



November 29, 2023

Goulburn Mulwaree Council
council@goulburn.nsw.gov.au

STATEMENT OF ENVIRONMENTAL EFFECTS

THE SITE

Lot: 4
DP Number: 32628
Address: 31 Ottiwell Street Goulburn NSW 2580

The site is 1,086.60m² in size with a modest primary dwelling to the front of the property. The property is addressed to the primary road being Ottiwell Street. The property backs onto another residential property.

THE PROPOSAL

The proposal is to construct a 2-bedroom, single story, Secondary Dwelling to the rear of the property. The proposed floor area is 60m². The roof is a steel roof with a hip on both ends. The walls are timber framed, cladded, and painted externally. The floor structure will be a concrete slab on ground. It will be lined internally with plasterboard and painted with a smooth finish. The windows and door will be aluminium framed. The proposal is located to the rear of the property.

SITE SUITABILITY

According to the relevant council planning Certificates and Maps the site is:

- not on Bushfire prone land;
- not in a Flood Zone;
- not on Contaminated land;
- not in an Environmental Protection area.

DESIGN AND GUIDELINES

The proposal satisfies the requirements of Councils' Development Control Plan (DCP) and Local Environmental Plan (LEP). These include:

- Floor Space Ratio
- Building Heights
- Site layout and landscaped open space
- Building setbacks
 - o Rear setback proposed – 1.20m.
 - o Side setbacks proposed – 2.20m and 3.75m.
- Building design, colour and materials
- Visual and sound privacy
- Energy Efficiency
- There are no known easements on the property which will be affected by the proposal.

VISUAL IMPACT

The bulk and scale of the proposal is in keeping with the locality. This is in line with current residential buildings on the surrounding properties.

The external roofing, cladding, windows, door, and finishes have all been designed and selected to fit within the surrounding streetscape.

PRIVACY

All windows and door of the proposal have been carefully located on the South, East, West, and North of the proposal. This has been done to minimise the any privacy issues with the neighbouring properties. The sizes of the windows and door are a modest size, letting in sufficient light and air, whilst also maintaining privacy.

ENERGY

The proposal has been put through BASIX and passes all facets of Thermal Comfort and Energy requirements. These commitments have been met through the selection of materials, fittings and finishes.

WATER AND STORMWATER

The proposal has been put through BASIX and passes all facets of the Water requirements. These commitments have been met through the selection of materials, fittings and finishes.

The stormwater is proposed to be attached to the existing system. This will be in accordance with the stormwater Engineers design and councils' regulations.

EXISTING LANDSCAPE, FLORA AND FAUNA

The proposed works will not have any significant effects on threatened flora/fauna species, populations, ecological communities, or their habitats. All existing characteristics of the property landscape will be preserved.

The proposal will not result in the loss of any significant mature trees within the side, front or rear boundary setbacks.

We trust this report is sufficient to allow Council's consideration of the application to proceed.

Kind Regards,



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