

# STATEMENT OF ENVIRONMENTAL EFFECTS

**Site:** 19 Snowgums Drive Goulburn

**Client:** Krystal & Kimberley Meindl

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## 1.0 INTRODUCTION

The purpose of this statement is to describe the development proposal for the site. The report identifies relevant matters regarding environmental effects that may result from the development. The report is to be read in conjunction with the architectural plans and details submitted with the application.

## 2.0 SITE IDENTIFICATION AND LOCATION

*The development site is identified as;*

*Lot Number: 14*

*Deposited Plan Number: DP122147*

*Street Address: 19 Snowgums Drive Goulburn NSW 2580*

*Refer to the site plan included in the Development Application.*

## 3.0 THE PROPOSAL

The development application proposes to gain development consent for the following,

- A new two storey brick veneer residence accommodating 4 bedrooms to be built on Waffle Pod Slab with a total size of 256.64 sqm to be constructed.
- Where possible, earthworks will be used to batter rather than use retaining walls.

The site consists of single allotment and has a total site area of 1500m<sup>2</sup>.

For the proposed new dwelling the floor Area consists of 202m<sup>2</sup> of Living Space, 54.01m<sup>2</sup> of Garage, Porch, and Alfresco areas as shown on the attached plans.

The new dwelling will cover a total area of 256.64sqm.

The allotment is regular in shape.

The site area and dimensions of the allotment is adequate in size to accommodate the proposed residential dwelling and on completion, the development will have only one dwelling on the lot.

The site has good access to local shops, public transport, parks and other community facilities.

*Refer to the contour plan, floor plan and elevations plan included in the Development Application*

## 4.0 Planning Assessment

This Statement of Environmental Effects was prepared and assessed against the following local government development controls;

## **Goulburn Mulwaree Local Environment Plan (LEP) 2009**

### **Goulburn Mulwaree Development Control Plan (DCP) 2009**

The Proposal is located on land that is zoned **R5 - Large Lot Residential**

The statutory planning control for the proposed development is Goulburn Mulwaree Council's Local Environmental Plan (LEP) 2009.

In accordance with the Goulburn Mulwaree Local Environment Plan (LEP) 2009, the included Development Application is considered to be in keeping with the objectives of the land use zone providing new housing in the Goulburn Mulwaree district.

The aim of the Development Application is to seek consent under the LEP to build a new dwelling on the land previously identified in this document. Consent is sought for residential purposes and is not intended for any prohibited activities under the LEP.

### **Goulburn Mulwaree Development Control Plan 2009**

In accordance with the Goulburn Mulwaree Development Control Plan (DCP) 2009, the included Development Application has been prepared and is in keeping with the objectives of the Goulburn Mulwaree Development Control Plan.

## **5.0 Assessment of Planning Issues**

### **5.1 Heritage (Section 3.1 and 3.2)**

The land identified in this document has no known specific heritage restrictions or controls as identified by the DCP Item 3.1 European (non-indigenous) heritage conservation or DCP Item 3.2 Indigenous Heritage and Archaeology. The development will have minimal impact on the streetscape of the area being a rural property and the home being significantly set back from the boundaries.

The style and finish of the new proposed dwelling will be in keeping with the typical homes in the region.

### **5.2 Sediment and Erosion Controls**

The application includes sediment and erosion control details which are indicated on the Site Plan included with this application. The plan indicates the stormwater controls to be undertaken by the builder during the construction phase of the development. The controls are considered to be adequate.

### **5.3 Stormwater Management (Section 3.16)**

A Stormwater Management Plan has been prepared and is submitted within the development application. The site is to be fully drained with 100% of roof run off to be diverted to the **22,900lt** of rain water tank storage on a concrete slab with batter. Stormwater overflow directed to the 12m<sup>2</sup> rain garden before being fed to the legal stormwater at the rear of the site.

### **5.4 Privacy (Section 4.1.8)**

The level of privacy between the proposed building and adjoining development is considered

acceptable. The design of the proposed building will include a low floor height and strategic placement of windows to minimize overlooking, with obscured windows for bathrooms and water closets.

#### **5.4.1 Private Open Space. (Section 4.1.9)**

Private outside space is created at the rear of the dwelling through the placement of boundary fencing and the proposed dwelling as per the Site Plan, is optimized for solar access and in keeping with the guideline 75m<sup>2</sup> as recommended in the DCP.

#### **5.4.2 Views. (Section 4.1.1)**

The proposed dwelling has been sited to minimize the obstruction of views from adjoining residential development.

#### **5.5 Streetscape and character of the locality. (Section 2.2.8)**

Dwellings in the development precinct are commonly single storey in height. It is considered that the proposal is consistent with the streetscape and character of the locality.

#### **5.5.1 Fences and Gates. (Section 3.3.19)**

Any new fencing will be designed to be sympathetic to existing fencing and local character and will be installed by the owner.

#### **5.6 Setbacks (Section 4.1.10)**

The proposed new dwelling complies with accepted planning requirements.

The front set back is approx 10m.

#### **5.6.1 Side and Rear Setbacks (Section 4.1.10)**

The side and rear setbacks of the proposed dwelling are such that privacy and overshadowing attributes are not compromised.

#### **5.7 Built Form, Bulk and Scale**

The proposal is considered to be compatible with the prevailing built form and scale of the development in the locality. The proposed building facade is adequately articulated and appropriately setback off-boundaries which further reduce the bulk and scale of the new building.

The built form in the locality generally consists of single storey dwellings generally Colorbond roofing.

#### **5.8 Solar Access (external to the site boundaries) (Section 4.1.7)**

The new dwelling is **Single** storey. The extent of overshadowing onto adjoining properties will not be significant as there is sufficient set back to reduce overshadowing. (Refer to shadow diagram)

#### **5.9 Solar Access (internal to the site boundaries) (Section 4.1.7)**

Solar access to internal living areas for the new dwelling is considered adequate with the lounge/family/dining room & kitchen areas receiving adequate sunlight.

The open plan of the design will allow the natural light to provide sufficient ambient light.

### **5.10 Trees (Section 3.9)**

This development is planned to be in keeping with the objective to preserve the amenity, biodiversity and ecology of the area through the preservation of trees and other vegetation.

As such, there are no trees or protected flora to be removed as part of this development.

### **5.11 Energy Efficiency (Section 4.1.13)**

The proposed new dwelling has been assessed for energy efficiency under the BASIX assessments and has passed the minimum requirements. Refer to BASIX Assessment provided with the development application.

### **5.12 Parking, Site Access and Circulation (Section 3.6.1)**

Vehicular access, parking and manoeuvring for the site is considered satisfactory for residents, visitors and service vehicles.

### **5.13 Bushfire Hazard (Section 3.17)**

The site relating to this development is identified as Not Bush Fire Prone.

## 6.0 SUITABILITY OF THE SITE FOR DEVELOPMENT

The site is considered to be suitable for the proposed residential development for the following reasons.

- ≈ There is no known significant flora or fauna on the site that will be adversely affected by the proposed development.
- ≈ The proposal will not adversely impact on building development in the area.
- ≈ The proposal will have no known social impacts on the community.
- ≈ The proposal will not result in any detrimental impact on surrounding properties.
- ≈ The site is to be developed for a residential land use, which is permissible within the zoning of the land and consistent with the residential land uses adjoining the site.
- ≈ The development site has been found to be suitable in size, shape and topographic to support the proposed residential development.
- ≈ Development adjoining the site does not impose any prohibitive constraints over the site that would prevent the site from being developed.
- ≈ Existing utility service infrastructure has been found to have adequate capacity to service the reposed development.
- ≈ **No flooding, drainage, landslip, soil erosion, or similar constraints affect the subject site.**

## 7.0 CONCLUSION

This assessment has found that:

- ≈ The proposal is a permissible form of development and complies with the aims, objectives and provisions of the above plans.
- ≈ The proposed development is unlikely to have any significant adverse environmental or amenity effects on the surrounding land, and.
- ≈ Having regarded to all the considerations it is considered that the proposal constitutes an acceptable form of development for the area and would provide an aesthetically pleasing residence to the locality.