



OSM Transportables

53 Wheelers Lane
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23rd August 2022

Sarah Hopkins

Mid-Western Regional Council

P.O. Box 156

MUDGEE . NSW 2850.

REF: DA 0380/2022 PAN 215053

Statement of Environmental Effects.

Please see the below a further amended submission addressing criteria for the Statement of Environmental Effects for the development application for the Installation of a Transportable Manufactured Secondary Dwelling :

Robert TOMPSETT

Lot 7 Sec.10 DP 8161

62 Rodgers Street,

KANDOS. NSW 2848.

62 Rodgers Street is a single lot with proposed Manufactured Transportable Secondary dwelling to be located at right angles to the existing building within the yard as per site plan.

BUILDING APPEARANCE: The dwelling will be a Gable Roof design to further interact with the street. Photo as an example attached.

The street facade of the building will have two double hung 1600 x 600mm floor to ceiling windows.

A set of steps with handrails will be attached to the end of the verandah to clearly define access to the front entrance of the building.

The External colour of the building will be Woodland Grey, this will blend with the existing building and proposed landscaping.

A ground to floor corrugated iron skirt will be installed to complement the buildings finished appearance. Photo Example attached.

The Building will be set back to align with the house on western side.

SITE DESCRIPTION: The block is 1001m2 with street frontage facing North, the land slopes from rear to front, the existing dwelling is located at the rear of the block and the proposed secondary dwelling will be at the front to one side at right angles. Site illustrations attached.

The neighbouring houses are of various ages, condition, and designs, once landscaping is completed this development will enhance the appearance of the street.

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LANDSCAPING: To avoid a strictly utilitarian, barracks style look. The Landowner intends planting clumps of trees to create a natural green wooded look to the block. He has quantities of liquid amber trees, Italian cypress trees and yuccas, all of which will be transplanted into position during September at the commencement of spring.

The existing front fence, which is made up of repurposed wooden pallets in a boxed pattern, will be inter-planted with variegated patostrums, a climbing rose and also flowering plums to match and echo those planted by council on the footpath. The final basic bones landscaping, e.g., retaining walls, steps etc, will be framed around the site of the secondary building once installation is completed and the area defined.

We understand under the DCP 2013, an objective is to provide affordable housing needs for the community within a low-density environment.

This dwelling will fulfill the needs of a single senior citizen.

ZONE: The site is located R5- Village of Kandos Residential – Proposed dwelling will be compliant with the relevant side/rear setbacks as per the site plan.

We understand that this zoning does not allow for Manufactured Transportable Homes and request that Council consider an exception in order to provide affordable housing, plus this development, with the landscaping planned, will have a positive effect on the street.

- 3m from the boundary on west side not including the verandah.
- 13 metres from the front boundary, in line with neighbouring property.
- Dwelling size 60m².
- Existing dwelling 55m².
- Land size 1001m².

PARKING & ACCESS: It is proposed that the property's driveway will allow for 2 vehicles, The dwellings occupants will consist each of single senior citizen, therefore, the designated car parking spaces both on the property & curb side are more than adequate to accommodate vehicles for the residents and the temporary standing of visitor's vehicles.

UTILITIES : The proposed secondary dwelling will be serviced by existing onsite power & water provision services.

- The power will be provided through a mains power box as per a local licensed electrical installer.
- Water supply will be provided as per a licensed plumbing installer.
- Sewerage connection will be made by a licensed plumbing installer as per the drainage plan provided by plumber.
- Stormwater removal will be provided by a rainwater tank with overflow connection to the existing stormwater exit pipe to the street as per drainage plan to be provided by licensed plumbing installer.



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FLOOR SPACE RATIO: The dwelling appears compatible with the bulk and scale of the surrounding buildings, given their age and various appearances, maximum development density and intensity of land use, housing 1 person for private residential use, total floor space ratio required meets secondary dwelling requirements of 60m².

BUILDING HEIGHT: The proposed dwellings overall height will measure at 3340mm as per the Site Plan/levels.

The overshadowing impact to neighbouring dwellings side and at the rear of the property will be minimal to non-existent.

SOLAR ACCESS: The proposed dwelling has reasonable access to sunlight and does not impede solar access to adjoining dwellings.

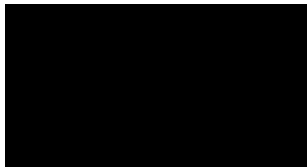
Proposed dwelling ROOF insulation properties reach a satisfactory R- Value of 4.0.

THREATENED SPECIES: The dwelling will not impact on threatened species populations, ecological communities, or their habitats.

INSTALLATION : The dwelling is a transportable manufactured building, concrete footings will be installed within 1 day, followed at a later date by the installation of the building in 1 day, with use of a crane, such activity should not impact on neighbouring properties in an unreasonable manner.

Please contact the office on the details provided above should you require additional information or have any questions.

Brett Burton – Director



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