

Statement of Environmental Effects

Planning Application:

PAN-219722

4 Lambert Close Bolwarra 2320 NSW

Date:

20 May 2022

Property Description:

Lot 3
DP 1252857

Prepared by:

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Proposed Development:

New single storey dwelling with swimming pool

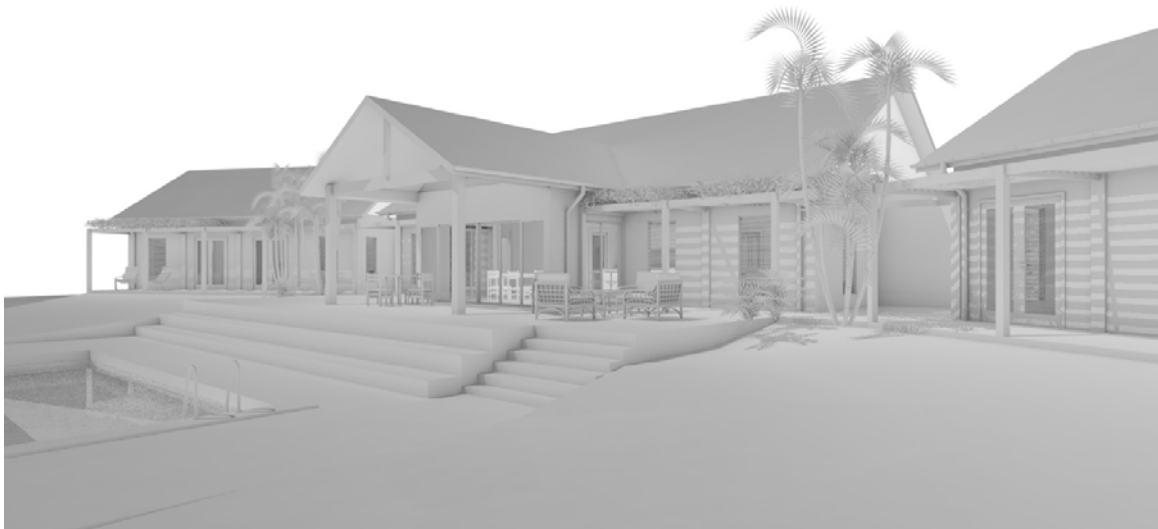


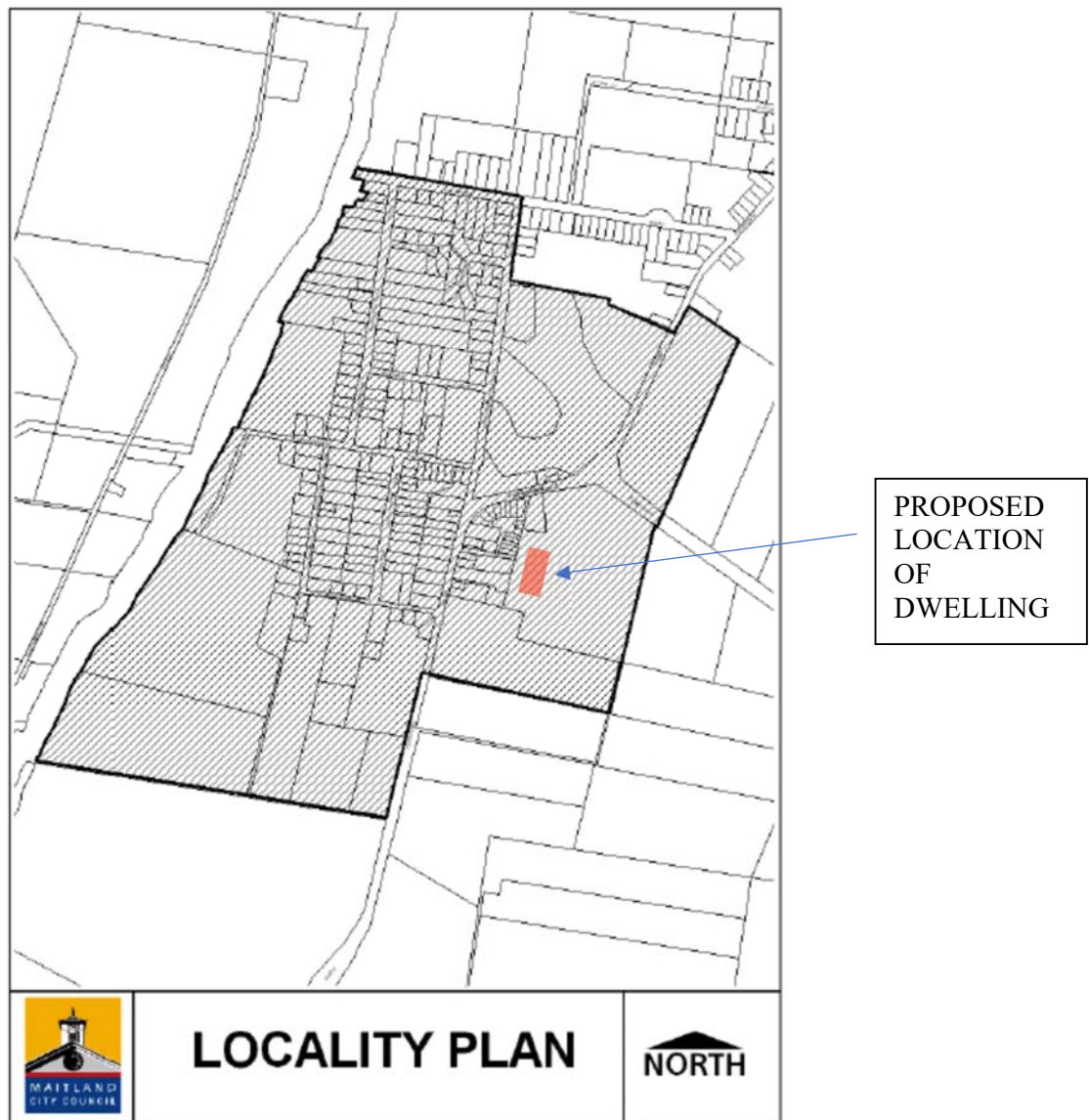
Table of Contents

1	Site Suitability
2	Present and Previous Uses
3	Access and Traffic
4	Privacy Views and Overshadowing
5	Soil and Water
6	Heritage
7	Energy and Waste
8	Summary

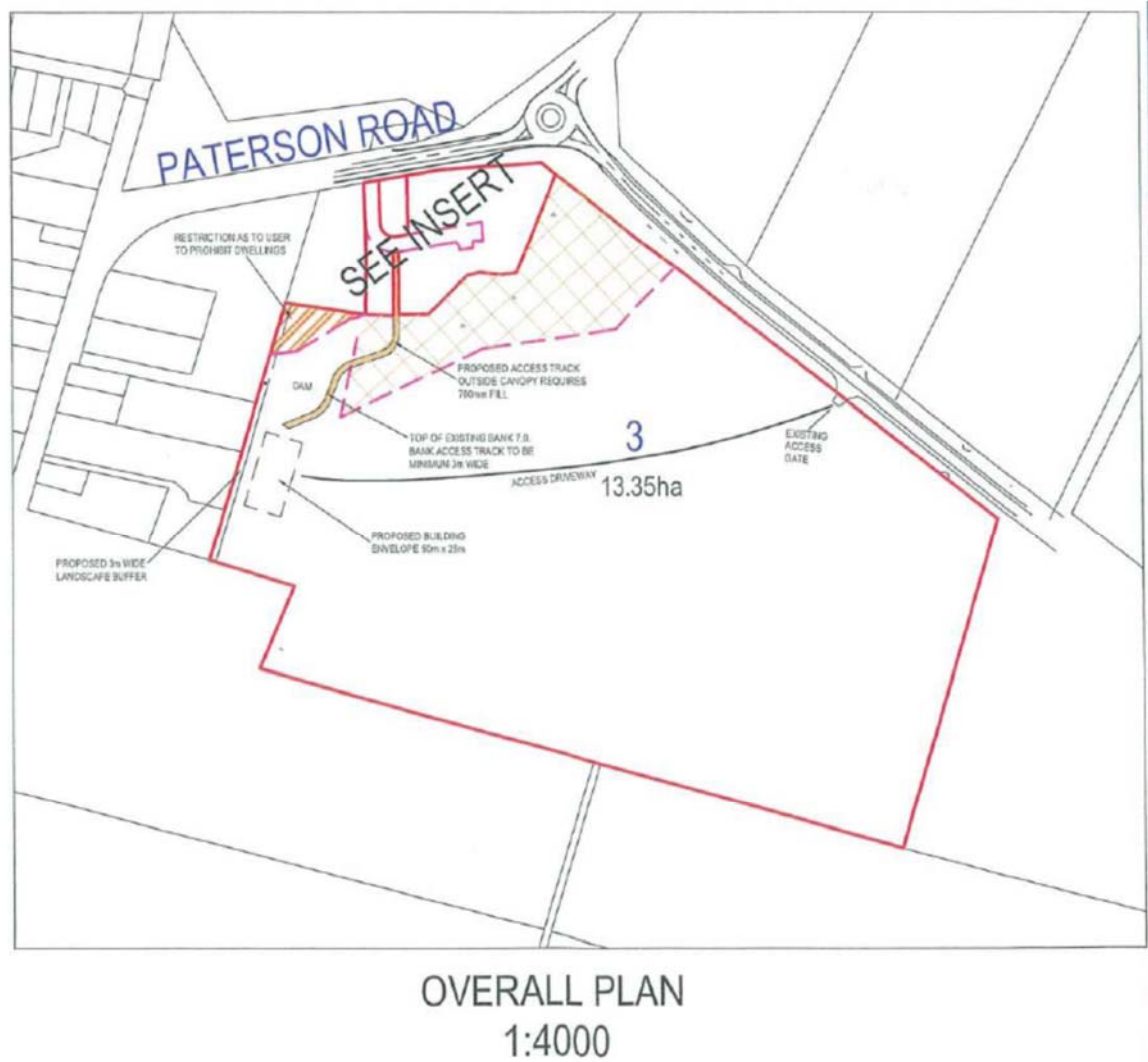
1.0 SITE SUITABILITY

Application is being made to construct a new single storey dwelling with a swimming pool on a rural property that falls within the Bolwarra Heritage Conservation Area.

1. Bolwarra Heritage Conservation Area



The property is an approved subdivision under DA 17-2702 granted on the 24/04/2018

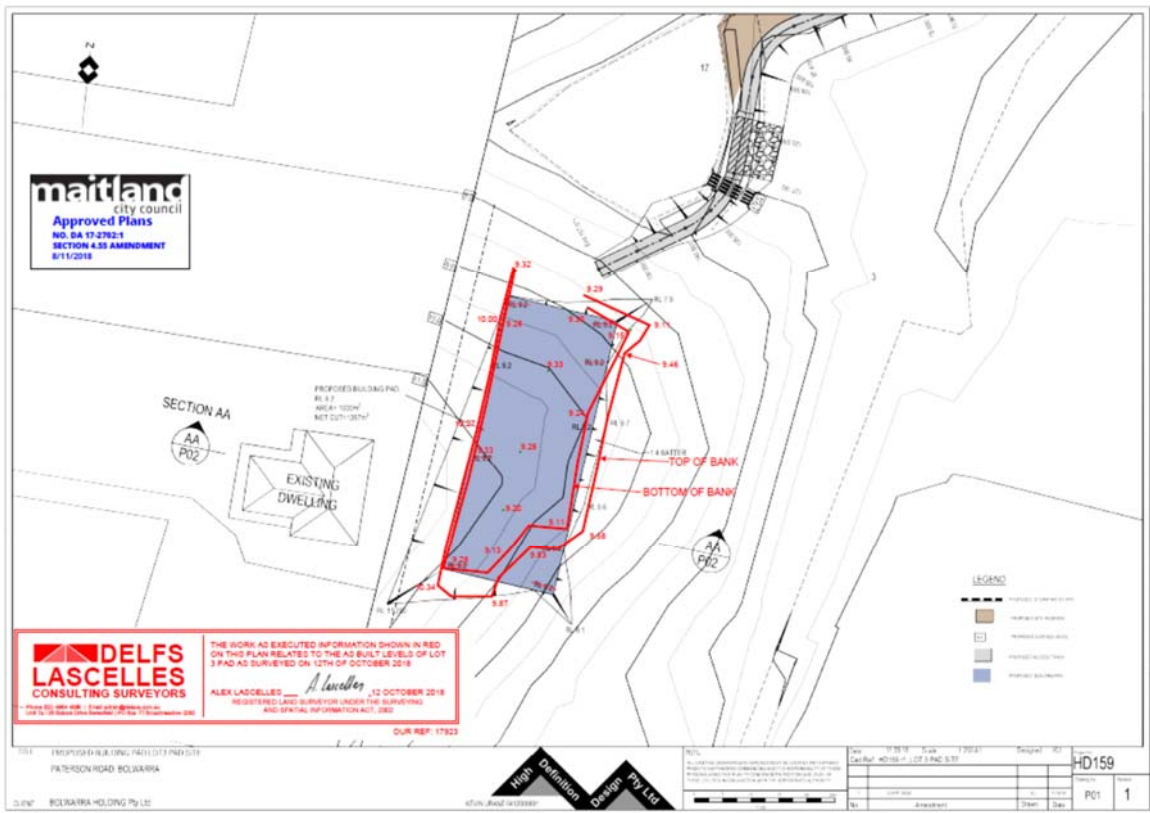


The site for the dwelling has been prepared in accordance with the conditions of the DA. Benching of an area on the western boundary has been undertaken.

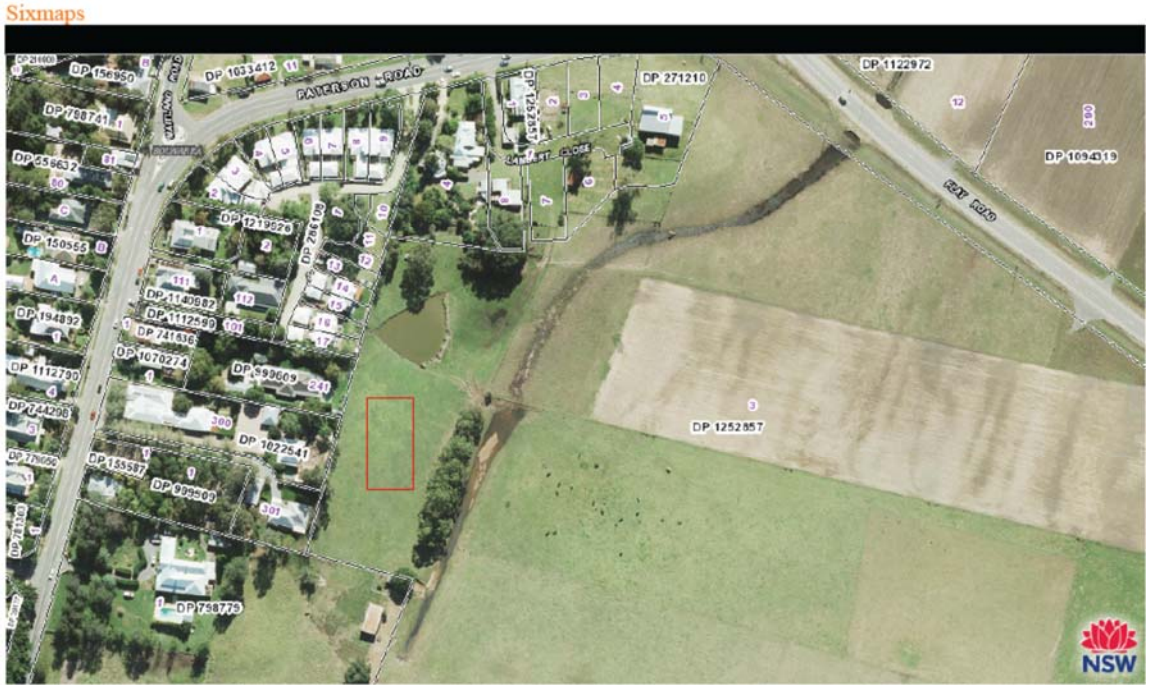
The area of the site is 13.35ha. The dwelling will be located with a FFL of RL9,450.

The FPL for the site is RL 7,860. The floor level of the proposal is 1,590mm above the FPL.

The site is bushfire prone land however is predominantly grassland and classified as a vegetation buffer. A bush fire report has been prepared by Peak Consulting. Recommendation from the report have been followed in the siting of the dwelling and the selection of materials.



Benching of the site for the dwelling has been undertaken



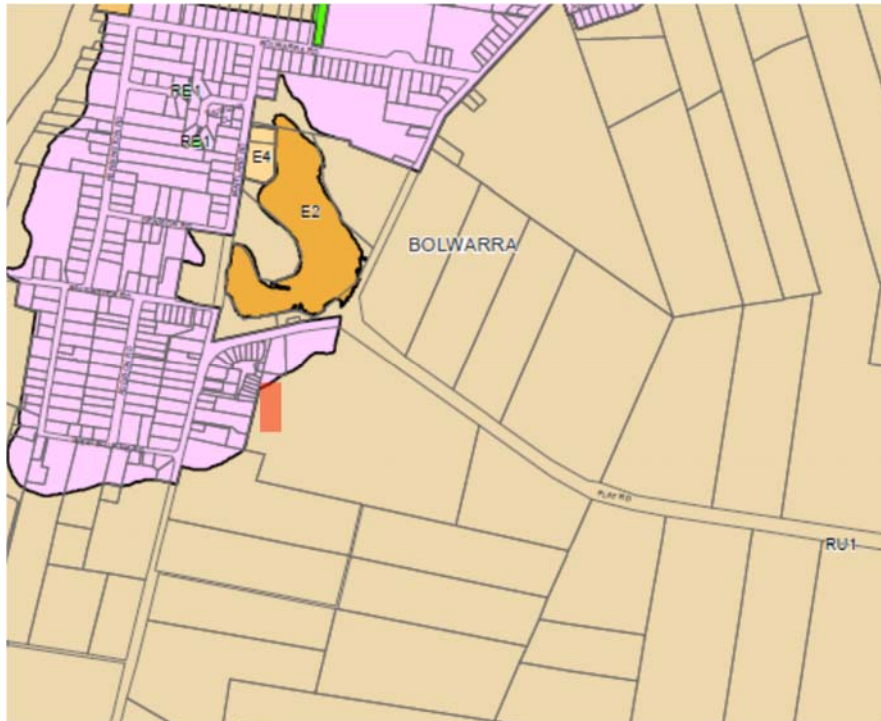
Aerial view showing approximate siting of proposed dwelling



View north over the dam and entry road



View to the south west with existing residences at rear



The property is zoned as RU1. It is located in proximity to the township of Bolwarra and is within walking distance of transport services, shops, community and recreation facilities.

The proposal is compatible with adjoining development being a single storey residence located in a residential area.

The proposal meets the objectives of the zoning in the LEP and DCP.

2.0 PRESENT AND PREVIOUS USES

The site is currently vacant. It is mostly grassland, fenced, with some stands of existing mature trees. There is a water course that runs through the site which is currently dry.

The site is currently used for agricultural purposes.

Adjoining land to the west is residential. There is no evidence of any previous activity on the site that would have led to contamination.

3.0 ACCESS AND TRAFFIC

Traffic generated by the proposal would be minimal and restricted to that normally associated with a single residential dwelling.

A roadway has been constructed leading from Paterson Road extending within 50m of the proposed site. Permission is sought to extend this with a 3m wide gravel driveway giving access to the dwelling. (refer site plan)

On site garaging is being provided for two vehicles. A large entry court yard is proposed allowing for visitor parking.

4.0 PRIVACY, VIEWS AND OVER SHADOWING



Rendered image of the proposal

The proposed dwelling is located on the already prepared, level and benched site area.

The site is backed up against the existing embankment to the west. This puts the proposal below the level of the adjoining dwellings reducing its visual impact considerably.

The above siting also means the proposal will not be seen in silhouette when viewed from most angles.

The proposal will have little or no impact on the privacy of adjoining dwellings. The closest dwelling to the proposal is at a distance of 37m. No windows overlook adjoining residences.

The proposal will not overshadow any dwelling at any time of the year.

Screen planting has been located to mitigate against car headlights when accessing the proposal via the driveway. (see landscape plan)

The proposal is remote from other dwellings and is unlikely to be the source of nuisance noise given the proposed use as a single dwelling.

5.0 SOIL AND WATER

Water and sewerage services are available at the site. However, the majority of water will be supplied by a tank. Provision is made within the proposal for grey water re-use. (refer Basix certificate)

Landscaping has been designed comprising of native, low water use species.

The site is flood prone. The floor level of the proposed dwelling is located 1,590mm above the AFP level. There is a distinct water course through the property. The water course will be visually enhanced with landscaping measures including rock outcrops and reed beds.

There is an existing dam within proximity to the proposal with a surface area of 840m².

Erosion and sediment control measures during construction are noted on the sediment control plan.

6.0 HERITAGE

The property that falls within the Bolwarra Heritage Conservation Area. A detailed Statement of Heritage Impact has been submitted.

7.0 ENERGY AND WASTE

Energy considerations for the proposal can be found in the Basix certificate.

The dwelling has an east/north/east orientation towards rural views. Sun control measures include a pergola structure and planting.

A clothes line is located adjacent to the garage with good solar access.

Waste from the proposal will be reduced by separation of waste for collection, maintaining a compost bin and use on the proposed vegetable garden.

8.0 SUMMARY

The proposed design meets the objectives described in the Maitland LEP 2011 and the DCP.

- The siting of the dwelling is adjacent to existing built forms that preserve the well defined edge of the conservation area.
- The proposal is a single detached dwelling.
- The density of the development matches the existing density.
- Established vegetation is maintained.
- The form and scale of the proposal is residential and single storey.
- Configuration, architectural form and detailing of the proposal matches the existing rural vernacular of the area.
- Materials and colours complement existing dwellings in the conservation area.
- The symmetrical, crescent shaped plan form (overlooking a swimming pool) references the original subdivision concept of “gentleman’s houses’ given that formal gardens and landscaping may be developed.

