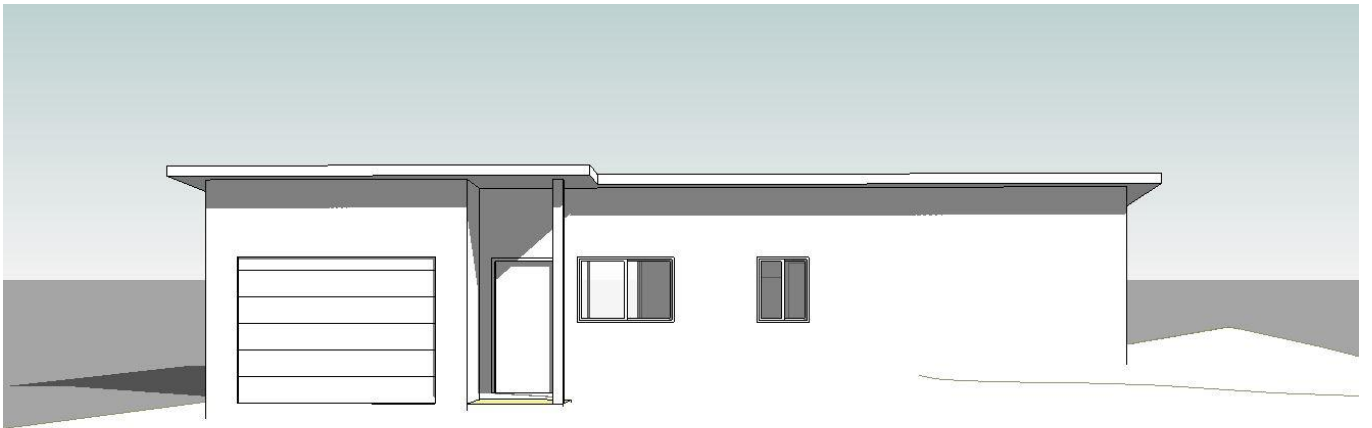

STATEMENT OF ENVIRONMENTAL EFFECTS TO MID-WESTERN REGIONAL COUNCIL

CONSTRUCTION OF A SECONDARY DWELLING

At: 8 Armstrong Street, Rylstone NSW 2849



I. INTRODUCTION

This Statement of Environmental Effects accompanies an application to construct a Secondary dwelling at the **No. 8 Armstrong Street, Rylstone NSW 2849**.

The statement will evaluate the proposed dwelling for compliance with the statutory controls of **Mid-Western Regional Local Environmental Plan 2012**, and the discretionary planning controls of **Mid-Western Regional Development Control Plan 2013**, in particular , **part 2.1** General Housing and Ancillary Structures “Deemed to Satisfy” Provisions; **part 2.2** Dual Occupancy Development “Deemed to Satisfy” Provisions; **part 3.1** Residential Development in urban areas (single dwellings and dual-occupancies).

This submission is provided to assist the council in the consideration and processing of this application by providing details of the proposed development and an assessment of the proposal’s various design elements.

II. SITE AND CONTEXT

- The subject allotment is known as **No. 8 Armstrong Street, Rylstone NSW 2849**
- The legal description of this property comprises of **Lot 3 Sec.25 DP 758891**
- The subject property is a block with a regular shape, providing street frontage to Armstrong street, a *Refer to Figure 1 – Site Location Map below*.
- The site is within **RU5 - Village Mid-Western Regional LEP 2012**
- The site has a total area of **2023.4 m²** with Armstrong street frontage (West boundary) and the East boundary of **40.235 m**. The site has North boundary and South boundary of **50.295 m**.
- The site topography is sloped from South-East side to North-West side.
- The site contains an existing one-storey brick residence with tile roof and a metal shed.

III. PROPOSAL

- The proposal involves the construction of a secondary dwelling at the rear, in the northeast corner of the property.
- Main pedestrian access & vehicular access area via Armstrong street.

PLANNING CONTROLS & DESIGN COMPLIANCE

The following table provides a summary of the development application against the controls contained in *Mid-Western Regional Local Environmental Plan 2012*, and the discretionary planning controls of *Mid-Western Regional Development Control Plan 2013*.

STANDARD	PROPOSED	REQUIRED	DCP 2013 COMPLIANCE	LEP 2012 COMPLIANCE
Zone	RU5	RU5	Yes	Yes
Site area	2,023.00m ²	450m ²	Yes	Yes
Total Floor area	142.3 m ² + 60m ² = 202.3 m ² (Existing dwelling + Secondary dwelling)	430m ²	Yes	Yes
Secondary dwelling	60 m ²	60 m ² max	Yes	Yes
Front Setback	Behind existing principal dwelling		Yes	Yes
Side & Rear setbacks	Side setback Min 3m Rear lane setback Min 7.5m	Side setback Min 3m Rear lane setback Min 7.5m	Yes Yes	Yes
Height	One (1) storey Max building height approx. 3.8 m above Natural Ground Level Fill – Max 290mm from NGL within Ground Floor.	Max two (2) storey Max building height. 3.8 m above Natural Ground Level Fill within ground floor perimeter less than 1m AGL	Yes Yes Yes	N/A

Private Open Space	Min 80m2 (Shared by principal dwelling & Secondary dwelling) 5m x 5m min POS behind front building line	Min 80m2 (Shared by principal dwelling & Secondary dwelling) 5m x 5m min POS behind front building line	Yes	N/A
Car parking	Maintain the required parking spaces	Maintain the required parking spaces.	Yes	N/A
Visual Privacy	Living area & bedroom windows with sill height up to 1.5m AFFL where overlooking adjoining living area windows	Windows with a minimum sill height of 1.5m AFFL overlooking adjoining living area windows	Yes	N/A

Flooding and Drainage

The site is in the stormwater affected area.

Domestic drainage system shall be designed by Hydraulic Engineer to meet the requirements of the Building Code of Australia, and the local authority.

Removal of Trees

The proposal will not result in removal of any trees .

Character and Streetscape

Armstrong street has no particular characteristic or style, and no heritage significance that identify the urban character of the area.

Bulk, size and Scale

The new proposal can still be consistent with the existing principal dwelling and other dwellings within the street in term of colours, bulk, size and scale.

The building is designed in such a way to blend in with the surrounding streetscape.

In order to achieve this, the style of the building, the materials and the skillion roof have been designed and selected carefully to ensure the bulk and scale of the proposed work protects reasonable neighbor amenity and maintains an appropriate residential character.

Privacy, views, and over shadowing

It is intended for the proposed attached dual occupancy to provide maximum visual privacy for their neighbours and private open space.

Privacy of the neighbors and obstruction of view to the site as well as from the site have been carefully adopted into the design. Thus window sills potentially overlooking neighbors' windows have sill height of **1.5m** and spacing between dwellings has been maintained at an appropriate distance of **1.8 m** to protect privacy, and ensuring a reasonable sharing a minimum of 3 hours solar access into the neighbor houses of **No. 4 and No.12 Armstrong street, Rylstone.**

Height of the proposed house has been controlled by the Council's DCP to minimise overshadowing next door neighbours. The maximum wall height of the proposed granny flat is always kept below **3.8 meters** from natural ground at all points

Daylight, sunlight and ventilation have been adequately allowed for to all living areas and private open spaces of new and neighbouring houses.

Traffic Generation, Vehicular Access and Car Parking

The site is situated on **Armstrong street**. Entering and leaving the garage is via this main street. There will be no mass traffic generation in the new proposal.

Utilities – Water Supply, Sewer and Electricity

Normal domestic services supply shall be provided to the new proposal.

Utility Services and Waste

The proposed granny flat is used as residential purpose only.

Therefore, it only generates normal domestic waste, which can be collected in Council provided rubbish bin and recycling bin.

The bins will be collected by rubbish tip truck once a week.

Erosion and Sediment Control

A Sediment Control Plan has been submitted with the Architectural drawings for Council Approval.

Statutory Controls

The proposal is designed in compliance with objectives and design standards outlined in the relevant **DCP2013** and **LEP2012** of **Mid-Western Regional Council.**

Energy & Water Efficient

The proposal can provide a minimum of 3 hours of solar access into all living area.

The proposed building will be protected from the solar heat with insulation batts. The roof area will be insulated with R3.5 insulation batts.

The proposed units will be installed with a min. 6.0 star rating hot water systems, AAA rated for taps, showerheads, and toilet cisterns.

The units are designed with open plan types, cross ventilation has been allowed for on ground floor.

A Basix report has been obtained and attached with the DA submission to Council for assessment.

Risk and Hazards

The subject site is not in the precinct of flood zone, and not affected by bush fire zone.

Heritage conservation

The subject site is not either within a heritage listed item or a heritage conservation area.

Bushland, flora & fauna

The proposal will not result in the removal of protected plant species or fauna habit.

Landscaping and Scenic Quality

At the completion of the development, the site will be landscaped to meet the needs of the occupants.

Public Authorities

No advice or approvals are required from any other public authority.

Conclusion

The proposed development submitted to Council has been designed appropriately in accordance with Council's **Development Control Plan 2013** and it also complies with the **Local Environmental Plan 2012** and the **Building Code of Australia** and the requirements therein.

The development will not generate any adverse amenity impacts of adjoining neighbors or the public domain and enhances the area immensely.

Therefore by complying with all council's objectives and taking these matters into consideration, we hope that council considers this application adequately.

Regards,

EPW Designs