and create four or more allotments, the maximum discharge for the 1:100 year storm shall not exceed the pre-development discharge.</p> <p>Objective 5: Integration of stormwater and wastewater treatments into the natural landscape to enhance visual, social, cultural and ecological values</p> <p>Controls:</p>		<p>minimum) the first 10mm of rainfall runoff from all building roofs proposed onsite.</p> <p>*3A star rating means a fixture or appliance is rated to that level of water efficiency in accordance with AS/NZS 6400:2005 Water efficient products rating and labelling. Refer to the BASIX Certificate.</p> <p>Objective 2: Protection of natural ecosystems and waterways</p> <p>Controls:</p> <p>2. The development does not occur within the riparian buffer zones outlined in Wingecarribee Shire Council Local Environment Plan 2010 (Clause 7.5 Natural Resource Sensitivity – Water and related maps) and vegetation within the riparian buffer distances is to be maintained and intact.</p> <p>Objective 3: Protection of water quality entering natural ecosystems and waterways</p> <p>Controls:</p> <p>3. The proposal complies with the requirements of SEPP (Drinking Water Catchment) 2011 to ensure water quality exiting a site post development achieves a neutral or beneficial effect (NorBE) in comparison to pre-development water quality runoff.</p> <p>4. The proposal does not seek a development which proposes to re-develop an existing, developed site for commercial and/ or industrial purposes.</p> <p>Objective 4: Minimisation of surface runoff entering natural ecosystems and waterways</p> <p>Controls:</p> <p>5. The development does not seek to subdivide the land.</p> <p>Objective 5: Integration of stormwater and wastewater treatments into the natural landscape to enhance visual, social, cultural and ecological values</p> <p>Controls:</p> <p>The development does not propose to pipe or channel riparian corridors or waterways.</p>
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<p>Development must not propose to pipe or channel riparian corridors or waterways. Current recommended practices outlined within SEPP (Sydney Drinking Water Catchment) 2011 and current best practice technical guides must be utilised to ensure effective functioning of treatment options utilised.</p> <p>When planning and designing development within the Shire, reference is to be made to Current Recommended Practices contained within SEPP (Sydney Drinking Water Catchment) 2011 and current best practice guidelines and technical documents such as:</p> <p>Technical Guides: Australian Runoff Quality – A Guide to Water Sensitive Urban Design (Engineers Australia, 2006).</p> <p>Water Sensitive Urban Design Engineering Procedures: Stormwater (Melbourne Water, 2005).</p> <p>Water Sensitive Urban Design (Landcom, 2009).</p>		
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5.1.9 Protection of Watercourses, Water bodies and Riparian Lands

CONTROLS	COMPLIANCE	SUPPORTING ARGUMENT
<p>All development in the rural areas shall comply with the riparian zone requirements compiled by the Department of Water and Energy.</p> <p>(b) All proposed developments located within or adjacent to aquatic habitats shall comply with the Department of Primary Industries "Policy and Guidelines – Aquatic Habitat Management and Fish Conservation 1999, available online from NSW Fisheries.</p> <p>(c) Many developments within or adjacent to natural waterbodies and riparian land (waterways) such as rivers, creeks, wetlands and lakes are subject to the provisions of the Fisheries Management Act 1994. The Act may apply regardless of whether development consent from Council is required or has been granted. Penalties may apply for breaching provisions of the Act. Applicants are strongly advised to contact the Department of Primary Industries for advice before undertaking any development work in these areas.</p> <p>(d) Applicants shall take into account if a natural waterbody and riparian land has been nominated by the Department of Primary Industries as a "Fish Migration Route" or "Key Fish Habitat". In such instances developments shall not obstruct the free passage of fish.</p> <p>(e) If land adjoining riparian land is to be utilised for extensive livestock agriculture,</p>	Yes	<p>(a) The development in the rural areas complies with the riparian zone requirements compiled by the Department of Water and Energy.</p> <p>(b) The proposal located within or adjacent to aquatic habitats comply with the Department of Primary Industries "Policy and Guidelines – Aquatic Habitat Management and Fish Conservation 1999.</p> <p>(c) The proposal within or adjacent to natural waterbodies and riparian land (waterways) such as rivers, creeks, wetlands and lakes may be subject to the provisions of the Fisheries Management Act 1994.</p> <p>(d) The proposal takes into account the natural waterbody and any riparian land nominated by the Department of Primary Industries as a "Fish Migration Route" or "Key Fish Habitat". In such instance the development shall not obstruct the free passage of fish.</p> <p>(e) The land adjoining the riparian land is not to be utilised for extensive livestock agriculture, therefore the riparian corridors are not required to be fenced to ensure stock cannot gain access to the riparian land.</p> <p>(f) If required consultation with relevant Council staff as part of a land use application for land adjoining or in close proximity to known riparian land, a system of replanting and/or revegetation with native species endemic to the region is to be undertaken.</p> <p>(g) Council does not need to impose riparian corridor development standards as the works are for a dwelling house only.</p>

<p>riparian corridors must be fenced to ensure stock cannot gain access to the riparian land.</p> <p>(f) As a part of a land use application for land adjoining or in close proximity to known riparian land, a system of replanting and/or revegetation with native species endemic to the region is to be undertaken in consultation with relevant Council staff.</p> <p>(g) Council may impose riparian corridor development standards as a part of a land use application, even if the land subject to the land use application is not within the riparian corridor or classed as riparian lands. This is to ensure that the repair, protection and management of these areas are undertaken where ever possible.</p>		
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5.1.10 Development Controls for Bushfire Prone Land

CONTROLS	COMPLIANCE	SUPPORTING ARGUMENT
<p>(g) All rural development (including the upgrade of existing buildings/structures, dwellings, industry) must comply with the requirements of the Building Code of Australia and associated Australian Standards.</p> <p>(h) Council may consult with the NSW Rural Fire Service to determine bushfire safety requirements. In some instances a bush fire safety analysis may be required to be prepared by a suitable qualified person (for more information in this regard please contact Council), and submitted with the land use application.</p> <p>(i) Compliance is required with the most recent version of the document Planning for Bushfire Protection produced by the NSW Rural Fire Service. (Further information is available from Council).</p>	Yes	<p>(g) All rural development (including the proposed dwellings) complies with the requirements of the Building Code of Australia and associated Australian Standards.</p> <p>(h) Council may consult with the NSW Rural Fire Service to determine bushfire safety requirements. A bush fire safety analysis is prepared by a suitable qualified person and submitted with this application.</p> <p>(i) Compliance is required with the most recent version of the document Planning for Bushfire Protection produced by the NSW Rural Fire Service.</p> <p>Refer to the Bushfire Hazard Assessment Report prepared by Harris Environmental Consulting.</p>

5.1.11 Property Entrances and Front Fencing

CONTROLS	COMPLIANCE	SUPPORTING ARGUMENT
<p>(a) Front entrances shall be designed to the satisfaction of Council with regard to width, degree of splay and surface materials to ensure that vehicles may access the site in all weather without adversely impacting on the road surface or traffic flows.</p> <p>(b) Gates are to be setback a minimum of 20m from the road frontage. Where Council believes that over-long vehicles will access the site on a regular basis, a setback great than 20 metres may be required.</p> <p>(c) Gates are to be of a design appropriate to a rural landscape.</p>	Yes	<p>a. The front entrance is existing and is to be retained.</p> <p>b. The gate is existing and is to be retained.</p> <p>c. The gate is existing and is to be retained.</p>

<p>(d) Fencing is to be constructed of traditional rural materials such as timber post and rail, or timber and wire, depending on whether the primary objective is visual, or to effectively contain stock.</p> <p>(e) Solid front fences are not permitted except for short distances as gate supports on either side of the front entrance.</p> <p>(f) Timber paling fencing is not permissible on any rural property.</p> <p>(g) Fencing must not impede view lines accessed from the public domain, including roads.</p> <p>(h) Fencing must not prevent the natural flow of overland water, such as stormwater and runoff.</p>		<p>d. The fencing is existing and is to be retained.</p> <p>e. Solid front fences are not proposed.</p> <p>f. Timber paling fencing is not proposed.</p> <p>g. The fencing is existing and will not impede view lines accessed from the public domain, including roads.</p> <p>h. The fencing does not prevent the natural flow of overland water, such as stormwater and runoff.</p>
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5.2 WDCP – PART B RURAL LANDS

5.2.1 Objectives for the Siting of Residential Development

CONTROLS	COMPLIANCE	SUPPORTING ARGUMENT
<p>(a) development is responsive to the scenic and historic landscapes of the Shire.</p> <p>(b) development recognises, protects and promotes the scenic qualities of its immediate and wider setting. Rural developments must respect the landscape setting, not attempt to dominate it.</p> <p>(c) scenic resources and values of the Shire are recognised and protected with regard to existing and future tourism potential, particularly in relation to any views and vistas from a public place.</p> <p>(d) landscape features such as prominent ridge lines, hill tops, horizons, slopes and topographic features that are prominent when viewed from a public place are protected from the siting and design and landscaping of rural development that conflicts with their prominence and scenic qualities.</p> <p>(e) dominant scenic character and quality of the Shire are maintained by ensuring that new developments are located designed, coloured and landscaped in a way that complements the existing and desired future character of the area in which they are situated.</p> <p>(f) developments are landscaped in a way that complies with the definition and standards of a vegetative barrier planting and is compatible with and which complements and enhances the scenic quality and historic character of the locality, using plant species that are</p>	Yes	<p>The proposed new residence's location is considerate of its setting, so it minimises impact on the existing landscape setting. It is located in an area where there are not too many trees to clear and avoids the slope to not impact on the topography of the site. The proposal is located on a flatter plain and is not located on a ridge to therefore limit the need for excavation and to protect natural landscapes. The placement of the new dwelling has a considerable distance from the watercourse on the land, thus minimal impact on it. The location of the new residence is required to be in the vicinity of the other structures on site. Due to the size of the land, there are no adverse impacts on the neighbouring properties in terms of privacy or shadow impacts. Therefore, the location of the new dwelling is appropriate because it minimises impacts and it is not highly visible from the street or neighbouring properties.</p> <p>(a) The proposal is responsive to the scenic and historic landscapes of the Shire, by placing it below the ridgeline and protecting the natural setting of the land.</p> <p>(b) The proposal recognises, protects and promotes the scenic qualities of its immediate and wider setting. The new residence respects the landscape setting and does not attempt to dominate it by occurring below the ridge line to protect the natural setting and using natural stone and brick materials in the development to blend in.</p> <p>(c) In the proposal scenic resources and values of the Shire are recognised and protected with regard to existing and future tourism potential,</p>

<p>appropriate to the natural and cultural landscape features.</p> <p>(g) siting of rural development leads to appropriate outcomes for the community while considering the privacy and amenity of adjacent property owners.</p> <p>(h) development proceeds in a manner that recognises the principles of Ecologically Sustainable Development. This includes relevant issues such as the siting of development in a manner that limits exposure to the elements.</p>		<p>particularly in relation to any views and vistas from a public place. The proposal does not block any views and vistas from a public place.</p> <p>(d) The landscape features such as prominent ridge lines, hill tops, horizons, slopes and topographic features that are prominent when viewed from a public place are protected from the siting, design and landscaping of the proposed works.</p> <p>(e) The dominant scenic character and quality of the Shire are maintained by ensuring that the new residence is located, designed, coloured (using natural stone and brick) and landscaped in a way that complements the existing and desired future character of the area in which they are situated.</p> <p>(f) The proposal is landscaped in a way that complies with the definition and standards of a vegetative barrier planting and is compatible with and which complements and enhances the scenic quality and historic character of the locality, using plant species that are appropriate to the natural and cultural landscape features.</p> <p>(g) The siting of the proposal considers the privacy and amenity of adjacent property owners, as it is screened by vegetation at the boundaries.</p> <p>(h) The proposal development proceeds in a manner that recognises the principles of Ecologically Sustainable Development. This includes relevant issues such as the siting of development in a manner that limits exposure to the elements and in a zone with not too many trees to clear, it also avoids the slope to not impact on the topography of the site.</p>
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5.2.2 Performance Standards - Development Location

CONTROLS	COMPLIANCE	SUPPORTING ARGUMENT
<p>(a) Development will be placed in locations on the land where visual impacts on views, features such as ridge lines, hill tops, horizons, prominent slopes and topographic features will be minimised, when these are viewed from a public place.</p> <p>(b) The visual impact of buildings with respect to siting and visibility will be assessed from all locations from which they are reasonably capable of being viewed (its visual catchment). A building will generally be acceptable if it has a low impact on its overall visual catchment, provided that it does not have significant impacts on individual viewing places of a public place or Heritage Conservation areas.</p> <p>(c) The visual impact of buildings will vary between viewing locations and some will be more affected than others. In the case of higher impacts that are confined to an individual or a small number of places, an application must still demonstrate that the</p>	Yes	<p>(a) The proposal is placed in a location on the land where visual impacts on views, features such as ridge lines, hill tops, horizons, prominent slopes and topographic features will be minimised, when these are viewed from a public place as it is located on a flatter plain of the site, at a considerable distance from the street.</p> <p>(b) The visual impact of the proposal with respect to siting and visibility will be assessed from all locations from which they are reasonably capable of being viewed (its visual catchment). The proposed building is acceptable, as it has a low impact on its overall visual catchment. The proposal does not have significant impacts on individual viewing places of a public place or Heritage Conservation areas, firstly the works are located at a distance from the street, secondly located on a flatter plain below the ridgeline and thirdly, the proposal is integrated within the natural setting of the land, it is surrounded and screened by vegetation.</p>

<p>impact does not unacceptably impact on that place. A building may not be permitted that has an impact on only one viewing location, if that location is judged to be of sufficient significance.</p> <p>(d) Buildings shall be responsive to the landscape character and scenic features of the locality in which they are situated. Different approaches to design, siting and landscape will be appropriate to areas with predominantly pastoral character compared with others characterised by native vegetation.</p> <p>(e) Where there are two or more buildings, for example homes, sheds and ancillary buildings, they will be clustered to reduce the space that they occupy and be landscaped to reduce their accumulated impacts. Building groups that spread across the landscape and increase the visibility and bulk of the built form will not be permitted. Replacement buildings are to be sited in a location that complies with this DCP. The existing siting of a building that is to be demolished may not be approved for the siting of a new building.</p> <p>(f) Rural Developments shall be sited so that they do not impact upon horizons. Buildings that are sited so that they project partly or wholly above the horizon and are seen against the skyline from a public place are generally not permitted.</p> <p>(g) Buildings that would be situated close to the horizon must be vertically separated from it to the extent that the background horizon and the elements that comprise it, for example natural features, topography, vegetation and so on, remain the dominant scenic feature of the horizon. Buildings will be preferred if placed in traditional relationship to the landform and topography. Typically, rural buildings are sited on lower and mid-slopes, on benched areas below horizons and hill tops and away from cold valley floors. Buildings sited in these ways are generally acceptable.</p>		<p>(c) The proposed location of the works will not have a visual impact on a viewing location. As mentioned above, the works are located at a distance from the street, located on a flatter plain below the ridgeline and is surrounded by vegetation on all sides. Therefore, the proposal does not unacceptably impact on that place.</p> <p>(d) The proposal is responsive to the landscape character and scenic features of the locality in which it is situated. The proposed design, siting and landscape is appropriate to areas which are characterised by native vegetation.</p> <p>(e) The subject site includes two or more buildings, for example homes, sheds and ancillary buildings, which are clustered to reduce the space that they occupy and are landscaped to reduce their accumulated impacts. The proposed dwelling and existing buildings are not spread across the landscape and do not increase the visibility and bulk of the built form.</p> <p>(f) The proposed residence is sited so that it does not impact upon the horizons. The proposal is not sited so that it projects partly or wholly above the horizon and is seen against the skyline from a public place.</p> <p>(g) The proposed residence is situated so that the natural features, topography, vegetation remain the dominant scenic feature of the horizon. The proposed residence is placed on a benched area below the horizons and hill tops and away from cold valley floors.</p>
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5.2.3 Performance Standards - Landform and Vegetation Modification

CONTROLS	COMPLIANCE	SUPPORTING ARGUMENT
<p>(a) Rural Development shall make use of existing natural topography and vegetation to provide an appropriate visual setting. Landform modified by cutting and filling, grading and retained earth works is permitted within Council's specified limitations.</p> <p>(b) Rural Development shall be accessed in ways that minimise impacts on views from public places, prominent landscape</p>	Yes	<p>(a) The proposal makes use of the existing natural topography and vegetation to provide an appropriate visual setting.</p> <p>(b) The proposal is accessed in ways that minimise impacts on views from public places, prominent landscape features, existing vegetation</p>

<p>features, existing vegetation and culturally significant landscapes. Access that requires extensive earth works, cut and fill, retaining structures and removal of natural vegetation will generally not be permitted.</p> <p>(c) Rural Development shall respond to the existing pattern of remnant and cultural vegetation in siting and in the mitigation of visual impacts. Buildings that are sited so as to retain existing vegetation and which use it, whether with or without addition of new vegetation, to provide an appropriate setting or screen, are generally acceptable.</p> <p>(d) Rural Development shall not require the clearing of native vegetation or established cultural plantings if this results in an increase in the prominence or visibility of the building from a public place or within a Heritage Landscape Conservation Area.</p> <p>(e) Rural Development shall be appropriately landscaped if necessary, with either indigenous native species or appropriate cultural plantings, to provide amenity and, screening of views from any viewing directions and to reduce the apparent scale of buildings in relation to horizons, hill tops or ridge lines. Landscaping may be required to screen development from privately owned places.</p>		<p>and culturally significant landscapes. The access does not require extensive earth works, cut and fill, retaining structures and removal of natural vegetation.</p> <p>(c) The proposal is sited to retain existing vegetation.</p> <p>(d) The proposal does not require the clearing of native vegetation or established cultural plantings if this results in an increase in the prominence or visibility of the building from a public place or within a Heritage Landscape Conservation Area.</p> <p>(e) The proposal is appropriately landscaped to provide amenity and screening of views from any viewing directions and to reduce the apparent scale of buildings in relation to horizons, hill tops or ridge lines.</p>
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5.2.4 Performance Standards - Building Design, Materials and Colours

CONTROLS	COMPLIANCE	SUPPORTING ARGUMENT
<p>(a) Buildings shall be of a mass and scale that is responsive to the need to minimise visual impacts on rural landscapes.</p> <p>(b) Buildings that are visible from a public place or in the context of scenic features such as ridge lines, hill tops, horizons, prominent slopes and topographic features, or heritage items and landscapes, shall be of forms that have the effect of minimising their bulk.</p> <p>(c) Buildings shall minimise their impacts on views, if necessary, by being composed of appropriate materials. Appropriate materials are either natural components of the environment such as local stone and timber or materials capable of being finished and coloured in a way that minimises their prominence in views.</p> <p>(d) Buildings shall have roof materials, where necessary, that minimise visibility and prominence of the roof plane and surfaces. In general, roofs of slate, tile and steel or other metal materials in appropriate colours will be permitted. Plain galvanised steel may be permitted if a glare nuisance is not anticipated and it is proven that the material will not be visually obtrusive from any public place. Treatments to dull the glare may be required by Council.</p>	Yes	<p>(a) The proposal is of a mass and scale that is responsive to the need to minimise visual impacts on rural landscapes.</p> <p>(b) The proposal is not visible from a public place or in the context of scenic features such as ridge lines, hill tops, horizons, prominent slopes and topographic features, or heritage items and landscapes.</p> <p>(c) The building minimises their impacts on views, by being composed of appropriate materials. Appropriate materials are used which are natural components of the environment such as local stone and timber or materials capable of being finished and coloured in a way that minimises their prominence in views such as stone and brick.</p> <p>(d) The proposed roof materials used in the design minimises visibility and prominence of the roof plane and surfaces. It is proposed to use tiled roofing in an appropriate colour.</p>

<p>Zincalume and unpainted aluminium roofing will not be permitted.</p> <p>(e) Buildings that are in prominent locations will be coloured in ways that reduce their visibility and help to blend into the existing natural and cultural landscape. Variations in colour between wall and roof and variations in colour of details is encouraged. Colours that emulate natural materials or earthy colours and that are darker will generally be permitted. Other colour schemes will be assessed on their merits.</p>		<p>(e) The proposed building is not located in a prominent location however it is coloured in ways that reduce their visibility and help to blend into the existing natural and cultural landscape. Variations in colour between wall and roof and variations in colour of details is proposed. The proposed colours emulate natural materials or earthy colours.</p>
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5.2.5 Performance Standards - Landscaping

CONTROLS	COMPLIANCE	SUPPORTING ARGUMENT
<p>(a) Where a site has a frontage to a public road exceeding 50 metres in length, a Concept Landscape Plan shall be submitted with the Development Application, specifically detailing the plantings around the boundary of the property and demonstrating compliance with the controls for vegetative barrier planting contained in Part A.</p> <p>(b) Where landscape is designed to blend the building into the visual setting of an area featuring remnant native vegetation, the species will be chosen from indigenous native species and the planting designed to provide a natural vegetation structure including shrubs, small and larger trees. Landscape schemes for these contexts that rely totally on ornamental species will not generally be permitted.</p> <p>(c) In landscape types predominantly of a pastoral character, landscape will reflect the predominant cultural plantings associated with farm buildings, homesteads and windbreaks. Buildings proposed with no amenity or ornamental landscape surrounding them will generally not be permitted.</p> <p>(d) Screen planting shall not be relied upon as a sole means of mitigating the visual impact of rural development located on land where visual impacts on views, features such as ridge lines, hill tops, horizons, prominent slopes and topographic features will occur, when these are viewed from a public place. For example, buildings that are screened solely from the road by windbreak plantings or avenues will not be permitted. Plantings that do not comply with the requirements for vegetative barrier planting will not be permitted.</p> <p>(e) Landscape will not be required in order to hide buildings from sight, provided those buildings are located to respond appropriately to the locality and minimise visual impacts in other ways. Generally, it</p>	<p>Yes</p>	<p>(a) The site has a frontage to a public road exceeding 50 metres in length however the proposed works are set back from the frontage.</p> <p>(b) The existing landscaping will be retained and is designed to blend the proposed building into the visual setting of the area.</p> <p>(c) The works do not propose a pastoral character.</p> <p>(d) The proposed works are not located on ridge lines, hill tops, horizons, prominent slopes and topographic features.</p> <p>(e) The landscape will not be required in order to hide buildings from sight.</p>

will be Council's opinion that if a rural development needs to rely on screening by vegetation to improve its appearance in the landscape, than the development is inappropriately sited in the first place and will not be permitted.		
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5.2.6 Energy Efficient Building Design

CONTROLS	COMPLIANCE	SUPPORTING ARGUMENT
<p>A BASIX Certificate must be obtained and lodged with the Development Application and/or Complying Development Certificate.</p> <p>There are three main categories under BASIX – water, thermal comfort and energy, and many alternative ways to comply with the BASIX requirements with options such as rainwater tanks, water-saving fixtures, improved insulation, passive solar orientation, natural lighting and native plants for gardens.</p>	Yes	<p>A BASIX Certificate is obtained and lodged with the subject Development Application.</p> <p>There are three main categories under BASIX – water, thermal comfort and energy, and many alternative ways to comply with the BASIX requirements with options such as rainwater tanks, water-saving fixtures, improved insulation, passive solar orientation, natural lighting and native plants for gardens.</p> <p>Refer to the BASIX certificate.</p>

5.2.7 Domestic Water Supply

CONTROLS	COMPLIANCE	SUPPORTING ARGUMENT
<p>(a) A 100,000L rain water tank shall be installed for domestic use only. It is strongly advised that a total domestic water storage capacity of greater than 100,000 L be installed.</p> <p>(b) A tank is to include any prefabricated or modular device designed for the storage of rainwater.</p> <p>(c) The tank must be designed to capture and store roof water from gutters and down pipes.</p> <p>(d) A minimum of 50% of the roof area must be connected to the rainwater tank.</p> <p>(e) The tank must be located behind the building line setback to any street and where visible from a street shall be suitably screened with vegetation or a trellis.</p> <p>(f) The tank must not be installed over an easement or other encumbrance or within the zone of influence of any Council main.</p> <p>(g) The tank and any tank stand must be structurally sound. The height of any tank including tank stand shall not exceed 2.4m above natural ground level without separate Council approval.</p> <p>(h) The tank shall not be constructed of any reflective materials.</p> <p>(i) Overflow from the tank shall be directed to an existing stormwater system where it is deemed appropriate for the overflow.</p> <p>(j) The tank inlet shall be screened or filtered and the tank maintained to prevent mosquitoes breeding.</p>	Yes	<p>(a) A 25,000L rainwater tank shall be installed for domestic use only. Refer to the BASIX Certificate.</p> <p>(b) The tank is a prefabricated or modular device designed for the storage of rainwater.</p> <p>(c) The tank is designed to capture and store roof water from gutters and down pipes.</p> <p>(d) At least 2277sqm of the roof area is connected to the rainwater tank.</p> <p>(e) The tank is located behind the building line setback to any street and is not visible from a street.</p> <p>(f) The tank is not installed over an easement or other encumbrance or within the zone of influence of any Council main.</p> <p>(g) The tank will be structurally sound. The height of the tank shall not exceed 2.4m above natural ground level.</p> <p>(h) The tank shall not be constructed of any reflective materials.</p> <p>(i) Overflow from the tank shall be directed to an existing stormwater system where it is deemed appropriate for the overflow.</p> <p>(j) The tank inlet shall be screened or filtered and the tank maintained to prevent mosquitoes breeding.</p>

<p>(k) Any motorised or electric pump associated with the tank shall not cause a noise nuisance.</p> <p>(l) If the rainwater tank is to be used for human consumption, the tank is to be installed and maintained in accordance with the NSW Health publication titled 'Guidance on the use of Rainwater Tanks, 1998' including the fitting of a first flush diversion device.</p>		<p>(k) Any motorised or electric pump associated with the tank shall not cause a noise nuisance.</p> <p>(l) The rainwater tank is not to be used for human consumption.</p>
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5.2.7 Water Supply for Rural Fire Service

CONTROLS	COMPLIANCE	SUPPORTING ARGUMENT
<p>(a) At least one 10,000L water tank, designated for the exclusive use for fire fighting purposes, is to be installed and fitted with a 65mm storz fitting and ball gate valve.</p> <p>(b) Provision must be made for the access of a heavy fire fighting tanker to within 4m of this designated static water supply.</p> <p>(c) This water supply is to be clearly labelled for "fire fighting purposes" only.</p>	Yes	<p>(a) It is proposed to provide at least a 20,000L water tank, designated for the exclusive use for fire fighting purposes, is to be installed and fitted with a 65mm storz fitting and ball gate valve.</p> <p>(b) Provision are made for the access of a heavy fire fighting tanker to within 4m of this designated static water supply.</p> <p>(c) The water supply is to be clearly labelled for "fire fighting purposes" only.</p> <p>Refer to the Bushfire Hazard Assessment prepared by Harris Environmental Consulting.</p>

5.1.8 On-Site Effluent Disposal System

CONTROLS	COMPLIANCE	SUPPORTING ARGUMENT
<p>(a) A Water Cycle Management Study must be prepared by an appropriately qualified professional.</p> <p>(b) The Water Cycle Management Study must include the following components:</p> <p>(i) A clear outline of the proposed development, including a detailed site plan which includes site constraints,</p> <p>(ii) A summary of the water quality control measures proposed as part of the development and their location,</p> <p>(iii) A statement, based on the information in the Water Cycle Management Study, as to whether the development has a neutral or beneficial effect on water quality, consistent with the SCA's Neutral or Beneficial Effect on Water Quality Assessment Guidelines.</p>	yes	<p>(a) A Water Cycle Management Study is prepared by Earthwise Environmental Consultants.</p> <p>(b) The Water Cycle Management Study includes the following components:</p> <p>(i) A clear outline of the proposed development, including a detailed site plan which includes site constraints,</p> <p>(ii) A summary of the water quality control measures proposed as part of the development and their location,</p> <p>(iii) A statement, based on the information in the Water Cycle Management Study, as to whether the development has a neutral or beneficial effect on water quality, consistent with the SCA's Neutral or Beneficial Effect on Water Quality Assessment Guidelines.</p>

6.0 ASSESSMENT UNDER THE NATIONAL CONSTRUCTION CODE 2019

6.1 Summary of Construction

Floors: Reinforced concrete ground floor slab and first floor timber framed flooring with selected finishes as indicated on the drawings and finishes schedules.

Walls: External walls are to be constructed of 270mm face brick walls, sandstone clad walls and timber framed walls with timber clad finish.

Roof: The roof structure is timber framed with tiled roof.

6.2 Preliminary BCA Assessment

6.2.1 General Provisions

The development will comprise the following building classification:

Class 1 – Dwelling;

Class 10 – Outbuilding & Pool;

The design is capable of complying with the D-T-S provisions of the NCC 2019 Volume 2.

6.2.2 Site Preparation

Excavation will be kept to a minimum and any fill will be considered by the structural engineer in the structural design.

Drainage will be certified by a hydraulic engineer.

Compliant chemical and physical termite barriers have been specified.

6.2.3 Footings and Slabs

To be designed, detailed and certified by a structural engineer for the construction certificate application.

6.2.4 Masonry

The building heights and wall lengths are within the acceptable limits for un-reinforced masonry and any walls requiring reinforcing will be designed and detailed by a structural engineer for the construction certificate application.

6.2.5 Framing

All timber framing will be specified to comply with AS1684.2

Any steel framing or structural steel members will be designed and detailed by a structural engineer for the Construction Certificate Application.

6.2.6 Roof and Wall Cladding

All roofs will be clad in tiles or metal clad sheeting and specified to be constructed in accordance with the relevant standards.

Any lightweight wall cladding will comprise of FC sheeting with sarking behind and specified to be in accordance with the NCC acceptable methods of construction.

6.2.7 Glazing

All glazing will be specified to comply with AS1288-2006.

6.2.8 Fire Safety

All windows are setback by at least 900mm from any property boundary.

The dwelling is fitted with smoke alarms in accordance with AS3786 – as noted on the architectural plans for the dwelling.

No gas heating appliance have been specified.

6.2.9 Health & Amenity

The building is adequately designed and will comply with health and amenity provisions for room heights, facilities, light and ventilation.

Wet area waterproofing and fitments and finishes will be specified for the CC Application submission.

6.2.10 Safe Movement and access

The building is adequately designed and will comply with design requirements of the NCC.

6.2.11 Energy Efficiency

The building is adequately designed to and will comply with the building fabric, glazing, sealing and movement and services energy efficiency provisions of the NCC.

7.0 OTHER PLANNING AND ENVIRONMENTAL ISSUES

7.1 General

- Given its careful design, the consideration of Council's regulations and various consultations with Council's officers during the process, the proposed building aims to have a minimal effect on the current landscape and the scenic quality of the locality;
- There is existing availability of utility services such as power, water and telecommunications, which shall be continued with;
- Noise, odour, air pollution and other such concerns are not anticipated to occur with the continuation of existing land use and therefore are not an issue.

7.2 Land Contamination & Acid Sulfate Soil

Following our investigations and enquiries with Council, the subject property has not been used for any industrial or other purposes, associated with land contamination and is not identified with this potential in Council's records.

Under the Acid Sulfate Soils map, the subject site is not located within an Acid Sulfate soils area. The proposed works will not create an impact in relation to Acid Sulfate soils given the amount of soil excavation proposed.

8.0 CONCLUSION

It is our opinion that the subject design is compatible and will have little to no impact on the neighbouring properties, and is therefore appropriate for the site, appropriate for the area, and in the public interest. As such, the proposal should be considered favourably by Council.

APPENDIX A - BUILDING CALCULATIONS

The proposal has been designed to comply with the standard requirements and objectives of the LEP and DCP. The calculation table is as follows:

DWELLING DESIGN CALCULATIONS			
CONTROL		EXISTING	PROPOSED
1.0 SITE INFO			
Zoning		E3 Environmental Management	E3 Environmental Management
Lot/ DP		Lot 1 DP 129067	Lot 1 DP 129067
Site Area		401,300.00 m ²	401,300.00 m ²
Site Frontage		421.2 m	421.2 m
2.0 SITE REQUIREMENTS			
2.1 Site Coverage			
New - Primary Dwelling		0.0 m ²	782.0 m ²
New Dwelling Parking & Utility		0.0 m ²	198.8 m ²
New Dwelling Pool & Gym		0.0 m ²	309.8 m ²
Exist. Dwelling		213.7 m ²	0.0 m ²
Farm Buildings		1,783.4 m ²	1,703.9 m ²
2.2 FSR		0.00 :1	0.01 :1
2.3 Gross Floor Area			
New - Primary Dwelling			989.7 m ²
Ground Floor			744.4 m ²
First Floor			245.3 m ²
New Utility			170.7 m ²
New Pool & Recreation			278.7 m ²
Exist. Dwelling		213.7 m ²	0.0 m ²
Farm Buildings		1,783.4 m ²	1,703.9 m ²
Total		1,997.1 m²	3,143.0 m²
Other Areas			
Cov Outdoor Areas		0.0 m ²	761.8 m ²
Total		0.0 m²	761.8 m²
3.0 BUILDING FORM & ENVELOPE			
3.1 Building Heights			
Overall Dwelling Height		5.6 m	MAX. 10.355 m
Wall Height		3 m	MAX. 7.2 m
4.0 LANDSCAPE AREA/ SITE COVERAGE			
4.1 Built/Utility Area			
Building Footprint		1,997.1 m ²	3,756.3 m ²
Driveway		5,367.4 m ²	6,037.8 m ²
Total		7,364.5 m²	9,794.1 m²
		1.8%	2.4%
		x Site Area	x Site Area
4.2 Open Space Area			
		393,935.5 m ²	391,505.9 m ²
		98.2%	97.6%
		x Site Area	x Site Area
4.3 Landscape Area (LA)			
4.3.1 LA > 2.5m			
L 01		174,054.5 m ²	174,054.5 m ²
L 02		219,881.0 m ²	217,213.7 m ²
L 03		0.0 m ²	237.7 m ²
Total		393,935.5 m²	391,505.9 m²
		98%	98%
		x Site Area	x Site Area
4.3.2 LA > 2.5m - Front			
		174,054.5 m ²	174,054.5 m ²
		99% m ²	99%
		x Total Front Yard	x Total Front Yard
4.3.3 LA > 1.5m - Rear			
		219,881.0 m ²	217,451.4 m ²
		56%	56%
		x Total LA	x Total LA
4.3.4 Private Open Space (POS)			
		219,881.0 m ²	217,451.4 m ²
4.3.5 Total LA (Total Pervious Area)			
		393,935.5 m ²	391,505.9 m ²
		98.2%	97.6%
		x Site Area	x Site Area
4.4 Impervious Area			
		7,364.5 m ²	9,794.1 m ²
		1.8%	2.4%
		x Site Area	x Site Area
Site Coverage		1,997.1 m ²	2,994.5 m ²
Paved Open Space		5,367.4 m ²	6,799.6 m ²
5.0 OFF STREET PARKING			
5.1 No. Spaces		2 Car Exist Garage	+3 Car Garage

APPENDIX B - PHOTOGRAPHS



Figure 1: Aerial view of No.293 Old South Road, Mittagong and adjoining properties, the location of the existing and proposed building structures will have a minimal impact on the streetscape because there is a considerable distance to the front boundary of the site.
(Source: Goggle Maps accessed on 28 September 2020).



Figure 2: Elevational view of the entry into the site at No. 293 Old South Road, Mittagong, which indicates the existing and proposed building structures have a minimal impact on the streetscape. The street is screened by significant trees and the only opening is the driveway entry into the site.
(Source: Goggle Maps accessed on 28 September 2020).



Figure 3: Visual Impact Study Site Plan showing the location of where the Viewpoints are taken from.



VIEWPOINT 1

THIS VIEWPOINT IS LOCATED FROM AN ELEVATED AREA AND SHOWS THE TOPOGRAPHY OF THE LAND, THAT THE PROPOSED DWELLING IS WELL SCREENED BY THE EXISTING VEGETATION AND NESTLED WITHIN THE NATURAL SETTING. THEREFORE, IT IS NOT LOCATED IN A PROMINENT AREA SUCH AS A RIDGELINE.



VIEWPOINT 2

THIS VIEWPOINT IS LOCATED FROM THE ROAD, A VIEW FROM A PUBLIC SPACE. THE IMAGE INDICATES THE ENTRY AREA IS HEAVILY SCREENED BY VEGETATION ALONG THE ROAD AND THE SMALL APERTURE OF THE OPENING THROUGH THE EXISTING GATES THAT ALLOW VIEW INTO THE SITE, INDICATED THE PROPOSED BUILDING IS LOCATED AWAY FROM THE VIEW.



VIEWPOINT 3

THIS VIEWPOINT IS LOCATED FROM A POINT SHOWING THE CLEARING OF THE LAND WITHIN THE SITE. THE PROPOSED DWELLING IS SCREENED BY THE EXISTING VEGETATION AND IS NOT LOCATED IN A PROMINENT CLEARED AREA.



VIEWPOINT 4

THE SIGNIFICANCE OF THIS LOCATION IS THE VIEW IS FROM THE CREEK, WHICH IS A SIGNIFICANT LAND FEATURE OF THE SITE. THE PROPOSED DWELLING IS SHOWN TO BE LOCATED BEHIND AND SCREENED BY THE EXISTING VEGETATION. THE PLAN SHOWS THE EXISTING VEGETATION IS HUGGING THE PROPOSAL AND IS LOCATED AT THE EDGE, SCREENED BY THE VEGETATED AREA AND DOES NOT DOMINATE THE LANDSCAPE.



VIEWPOINT 5

THE IMAGE IS TAKEN FROM THE ADJACENT DWELLING, THE SIGNIFICANCE OF THIS VIEW INDICATED THE PROPOSED DWELLING IS LOCATED BEHIND THE EXISTING VEGETATION AND WILL BE CONCEALED FROM VIEW. THE PROPOSAL IS NOT LOCATED IN A PROMINENT CLEARED AREA OR A RIDGELINE, RATHER IT RESPECTS THE NATURAL LANDSCAPE SETTING.

Figure 4: The photos indicate where the viewpoints are taken from, which show the sightlines from those locations. It is important to note: the proposal is in a location which is heavily screened by the existing vegetation, obscured from sight away from prominent landforms.

APPENDIX C - STATEMENT OF ENVIRONMENTAL EFFECTS - SMALL SCALE RESIDENTIAL DEVELOPMENTS

Statement of Environmental Effects

Small Scale Residential Developments



Pursuant to the *Environment Planning and Assessment Act 1979* & *Environmental Planning and Assessment Regulation 2000*

Civic Centre, Elizabeth St. Moss Vale. PO Box 141, Moss Vale, NSW 2577.
t. (02) 4868 0888 f. (02) 4869 1203 e. mail@wsc.nsw.gov.au

About this Form:

A COMPLETED STATEMENT OF ENVIRONMENTAL EFFECTS (SOEE) IS REQUIRED TO ACCOMPANY ALL DEVELOPMENT APPLICATIONS

This SOEE template is designed to form an attachment to the Development Application.

This template can only be used for the following development types:

- ✓ Single dwellings,
- ✓ Residential alterations and additions such as; internal alterations, extensions, verandahs, carports, garages, sheds, pergolas and swimming pools etc.

Developments not listed above will require a SOEE with greater detail.

The SOEE must address all impacts that are relevant to your proposal, with comment on how the development will control or mitigate the impact. No matter how minor the impact, please advise Council in this document.

Failure to provide a satisfactory SOEE will delay processing of the development application and may result in the application being returned to you for completion or you receiving an additional information request from Council.

1. Property Details

Lot/s:	1	Section:		DP/SP*:	129067
Address:	293 Old South Road Mittagong				
Lot size:	40.13ha				

2. Proposed Development

- ☒ Single Dwelling
- ☐ Residential Alterations and Additions (describe below)

The application seeks approval for a new residence to include a new indoor swimming pool. The site includes an existing dwelling with associated garage which are to be removed. The existing farm shed is to be retained.

Statement of Environmental Effects

Small Scale Residential Developments



Pursuant to the *Environment Planning and Assessment Act 1979* &
Environment Planning and Assessment Regulation 2000

3. Description of Site

Include a description of the following existing features of the site such as shape, slope, location and type of vegetation, existing buildings, waterway/water bodies etc.

- ☒ Buildings: **The existing site contains a single dwelling use and will continue as such under the proposal.**
- ☒ Vegetation: **The proposed works are located in an area which is cleared from vegetation.**
- ☒ Topography / Slope of Land: **The proposed works are located in an area which is relatively flat.**
- ☒ Waterways / Watercourses: **Located within the Riparian Lands and Watercourses - the proposed works are located approximately 250m away from the watercourse within the site (Chain of Ponds Creek).**

What is the present use of the site?

The land contains an existing dwelling with associated garaging, which are to be removed. The site also contains a work/ farm shed which is to be retained. The location and layout of the existing buildings are shown on the accompanying site analysis plan.

4. Planning Controls

To identify whether or not any of the below applies to the land, perform a property search at the Planning Portal, available via; <https://www.planningportal.nsw.gov.au/spatialviewer/#/find-a-property/address> or by obtaining a Section 10.7 Planning Certificate from Council using the application available via; <https://www.wsc.nsw.gov.au/uploads/618/2019-20-section-10-7-planning-certificate-application.pdf>

What zone is the property?

Environmental Management E3

Is your proposal permissible in the zone? ☒ Yes ☐ No

Is your proposal consistent with the zone objectives? ☒ Yes ☐ No

Is the site constrained by any of the following?

- | | | |
|--|--------------------------------------|-------------------------------------|
| • Natural Resources Sensitivity - Biodiversity | <input type="radio"/> Yes | <input checked="" type="radio"/> No |
| • Natural Resources Sensitivity – Water | <input checked="" type="radio"/> Yes | <input type="radio"/> No |
| • Drinking Water Catchment | <input checked="" type="radio"/> Yes | <input type="radio"/> No |
| • Item of Environmental Heritage* | <input type="radio"/> Yes | <input checked="" type="radio"/> No |
| • Heritage Conservation Area* | <input type="radio"/> Yes | <input checked="" type="radio"/> No |
| • Mine Subsidence District** | <input type="radio"/> Yes | <input checked="" type="radio"/> No |

* A Heritage Impact Statement may be required. Please discuss with Council's duty officer.

** If the site is identified as being in a Mine Subsidence District, the development must comply with the Subsidence Authority NSW Development Guidelines.

How has the design of the proposed development taken into consideration the above constraints?

The proposed new residence's location is considerate of its setting, so it minimises impact on the existing landscape setting. It is located in an area where there are not too many trees to clear and avoids the slope to not impact on the topography of the site. The proposal is located on a flatter plain and is not located on a ridge to therefore limit the need for excavation. The placement of the new dwelling has a distance from the watercourse on the land, so there is no impact on it.

Statement of Environmental Effects

Small Scale Residential Developments



Pursuant to the *Environment Planning and Assessment Act 1979* &
Environment Planning and Assessment Regulation 2000

5. DCP Compliance

Council Development Control Plans are available on Council's website;
<https://www.wsc.nsw.gov.au/development-control-plans-applicable-under-wlep-2010>.

The applicant is required to demonstrate below how the proposal complies with the relevant DCP's, including but not limited to setbacks, building height and site coverage. Any proposed variation must be addressed via a separate formal written variation request justifying how the proposal meets the objectives of the control plan.

- | | |
|--|--|
| <input type="checkbox"/> Bundanoon | <input type="checkbox"/> Renwick (see Part C Sec. 16 of Mittagong DCP) |
| <input type="checkbox"/> Bowral Township | <input type="checkbox"/> Penrose and Wingello Villages |
| <input type="checkbox"/> Berrima Village | <input type="checkbox"/> Rural Living |
| <input type="checkbox"/> Burrawang Village | <input checked="" type="checkbox"/> Rural Lands |
| <input type="checkbox"/> Exeter Village | <input type="checkbox"/> Northern Villages |
| <input type="checkbox"/> Fitzroy Falls | <input type="checkbox"/> New Berrima and Medway |
| <input type="checkbox"/> Moss Vale | <input type="checkbox"/> Sutton Forest |
| <input type="checkbox"/> Mittagong Town Plan | <input type="checkbox"/> Robertson Village |

DCP Control (Generally under Part C – Residential Zoned Land)	Complies	Departure	Explanation
Building Materials	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Refer to the elevations for details;
Development Density and Scale	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Within the density and scale requirements;
Dwelling Orientation	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Receives adequate natural sunlight requirements;
Front Setbacks	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Within the front setback requirements;
Side Setbacks	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Within the side setback requirements;
Rear Setbacks	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Within the rear setback requirements;
Building Height	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Within the height requirements;
Roof Forms	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Within the roof form requirements;
Dwellings on Corner Allotments	<input type="checkbox"/>	<input type="checkbox"/>	N/A
Garaging and Driveways	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Within the requirements;
Landscaped Open Space	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Within the open space requirements;
Fencing, gates, letterboxes	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Within the requirements;
Potable water supply	<input checked="" type="checkbox"/>	<input type="checkbox"/>	On-site Wastewater Management Report is provided;

Include any additional DCP compliance details below:

A Bushfire Hazard Assessment Report is provided;
A Flora and Fauna Assessment Report is provided;
A On-site Wastewater Report is provided;

Statement of Environmental Effects

Small Scale Residential Developments



Pursuant to the *Environment Planning and Assessment Act 1979* & *Environmental Planning and Assessment Regulation 2000*

6. Natural Hazards

Is the development site subject to any of the following natural hazards (check Planning Portal or Section 10.7 Certificate)?

- Bushfire Prone* ☒ Yes ☐ No
- Flooding** ☐ Yes ☐ No

**If the site is identified as Bushfire Prone it will be necessary to provide to Council at the time of making the Development Application, a Bush Fire Hazard Assessment Report or a BAL Certificate and address the relevant provisions of Planning for Bushfire Protection Guidelines available on the NSW Rural Fire Services (RFS) website <https://www.rfs.nsw.gov.au/plan-and-prepare/building-in-a-bush-fire-area/planning-for-bush-fire-protection>*

*** If the site is identified as flood prone, it will be necessary to provide to Council at the time of making the Development Application, a Flood Certificate and address the provisions of the Wingecarribee Local Environmental Plan and relevant Development Control Plan.*

How will you mitigate the impact of the development against any identified hazard?

A Bushfire Hazard Assessment Report is provided prepared by Harris Environmental Consulting;

7. Context and Setting

Will the development be:

- Visually prominent in the surrounding area? ☐ Yes ☒ No
- Inconsistent with the existing streetscape? ☐ Yes ☒ No
- Out of character with the surrounding area? ☐ Yes ☒ No
- Inconsistent with surrounding uses? ☐ Yes ☒ No

If you answered yes to any of the above please provide details and justification for the proposal.

8. Privacy, Views and Overshadowing

Will the development result in:

- Any privacy issues between adjoining properties, as a result of the placement of windows, decks, pergolas, private open space etc.? ☐ Yes ☒ No
- Will the development result in the overshadowing of adjoining properties resulting in an adverse impact on solar access? * ☐ Yes ☒ No

Statement of Environmental Effects

Small Scale Residential Developments



Pursuant to the *Environment Planning and Assessment Act 1979* & *Environmental Planning and Assessment Regulation 2000*

- Any acoustic issues between adjoining properties as a result of the placement of active use outdoor areas, vehicular movement areas, air conditioners, pumps, bedroom and living room windows etc.? ☐ Yes ☒ No
- Impact on views enjoyed from adjoining or nearby properties and public places such as parks, road or footpaths? ☐ Yes ☒ No

* If the development proposal is for a two storey development in a residential zone, shadow diagrams are required to be lodged with the Development Application.

9. Access, Traffic and Utilities

- Is legal and practical access available to the development? ☒ Yes ☐ No
- Are additional access points to a road network required? ☐ Yes ☒ No
- (If yes, a Section 138 Roads Act Application is required)
- Are water and sewer services readily available to the site? ☒ Yes ☐ No
- Are electricity and telecommunications readily available to the site? ☒ Yes ☐ No

10. Flora and Fauna

Will the development result in the removal of any native trees or vegetation from the site?	<input type="radio"/> Yes <input checked="" type="radio"/> No
If YES* - you must check the NSW BOS Entry Tool. The site plan must also clearly identify the location of all existing native vegetation.	
If the development proposes tree removal, will the proposal trigger entry into the Biodiversity Offsets Scheme BOS?	<input type="radio"/> Yes <input checked="" type="radio"/> No
If NO – Please provide BOS Entry Report using the NSW BOS entry Tool.	
If YES* – Please provide a Biodiversity Development Assessment Report (BDAR) undertaken by an accredited assessor.	
Does the proposal involve the clearing of native vegetation that would otherwise impact potential habitat for any threatened species, endangered population or endangered ecological community listed under the Biodiversity Conservation Act 2016 or the Fisheries Management Act 1994?	<input type="radio"/> Yes <input checked="" type="radio"/> No
If YES* – Provide a Flora and Fauna Assessment undertaken by a suitably qualified ecologist	

*If the answer is yes to any of the above questions it may be necessary to submit specialised reports to address the impacts. For further information please contact Council's Tree and Vegetation Officer. All trees shall be identified on the site plan as solid line circles (for trees to be retained) and dashed line circles (for trees to be removed). Tree species must be identified for all tree removal.

Statement of Environmental Effects

Small Scale Residential Developments



Pursuant to the *Environment Planning and Assessment Act 1979* & *Environment Planning and Assessment Regulation 2000*

11. Waste and Stormwater Disposal

How will effluent be disposed of? ☐ Council Sewer ☒ Onsite

If disposal to an onsite effluent management system is proposed (i.e. not Council's sewer), has a Wastewater Assessment Report been submitted by an appropriately qualified person?

☒ Yes ☐ No

Have all potential overland stormwater risks been considered in the design of the development?

☒ Yes ☐ No

How will stormwater (from roof and hard stand areas) be disposed of?

A 20,000L rainwater tank is proposed.

Refer to the Stormwater Management Plan.

12. Other relevant Impacts

Is the development likely to disturb any aboriginal artifacts or relics? ☐ Yes ☒ No

Is the development Heritage listed? ☐ Yes ☒ No

- **If YES** - a Heritage Impact Assessment shall be submitted with the application.

Is the development located within a Heritage Conservation Area? ☐ Yes ☐ No

- **If YES** - the plans and SOEE must address the heritage provisions in the relevant DCP.

Are there any 88b restrictions on the land that are relevant to the proposal? ☐ Yes ☐ No

- **If YES** - please list the restriction/s and demonstrate how the proposal complies.

Are there any other matters for consideration that you are aware of as the developer?

13. Applicant Details

I/we declare to the best of my/our knowledge and belief, that the particulars stated on this document are correct in every detail and that the information required has been supplied. I/we acknowledge that the development application may be returned to me if information is found to be missing or inadequate.

Name of Applicant: Haysam Chalak

Signature:

H. Chalak

Date:

12.05.21