

SECONDARY DWELLING

# STATEMENT OF ENVIRONMENTAL EFFECTS

16 Bumberra Place  
BOMBIRA NSW 2850

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ISSUE A

Prepared for  
R & J Tribe

**SUNRAI***designs*<sup>o</sup>  
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## 1.0 INTRODUCTION

This Statement of Environmental Effects has been prepared by Sunrai Designs and forms part of the Development Application Documentation for a Proposed Secondary Dwelling to be located at 16 Bumberra Place, Bombira NSW 2850.

This statement seeks to demonstrate that the proposal complies with the Mid-Western Regional Council Development Control Plan 2013 Amendment 5 (MWRC DCP) and the Mid-Western Regional Council Local Environmental Plan 2012 (MWRC LEP)

This Statement should be read in conjunction with the following plans;

Title	Drawing no.	Prepared by
Title Page	652TRI ISSUE B - 00	SUNRAI designs
Site Plan	652TRI ISSUE B - 01	SUNRAI designs
Floor Plan & Elevations	652TRI ISSUE B - 02	SUNRAI designs
Section & Perspectives	652TRI ISSUE B - 03	SUNRAI designs

## 2.0 SUBJECT PROPERTY

### 2.1 Description

Title Description:	Lot 9	DP1057559
Site Area:	3993	sqm
Zone:	R2	Low Density Residential
Heritage:	-	Not located in a Heritage Conservation Area

### 2.2 Existing Building & Site

The existing site contains a single storey dwelling house and a detached shed. The site is sloping from Ulan Road to Bumberra Place. The site is landscaped with established gardens.

## 3.0 PROPOSED DEVELOPMENT

### 3.1 General Description

It is proposed that a single storey secondary dwelling be constructed in the rear yard. It will be located behind the main dwelling and will consist of a single bedroom, small study, open plan kitchen, dining, living and a combined bathroom and laundry.

The dwelling will be steel framed construction on a steel bearers and joists system and consist of Colorbond roof and wall cladding with aluminium framed double glazed windows.

The new floor area of the secondary dwelling, measured at the external wall, is 58.8sqm this represents less than 60sqm and 50% of the main dwelling. The main dwelling being 301sqm.

This complies with Clause 5.4 of the MWRC LEP.

The living area is orientated to receive north west sunlight, opens onto a small verandah and connects with the established garden. The private open space will be shared with the main residence.

### **3.2 Setbacks**

The secondary is located behind the existing dwelling, separated approximately by 50m. The side setback to the north western boundary is 3m, the rear/secondary street frontage setback is 31m.

This complies with Clause 2.41 of the MWRC DCP.

### **3.3 Parking & Access.**

The secondary dwelling is to be used by the current occupants, so no additional car spaces are required however there is currently two undercover car parking spaces on the site and an existing driveway that is 80m long and suitable for at least 4 additional cars on-site.

The site has a secondary street frontage to Ulan Road, but it is not proposed that a separate driveway entrance be utilised.

## **4.0 SERVICES**

### **4.1 General**

An established electricity grid supply, rooftop solar and telephone connection is currently serving the site and the existing dwelling is connected to town water and sewer. It is proposed that the secondary dwelling be connected to these existing services.

Stormwater will be gravity fed to the existing rainwater tank with the overflow connected to the street system as per the main dwelling.

## **5.0 CONCLUSION**

This Statement of Environmental Effects when read in conjunction with the plans, as prepared by Sunrai Designs clearly outlines the proposed development and demonstrates that there will be no significant impact on the environment or locality.