



Statement of Environmental Effects

Introduction

This Statement of Environmental Effects has been prepared by Progressive Project Solutions to form part of the Development Application relating to the address referenced in the 'Property Details' below. The Development Application is being lodged by Progressive Project Solutions, pursuant to Clause 4.12 of the NSW Environmental Planning & Assessment Act 1979 (as amended). The proposal has been designed to achieve the relevant provisions of clause 4.15 of the NSW Environmental Planning and Assessment Act 1979 (as amended) and the relevant Councils local 'Planning Controls'

Proposed: Installation of new 'Manufactured Home' to create 'Dual Occupancy'



Applicant Details

Applicants Name: Progressive Project Solutions
Applicants Address: PO Box 491 NAROOMA NSW 2546

Land Details

Address of Site: 212 - 218 The Driftway LONDONDERRY NSW 2753
Property ID: Lot 25 / DP21883
Land Zoning: RU4 - Primary Production - Small Lot
Land Size: 2.6 Hectares

Provide a general description of the site-

Installation of Manufactured Home to create 'Dual Occupancy'

Previous & Present use of the Land

What was land historically used for-

Primary Production

What is the land presently used for-

Small Lots Rural Residential

Describe all existing structures on the land-

Dwelling home, Sheds

Compliance with State & Council Planning Requirements

The following provides an assessment of the proposal against the provisions of Clause 4.15 of the NSW Environment Planning and Assessment Act 1979 (as amended) and the relevant Councils Planning Schemes

Does the proposed development comply with NSW SEPP's?

Yes ☒ No ☐

If the proposal does NOT comply with SEPPS then demonstrate compliance with Acceptable solution(s) and/or justification of how the proposal meets the 'Performance Criteria

Is additional information attached?

Yes ☐ No ☒

Does the 'Proposed Development' comply with Councils LEP?

Yes ☒ No ☐

If the proposal does NOT comply with Councils Local Environment Plan then demonstrate compliance with Acceptable solution(s) and/or justification of how the proposal meets the 'Performance Criteria

Is additional information attached?

Yes ☐ No ☒

Does the 'Proposed Development' comply with Councils DCP?

Yes ☒ No ☐

If the proposal does NOT comply with Councils relevant DCP then demonstrate compliance with Acceptable solution(s) and/or justification of how the proposal meets the 'Performance Criteria

Is additional information attached?

Yes ☒ No ☐

Does the 'Proposed Development' comply with?

Site Area – FSR

Yes ☒ No ☐

Building Height

Yes ☒ No ☐

Private Open Space

Yes ☒ No ☐

Streetscape

Yes ☒ No ☐

Setbacks

Yes ☒ No ☐

Building Envelopes

Yes ☒ No ☐

Privacy

Yes ☒ No ☐

Shadowing

Yes ☒ No ☐

Fences

Yes ☒ No ☐

Driveway Profile

Yes ☒ No ☐

Parking

Yes ☒ No ☐

General Design Principles

Yes ☒ No ☐

Safer by Design

Yes ☒ No ☐

Bushfire Prone Land

Is the 'Proposed Development' on 'Bushfire Prone Land'?

Yes ☒ No ☐

Is a 'Bushfire Report' attached to the DA Application?

Yes ☒ No ☐

Koala Impacted Land

Is the land captured on the NSW 'Koala Habitat' mapping?

Yes ☐ No ☒

If YES, a 'Koala Impact Report' from a suitably qualified person must be included with the DA Application

Is a 'Koala' Report attached to the DA Application?

Yes ☐ No ☒

Vegetation / Biodiversity

Does the proposal require removal of vegetation?

Yes ☐ No ☒

If YES, a 'Vegetation Removal Plan' that includes the total sqm to be cleared including asset protection zones, roads, fences etc must be attached to the DA Application

Is the land captured under the NSW Biodiversity mapping and or, does proposal exceed the clearing thresholds of the Biodiversity Offsets Scheme?

Yes ☐ No ☒

If YES, a 'Biodiversity Assessment Report' must be included with the DA Application

Is a 'BDAR' attached to the DA Application?

Yes ☐ No ☒

Heritage

Does the proposed development involve works on a heritage item, moving or excavating an Aboriginal relic or object, or subdivision of land that contains a heritage item or is located in a heritage conservation area?

Yes ☐ No ☒

Is a 'Heritage Impact' statement attached to the DA Application?

Yes ☒ No ☐

Aboriginal Heritage

Is an AHIMS Search attached to the DA Application?

Yes ☒ No ☐

Suitability of Land & Site Specific Issues

Does the current land zoning permit the proposal?

Yes ☒ No ☐

Is detailed survey including contour plan included?

Yes ☐ No ☒

Is the land affected by flooding, landslip, drainage or similar constraints?

Yes ☒ No ☐

If yes, what will be done to overcome these constraints-

Attached document from Penrith Council

To the best of your knowledge is there any historic activities that could have contaminated the land?

Yes ☐ No ☒

Has the contamination been remediated and if so how-

Demolition – is any demolition required?

Yes ☐ No ☒

Cut & Fill – Is 'cut and fill' greater than 600mm required?

Yes ☐ No ☒

Cut & Fill – Is 'cut and fill' greater than 2 metres required?

If YES, a Geotechnical & Hydrological Report from qualified engineer is required

Yes ☐ No ☒

Details of Proposed Development

Provide a description of the proposed development-

Installation of 'Manufactured Home' to form 'Dual Occupancy'

Provide a description of what the intended use of the development-

Residential Use

What is currently on the adjoining land-

Rural Residential Lots

Describe the measures taken to ensure the development sits comfortably in the surrounding area-

The proposed new dwelling sits just behind the front of the existing dwelling. There is ample separation from the existing and neighboring dwelling.

Services & Plans

Are services available and adequate for the proposed development?

If No, please provide details of actions will be undertaken provide a solution

Water

If NO, please provide what steps are proposed to address the issue

Yes ☒ No ☐

Power

If NO, please provide what steps are proposed to address the issue

Yes ☐ No ☐

Telephone

If NO, please provide what steps are proposed to address the issue

Yes ☒ No ☐

Internet

If NO, please provide what steps are proposed to address the issue

Yes ☒ No ☐

Stormwater will be disposed of by existing Council infrastructure?

If NO, a 'Stormwater' Plan designed by a suitably qualified engineer is required

Yes ☐ No ☒

Is a Stormwater Plan attached?

Yes ☒ No ☐

Sewerage will be disposed of by existing Council infrastructure?

In NO, an OSSMS Report must be provided by a suitable qualified consultant

Yes ☐ No ☒

Sewerage will be disposed on with the site?

Please provide an OSSMS Report from a suitably qualified consultant

Yes ☒ No ☐

A Construction Management Plan is attached to this proposal?

Yes ☐ No ☒

A Waste Management Plan is attached to this proposal?

Yes ☐ No ☒

Energy Efficiency

Is a BASIX Report attached to the DA Application? Yes ☐ No ☒

Is a natHERS Report attached to the DA Application? Yes ☐ No ☒

Orientation, Insulation & Other

Does the design maximise 'living area' facing north? Yes ☒ No ☐

Do windows & Solar Collectors have good solar access? Yes ☒ No ☐

Do awnings, window coverings maximise solar benefits? Yes ☒ No ☐

Is insulation proposed for either floor, walls or roof? Yes ☒ No ☐

Has energy efficient heating/cooling been specified? Yes ☐ No ☒

Impacts on Neighbouring Properties

Describe the existing development on neighbouring properties? Yes ☒ No ☐

Is the proposal compatible with the 'Bulk & Scale of the neighbourhood'? Yes ☒ No ☐

Describe any impacts on neighbouring properties and how these will be overcome-

Zero impacts due to separation distance

Describe any 'loss of privacy' to neighbouring properties and how this will be overcome-

Nil

Describe any 'noise' that may affect neighbouring properties and how this will be overcome-

Nil

Describe any 'shadowing' that will affect neighbouring properties-

Nil

Describe any 'loss of views' from neighbouring properties-

Nil

Additional SoEE Information – Specific DCP Response

Proposed 'Dual Occupancy'

Lot 25 / DP 21883 – 212-218 The Driftway LONDONDERRY

1.2.5. Dual Occupancy Dwellings A. Background

Development of rural land for dual occupancy dwellings needs to be carefully designed and implemented to mitigate any potential impacts of the increased density of this form of development on local character and landscape.

The concept of a dual occupancy is to have the second dwelling either as an addition to the house or a separate building smaller than the main dwelling. This protects the traditional rural streetscape of residential buildings and farm buildings separated by large spaces.

Any application for dual occupancy will need to address issues of size, design, location and environmental impacts to ensure that the desired rural character is maintained.

As a general rule, dual occupancy must comply with the requirements for rural dwellings relating to:

- *Siting and orientation;*
- *Setbacks and building separations;*
- *Bulk and massing (excluding site coverage); and*
- *Height, scale and design.*

The general rules and principals as set out in the DCP regarding the above requirements are met with this application. The proposed siting, setbacks, separation, bulk, height and design of the proposed second building (dual occupancy) are in line with the principals and guidelines as set required.

B. Objectives

The objective of this section is to permit dual occupancy development which:

a) Is in close proximity to and associated with the existing dwelling on the site; and b) Adopts a similar or sympathetic design to the existing dwelling on the site.

The applicant believes the objectives are met in regards to the proximity to the existing dwelling along with the proposed design and construction materials and general look of the proposal.

C. Controls

These controls apply to dual occupancies in the RU1, RU2, RU4, E3 and E4 zones only.

The proposal is on RU4 land

1) Design

1. *a) Dual occupancies should be designed in accordance with the policies in this DCP for dwellings and dwelling design.*

The dwelling has been designed in accordance with the DCP

- 2. b) The second dwelling should take into account the principles in the sections on 'Site Planning and Design Principles', 'Vegetation Management' and 'Landscape Design' (with particular attention to protecting existing trees and vegetation on the site) of this DCP.**

The site planning principals have been adhered to with this proposal. There is no vegetation to be removed and the owner(s) are planning additional plantings once the dwelling is installed to further enhance the environment.

- 3. c) The second dwelling should be located within the curtilage (proximity) of the existing dwelling house on the same lot (and preferably within its garden area).**

The proposal is located on the same lot as the existing dwelling and is separated by a distance of just over 10 metres

- 4. d) The second dwelling must be located behind the building line of the existing dwelling house.**

The proposal site behind the existing dwelling and building line.

- 5. e) The preference is for the second dwelling to be detached from the first dwelling with a minimum separation of 10m.**

The proposal is 10 metres from the existing dwelling

- 6. f) If the dwellings are attached then the second dwelling should be located behind the existing dwelling and should adopt an 'L' shape.**

The dwellings are separated by 10 metres

- 7. g) The second dwelling must be significantly smaller than the existing dwelling house (approximately 50% in floor area).**

Consideration, however, will be given to varying this control where the existing house has a floor area of less than 200m².

The total floor area of the proposed dwelling including decks is 72sqm. The existing dwelling and decks are approximately 155sqm

- 8. h) The development should be designed so that the dwellings complement each other and the rural character. In this regard, external finishes should be similar or compatible. Council may require upgrading of the existing dwelling where considered necessary.**

Whilst construction materials may not be identical it is planned to blend the dwellings through colour and considered planting of trees and bushes to assist the blending of the structures.

The separation from the road and the differing styles of building along The Driftway provide very little compliance with this control, however the proposed colour and plantings will alleviate any conflict between the dwellings.

2) Access, Parking and Services

- 1. a) Access to dual occupancies is to be via a common driveway to both dwellings.**

Both dwelling share the existing driveway

2. *b) At least one accessible and covered off-street parking space shall be provided on site behind the building line for each dwelling.*

The existing dwelling has a garage and a carport is proposed for the secondary dwelling.

3. *c) There should only be one electricity line and meter on the property servicing both dwellings.*

The existing single power supply will be also connected to the new dwelling.