

## **Statement of Environmental Effects** RevA

**Proposed Dual Occupancy for:**  
**Lot 5433 DP1041710**  
**217 Millingandi Rd, Millingandi.**

### **Description:**

Proposed Dwelling with existing dwelling to remain [ie Dual Occupancy].  
Proposed construction of the new dwelling will consist of concrete slab on ground, steel structure with infill timber frame with metal clad external wall finishes and metal roofing with large entry patio. Carparking and access via existing gravel drive. Existing Dwelling onsite to remain. Onsite sewer management system has been designed by a qualified engineer to meet the requirements of the Australian standards and council requirements [refer report by "Technibuild consulting"].  
The existing OSM has also been re-assessed within the same report.

### **Location Map:**



### **Site Description:**

The site is zoned: RU1 – Primary Production.  
The site falls predominately towards the front corner [NorthEast] of the site.  
There is an existing dwelling and farm shed which are to be retained.  
The site is on bushfire prone land.

### Zone RU1 Primary Production

#### 1 Objectives of zone

- To encourage sustainable primary industry production by maintaining and enhancing the natural resource base.
- To encourage diversity in primary industry enterprises and systems appropriate for the area.
- To minimise the fragmentation and alienation of resource lands.
- To minimise conflict between land uses within this zone and land uses within adjoining zones.
- To encourage development for tourism-related activities and other development that is compatible with agricultural activities, which will not adversely affect the environmental and cultural amenity of the locality.
- To maintain and protect the scenic value and rural landscape characteristics of land in the zone.

### Bega Valley LEP2013

#### 4.2D Erection of dual occupancies (detached) in Zone RU1 and Zone RU2

- (1) The objectives of this clause are as follows—
- (a) to provide alternative accommodation for rural families and workers, **COMPLIES**
- (b) to ensure development is of a scale and nature that is compatible with the primary production potential, rural character and environmental capabilities of the land and adjoining land, **COMPLIES**
- (c) to provide an optimal layout of dwellings as follows—
- (i) in relation to the aspect and slope of the land, **COMPLIES**
- (ii) that minimises the potential for land use conflicts, **COMPLIES**
- (iii) that minimises the risk of natural hazards that may affect the site, **COMPLIES**
- (iii) that protects the biodiversity and Aboriginal cultural heritage of the land. **COMPLIES**
- (2) Development consent must not be granted to development for the purpose of a dual occupancy (detached) on land in Zone RU1 Primary Production or Zone RU2 Rural Landscape unless the consent authority is satisfied that—
- (a) the development will not impair the use of the land for agriculture or rural industries, and **COMPLIES**
- (b) each dwelling will use the same vehicular access to and from a public road, and **COMPLIES**
- (c) each dwelling will be situated within 250 metres of each other, and **COMPLIES**
- (d) the land is physically suitable for the development, and **COMPLIES**
- (e) the land is capable of accommodating the on-site disposal and management of sewage for the development, and **COMPLIES**
- (f) the development will not have an adverse impact on the scenic amenity or character of the rural environment. **COMPLIES**

### Dual Occupancies in Rural Zones [4.2Dcompliance]

The proposal will provide accommodation for rural families and ensure that it the proposed dwelling will not interfere with the use of land for agricultural and/or rural purposes. It will not interfere with the adjoining lands uses or have a conflict of land uses.

The aspect and topography of the selected site is to ensure minimal impact to the existing natural environment and taking into consideration the potential biodiversity and Aboriginal Heritage of the site. The position within the site has been selected to utilise the existing level and clear area adjacent the existing detached shed to ensure minimal site disturbance.

Construction to meet building in bushfire prone area guidelines and AS3959 requirements. The selected position on site ensures a sufficient APZ surrounds

the dwelling.

The proposed dwelling will utilise the existing access drive the current dwelling utilises to ensure one point of access to the property.

The proposed dwelling is within the nominated distance of 250metres of separation from the existing dwelling.

An assessment of the site by an engineer for the purpose of utilizing two separate septic systems has been undertaken and the site is satisfactory to accommodate this.

### **Compliance:**

The site comprises an existing dwelling and detached garage. Total Lot area of 3.183ha, with a building entitlement.

Existing Dwelling 1 has floor area of:

- Habitable area 260m<sup>2</sup> + Detached Shed 100m<sup>2</sup>

Proposed Dwelling 2 has floor area of:

- Habitable area 196m<sup>2</sup>

So total area for both proposed dwellings 456m<sup>2</sup> plus 100m<sup>2</sup> existing detached shed. Ample carparking spaces as allocated with the proposed detached shed and adjacent existing levelled area for proposed dwelling 2.

The floor space ratio for the dwelling including the proposed additions will be, 0.01:1 which complies with the Bega Valley DCP2013 & LEP2013.

The proposed setbacks are approximately as follows:

North (Front) boundary - Varies 185metres min. approximately

Eastern side boundary – 24metres min.

The proposed dwelling sits approximately 40 metres to the existing dwelling.

The proposal is permissible within the zone, consistent with zone objectives and in accordance with the Bega Valley Development Control Plan (DCP2013).

There are to be no native trees removed. No trees or native vegetation are to be removed.

There is no adverse impact to the streetscape as the proposed dwelling has ample setbacks and maintain use of existing gravel drive. The proposed dwelling

is setback further from the street than is required [20metre minimum]. No adverse impact to the landscape or any heritage or cultural significant items. The setbacks and private open spaces provided will have no impact on the surrounding neighbours.

General waste storage will be on site for owners to transport to the local council transfer station periodically as required.

Overall maximum heights (8000max) from existing ground level which complies with Bega Valley DCP.

Legal and practical access is already on the site over the existing driveway crossover via Millingandi Rd.

Stormwater will be conveyed to the proposed water storage tanks with the overflow directed away from structures on site in accordance with councils requirements.

Ample parking for occupants will be available on site. Storage is also available within the dwellings.

### **Waste Materials:**

All efforts are to be taken to reduce waste and minimise noise during construction. All waste/recycling/building materials are to be stored in the allocated areas, and removed as soon as possible. Spoil from the site will be reused in battering the site, backfill and gardens/landscaping as much as possible. Timber off cuts to be kept to a minimum. All steel is to be stockpiled for collection by recycler.

### **Conclusion:**

We would expect the surrounding neighbours to be notified of this proposal in accordance with Council's Notification Policy and should any issues arise we would be pleased to discuss this further.

Overall this is an architecturally pleasing dual occupancy development that is both functional, aesthetically pleasing and takes into account the existing access, structures/services and limitations of the site, and the nature of the surrounding environment.

<b>OVERALL SUMMARY</b>			
BEGA VALLEY LEP 2013		COMPLIES	VARIATION SOUGHT

BUILDING CLASS	1A		
LAND ZONE	RU1		
SITE AREA [C4.1A]	3.183ha	Y	
MAX. HEIGHT [C4.3]	8.000M	Y	
FLOOR SPACE RATIO [C4.4]	0.01:1	Y	
LANDSCAPE AREA	98%	Y	
PRIVATE OPEN SPACE	>4X6	Y	
CARPARKING	2 PER DWELLING	Y	
BOUNDARY SETBACKS		Y	
- MIN. FRONT	185.000M APPROX.	Y	
- MIN SIDE	24.000M	Y	
PRIVACY	NO ADVERSE IMPACTS	Y	
VIEWS	NO ADVERSE IMPACTS	Y	
OVERSHADOWING	NO ADVERSE IMPACT – REFER SHADOW DIAGRAMS	Y	
STREETSCAPE	NO ADVERSE IMPACTS	Y	
STORMWATER	WATERTANK – overflow to paddock	Y	
SEWER	ONSITE SEWER SYSTEM – refer report by others	Y	