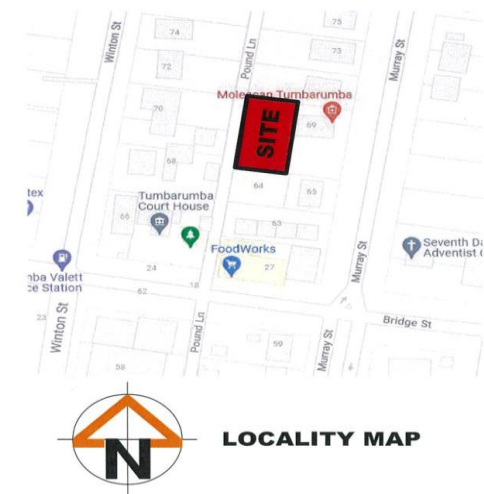
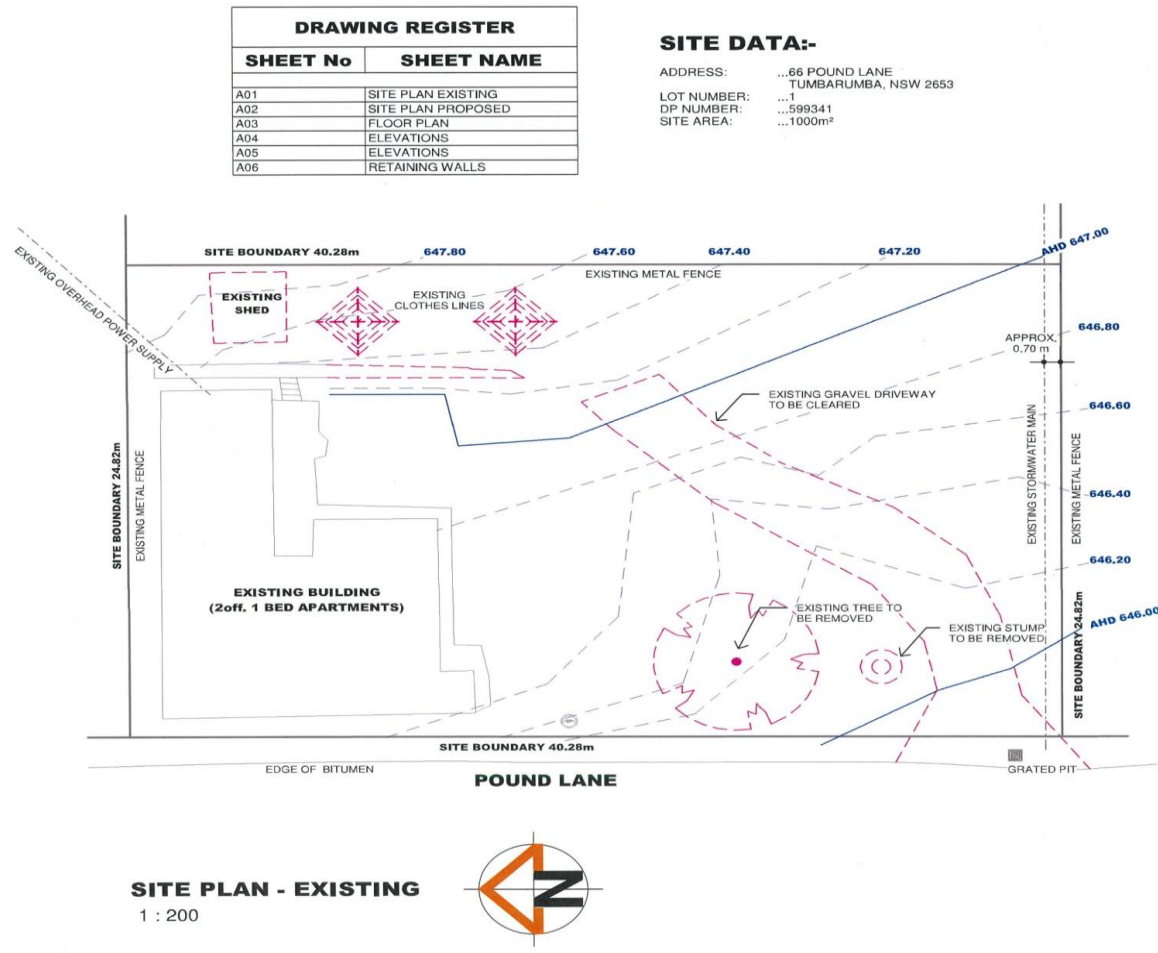


11.5. DA2022/0036 PROPOSED MULTI DWELLING HOUSING, LOT 1 DP599341, 66 POUND LANE TUMBARUMBA

Attachment Titles:

1. Refer to Attachment 3 (Statement of Environmental Effects) - Part 1.6 - Variations to the DCP
2. Site Plans - 66 Pound Lane Tumbarumba
3. Statement of Environment Effects - 66 Pound Lane Tumbarumba

Attachment 1 - Site Plans - 66 Pound Lane Tumbarumba



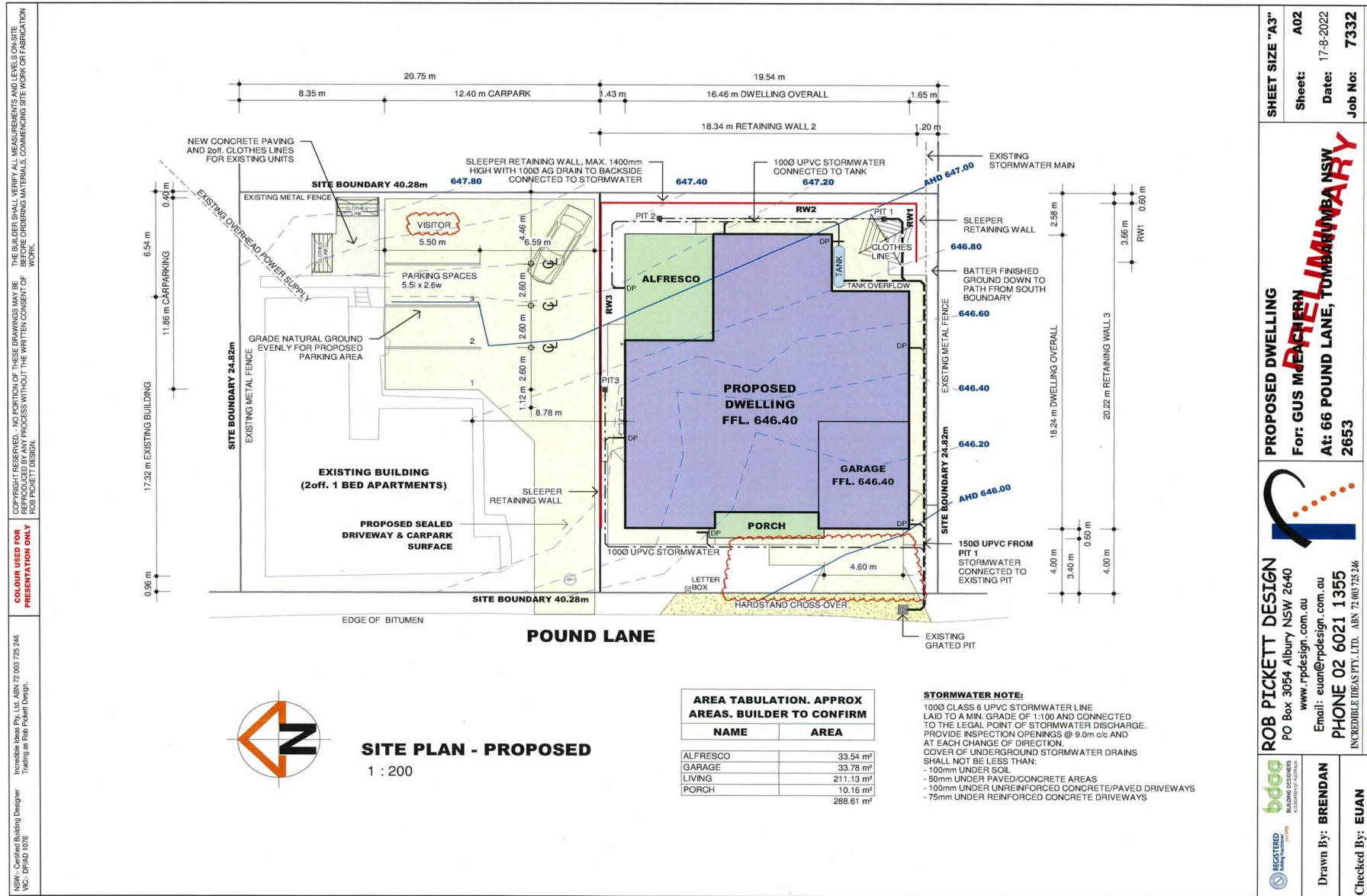
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Date: 15-2-2022
Job No: 7332

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PROPOSED DWELLING
For: **GUS McEACHERN**
At: **66 POUND LANE, TUMBARUMBA NSW 2653**



Attachment 2 - Statement of Environmental Effects - 66 Pound Lane Tumbarumba**Executive Summary**

A Statement of Environmental Effects (SEE) to accompany a Development Application (DA) seeking approval for a multi dwelling housing.

This SEE addresses the appropriate heads of consideration under the Environmental Planning and Assessment Act 1979. The SEE also details the manner in which the proposed development complies with relevant state and local planning requirements including Tumbarumba Local Environmental Plan 2010. It outlines requested variations to the Snowy Valleys Development Control Plan, which are appropriate. This Statement identifies that the proposed development is a suitable outcome for the site and the locality and accordingly approval of the development application is sought.

2.1 Development Proposal

To construct a third dwelling consisting of slab on ground, clad timber framed with Colorbond roof, single storey, 3 bedroom dwelling for Specialist Disability Accommodation (SDA) for a family member who requires full care. The multi dwelling housing development will also include a new crossover, driveway and parking arrangements for the existing 2 x 1 bedroom attached dwellings.

2.2 Subject Site

The subject site identified as on Lot 1 DP599341, 66 Pound Lane, Tumbarumba, has a site area of 1000m² and is rectangular in shape, as outlined in the aerial image below.



The site currently consists of 2 x 1 bedroom attached dwelling, small wood shed and clotheslines.

2.3 Surrounding Development

Its western front boundary has a 40.29 metre frontage to Pound Lane with the rear of the Tumbarumba Police Station and Tumbarumba Forestry offices directly across the laneway. The eastern rear boundary adjoins a medical centre and the northern and southern boundaries adjoin residential properties.

3 State and Regional Planning Framework

3.1 State Environmental Planning Policy (Building Sustainability Index: BASIX) 2004

Compliant BASIX certificate has been submitted for the proposed dwelling..

4 Tumbarumba Local Environmental Plan 2010

4.1 Land Use Zoning

The subject site is zoned R3 Medium Density Residential pursuant to Tumbarumba Local Environmental Plan (TLEP) 2010.

4.2 Land Use Table and Zone Objectives

The objectives of the R3 Medium Density Residential zone are:

1 Objectives of zone

- *To provide for the housing needs of the community within a medium density residential environment.*
- *To provide a variety of housing types within a medium density residential environment.*
- *To enable other land uses that provide facilities or services to meet the day to day needs of residents*

The development complies with all of the above zone objectives.

2 Permitted without consent

Nil

3 Permitted with consent

Attached dwellings; Boarding houses; Centre-based child care facilities; Community facilities; Group homes; Kiosks; Markets; Multi dwelling housing; Neighbourhood shops; Oyster aquaculture; Places of public worship; Respite day care centres; Roads; Seniors housing; Tank-based aquaculture; Any other development not specified in item 2 or 4.

4 Prohibited

Agriculture; Air transport facilities; Airstrips; Amusement centres; Animal boarding or training establishments; Backpackers' accommodation; Biosolids treatment facilities; Boat building and repair facilities; Boat launching ramps; Boat sheds; Camping grounds; Car parks; Caravan parks; Cemeteries; Charter or tourism boating facilities; Commercial premises; Correctional centres; Crematoria; Depots; Eco-tourist facilities; Electricity generating works; Emergency services facilities; Entertainment facilities; Extractive industries; Farm buildings; Farm stay accommodation; Forestry; Freight transport facilities; Function centres; Heavy industrial storage establishments; Helipads; Highway service centres; Home occupations (sex services); Hotel or motel accommodation; Industrial retail outlets; Industrial training

facilities; Industries; Information and education facilities; Jetties; Marinas; Mooring pens; Mortuaries; Open cut mining; Passenger transport facilities; Recreation facilities (indoor); Recreation facilities (major); Registered clubs; Research stations; Restricted premises; Rural industries; Rural workers' dwellings; Service stations; Sewage treatment plants; Sex services premises; Storage premises; Transport depots; Truck depots; Vehicle body repair workshops; Vehicle repair stations; Veterinary hospitals; Warehouse or distribution centres; Waste or resource management facilities; Water recreation structures; Water recycling facilities; Water treatment facilities; Wharf or boating facilities; Wholesale supplies

Multi dwelling housing is permitted in the zone with consent and is defined as - 3 or more dwellings (whether attached or detached) on one lot of land, each with access at ground level, but does not include a residential flat building. Note—Multi dwelling housing is a type of residential accommodation—see the definition of that term in this Dictionary.

Part 6 Additional Local Provisions

None relevant.

5 Snowy Valleys Development Control Plan (DCP) 2019

The following controls are applicable to the development:

1.6 Variations to the DCP

3.2.6 Cut and Fill

It is proposed to cut the site to a maximum of 1.4 metres, which exceeds the maximum excavation height of 1 metre.

Justification

The dwelling has been designed to be completely accessible as the occupant is confined to a wheelchair, therefore there cannot be any steps located within or around the proposed dwelling. The increase in excavation is required to create a level pad from Pound Lane, will have minimum impact to the adjoining properties and is appropriate in these circumstances.

4.11.3 Building Setback

| Setback | Required | Proposed |
|----------------|-----------------|-----------------------|
| Front | 6 metres | 4 metres |
| Side | 3 metres | Southern- 1.65 metres |
| Rear | 4.5 metre | 2.58 metres |

Justification

The reduced setbacks will have minimum impact to the existing streetscape and the amenity of the area as:

- The primary frontage is Pound Lane and there are a number of dwellings and shed/garages with less than 6 metre setbacks creating an inconsistent streetscape.
- The reduce side setback will have minimum impact to the adjoining southern residential property as the adjoining dwelling has a 5.5m side setback to the common boundary providing adequate separation for privacy and sunlight access.
- The site adjoins a medical centre at the rear and the finished floor level of the dwelling will be cut in 1.4m lower than the existing ground height. The alfresco entertainment area is located on the northern side of the dwelling, ensuring there will be no adverse impacts to the amenity at the rear of the site by the reduced setback.

4.11.4 Car Parking

It is proposed to have four (4) carparking spaces to the existing 2 x 1 bedroom units and two (2) carparking spaces (garage and in front of dwelling) for the proposed dwelling. Based on this control the development will be deficient by 1 carparking space.

Justification

The existing dwellings are 1 bedroom only and the requirement for 2 carparks per unit and a visitors carpark is excessive. Part 4.10.3 of the DCP in relation to dual occupancies, permits 1 carparking for a 1 or 2 bedroom dwellings, which would be more appropriate in this instance. There is historical evidence that the occupants of the dwellings only utilise 1 car park space per unit and the reduction of 1 on-site parking space will not unreasonably reduce parking supply in the local area.

4.11.9 Floor Space to Site Ratio

The site area is 1,000m² therefore 40% of the site coverage is 400m². The existing dwellings have a floor area of approximately 149m². The proposed dwelling is 288.61m², creating a total of 437.61m² or 8.59% variation to the control or 43.8% site coverage ratio.

Justification

The land is zoned R3 Medium Density Residential zone with a minimum allotment size of 250m². Under Part 4.5 of the DCP, if the land was subdivided into a 250m² lot, it would have a 65% site coverage ratio, which is more appropriate for the land zoning and density of the area. The adjoining southern allotment is a good example, as it is approximately 539m² in area and the dwelling is approximately 298m² creating a site coverage ratio of 55.28%.

4.11.10 Internal Access

The development generally complies with the control except for the sweep paths from the proposed garage into the visitors parking space to allow the vehicle to enter and leave in a forward direction from the new garage.

Justification

1. Pound Lane is a low traffic and low speed laneway, permitting provisions for safe reversing into the laneway.
2. The 4 metre garage setback and 1 metre to sealed section of pavement (5 metres overall) would allow for ample visibility either side of the garage when leaving the garage.
3. There are other examples of approved garages/sheds with similar vehicular access to Pound Lane, including 64 Pound Lane and rear of 80 Winton Street.

3.2.1 Vehicle Access Standards

Vehicle access will be via 2 new proposed driveways which will comply with controls outlined in the Clause.

3.2.2 Bushfire

Not applicable

3.2.3 Car Parking

Variation to on-site car parking sought, as outlined in Part 1.6.

3.2.4 Construction Over Council Land and Services

The proposed dwelling will be constructed close to Council stormwater main on the southern side boundary. The footings for the dwelling and retaining wall will be designed to ensure no loading is applied to the infrastructure.

3.2.5 Contaminated Land

Not defined as contaminated land.

3.2.6 Cut and Fill

Variation to cut and fill sought, as outlined in Part 1.6.

3.2.7 Demolition

Not applicable, no demolition proposed

3.2.8 Development Near Electrical Easements

Development has a 5 metre clearance from adjacent powerlines therefore does not require to be referred to Essential Energy under Clause 45 of the State Environmental Planning Policy (Infrastructure) 2007.

3.2.9 Erosion and Sediment Control

Complies

3.2.10 Flooding

Not applicable, land not subject to flooding.

3.2.11 Heritage

Not applicable, land not local or state heritage listed.

3.2.12 Landscaping

Complies.

3.2.13 On-site Wastewater Management

Not applicable, site has reticulated sewer.

3.2.14 Provision of Services

Existing reticulated water and sewer, and electricity will be utilised.

3.2.15 Retaining Walls

Complies, retaining walls will have a maximum height of 1.4m and will be engineered.

3.2.16 Safer By Design

Complies

3.2.17 Stormwater/roof Water Management

Stormwater will be harvested and conveyed to the existing Council stormwater main on the southern boundary.

4.11 Multi-Dwelling Housing

The following controls apply to multi-dwelling housing where this type of development is permitted with the consent of Council.

4.11.1 Area Requirements

The minimum site area for multi-dwelling housing is 900m², complies site area is 1,000m².

4.11.2 Building Height

The development is not to exceed 8.5m in height, Complies.

4.11.3 Building Setbacks

Variation sought, as outlined in Part 1.6, above.

4.11.4 Car Parking

Variation sought, as outlined in Part 1.6, above.

4.11.5 Carports and Garages

Complies, proposed garage level with front wall of the dwelling.

4.11.6 Clothes Drying Facilities

Complies, each dwelling is to be provided with clothes drying yard and line.

4.11.7 Essential Services

Complies, existing services onsite

4.11.8 Fencing

Not applicable, no front fence proposed.

4.11.9 Floor Space to Site Area Ratio

Variation sought, as outlined in Part 1.6, above.

4.11.10 Internal Access

Variation sought, as outlined in Part 1.6, above.

4.11.11 Landscaping

Complies

4.11.12 Letterboxes

Complies

4.11.13 Pedestrian Access/Footpath

Complies

4.11.14 Privacy

Complies

4.11.15 Private Open Space

Complies.

4.11.16 Stormwater Management

Complies.

4.11.17 Street Numbering

Complies, each dwelling will include an appropriate street number for easy identification.

4.11.18 Vehicular Access

Complies.

4.11.19 Waste Management

Complies.

4.11.20 Water Supply

Utilising existing, complies.

6 Section - 4.15 of the EP&A Act 1979– Matters for Consideration

Section 4.15 of the Environmental Planning and Assessment (EP&A) Act 1979 requires the consideration of certain matters with respect to a development application. This Section of the SEE discusses the key provisions within Section 4.15 that are relevant to the application.

6.1 The provisions of:**6.1.1 Any environmental planning instrument**

Clause 4 of this SEE addresses how the proposed development meets the provisions of the relevant environmental planning instrument (TLEP 2010). In summary, the proposed development is considered to be consistent with the overall objectives of the R3 Medium Density Zone and is permissible with development consent.

6.1.2 The provisions of any development control plan

Clause 5 of this SEE addresses how the proposed development meets the provisions of the Snowy Valleys Development Control Plan 2019.

6.1.3 Any draft planning agreement.

There has been no voluntary planning agreement proposed or entered into by the developer.

6.2 The likely impacts of the development**6.2.1 Social Impact**

The development will have an overall positive social and economic benefit to the community.

6.2.2 Impact of Traffic and Parking

The traffic and parking requirements have been addressed in Clause 2.4. The current road infrastructure is adequate to cater for size and scale of the proposed development.

6.2.3 Impact on Neighbourhood Amenity

The proposed development will have minimum adverse impact on existing residences in the locality.

6.3 Suitability of the Site for the Development

The proposal has been designed having regard to the controls and objectives of the LEP and DCP documents and is considered to be a suitable development for the site.

6.4 The Public Interest

The proposed development will create additional residential accommodation. The proposal is therefore considered to be in the public interest.

Conclusion

The Development Application (DA) seeks consent for multi dwelling housing by approving a third dwelling on Lot 1 DP599341, 66 Pound Lane, Tumbarumba.

As demonstrated by the detailed assessment above, the proposal satisfies the intent of the provisions of the applicable Environmental Planning Instruments and will result in a positive development outcome in terms of social, environmental, and economic impacts.

In light of the above considerations, it is our opinion that the proposal is appropriate from a planning point of view and is in the public interest. The proposed development warrants approval by Council.