

Statement of Environmental Effects

Replacement of Existing Cottage

108 Saddleback Trail

Eurunderee NSW 2850

Date: June, 2023



Proposed Site Location – south east corner of Lot

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Attachments

- A. Certificate of NSW Title
- B. Certificate of Title – Water Management Act
- C. Barnson’s Survey
- D. Section 10.2 Certificate

Site Details

Lot No: 300
DP No: 873962
Address: 108 Saddleback Trail, Eurunderee NSW 2850
Owners: Mrs Simone Peppitt, Ms Robyne Grahame

Proposed Development

Demolition of existing cottage
Erection of new replacement dwelling (260sqm footprint)

Site Description

The existing site is a 10.11 ha by Title (25 acres). The site is adjacent to:-

East - Pieter Van Gent Winery
South - Peterson's Winery
West - Rural property
North - Rural property

The property has 2 x dwellings and a machinery shed.

The original cottage is the subject of this Development Application. The 2nd dwelling was approved under DA0073/2014 by the previous owners, and included approval for a Dual Occupancy.

Section 10.2 Planning Certificate

The property is zoned RU4 Primary Production small lots.

The land is:-

- Not within a Heritage Conservation Area nor Heritage Listed
- Not an item of Environmental Heritage
- Not effected by any road widening or road re-alignment
- Not within a proclaimed mine subsidence district
- Not subject to acquisition by a public authority
- Not in a bushfire zone
- Not identified as a flood risk precinct

Development consent was issued to the previous owners under DA0073/2014 approving a dual occupancy (additional dwelling house) over the land.

The proposed dwelling is in accordance with clause 4.2a(4) of the Mid-Western Regional Local Environmental Plan 2012:-

“Development consent may be granted for the erection of a dwelling or dual occupancy on land to which this clause applies, if there is a lawfully erected dwelling house on the land, and the dwelling house to be erected is intended to only replace the existing house”.

Existing Dwelling

The existing cottage was built during the 1970’s, and is in poor condition. The layout has 3 x bedrooms, 2 x bathrooms, and a detached double carport.

The construction is composite concrete slab on ground, hardwood timber framing and cladding, timber framed glazing, and corrugated metal roofing on a steel and timber truss framing support.

Sections of the timber are dilapidated from both age and termite impact. Parts of the existing structure do not meet current Building Code of Australia and Australian Standards for general housing. Water supply to the Cottage is via an Aquafer/ Well that serves the property. Sewerage is treated via an existing septic system and overflow pit.

Mid-Western Development Control Plan 2013 (Amendment 5)

Proposed Dwelling

The proposed dwelling is a single storey dwelling with a finished floor level less than < 1m above ground level.

The deemed to satisfy setbacks for RU4 zone are as follows:-

	<u>Minimum</u>	<u>Proposed</u>
Street	60m	160m
Side	20m	20m
Rear	20m	30m

Aspect

In response to the site, the proposed new dwelling is to face due North, with a linear profile to maximise the aspect. This will provide solar access to much of the dwelling, under a single storey floor plan. A Gable and Hip/Gable roof designs will further enhance the benefits of solar access to the structure.

100% of the private open space and general internal living areas, shall have access to sunlight for more than 3 hours a day between 9am and 3pm, on June 21st.

Parking

Parking has been provided for 2 x vehicles, by way of an undercover carport.

Electrical Supply

Power to the existing cottage is currently supplied from the Grid by Endeavour Energy, via a main meter supply. The replacement dwelling would use this same power source. The property will also benefit from a solar power installation.

Mid-Western Development Control Plan 2013 (Amendment 5) cont....

Water Supply

Water supply to the new dwelling shall be via 2 x methods:-

1. Fresh water for consumption purposes shall be supplied by 2 off x 22,000 litre water tanks that are gravity fed from the dwelling and carport's roof and guttering system (stormwater)
2. The existing water supply from the Aquafer/well (under Licence), shall be retained to supply water for the showers, toilets and laundry

The Aquafer shall be available to the Regional Fire Service, for the purposes of Fire Fighting. The property has a separate and existing dedicated tap specific for this purpose adjacent to the driveway.

Sewer System

A new septic sewerage system is proposed to replace the existing, in accordance with Section 68 of the Local Government Act.

This has been noted on the Roof (services) Plan denoting:-

- 2 x septic pits and pumps connected to:
- Septic overflow pits x 2 off

The exact location and design of the above shall be subject to detailed Geotech/Hydraulic Engineer's design.

Materials Proposed & BASIX Considerations

The main construction materials for the new dwelling shall be:-

- Reinforced Concrete slab and piers on ground to Engineer's details
- Timber and steel structural support & framework
- Colorbond roofing (absorbance 0.79) and low reflectivity colorbond wall cladding
- Aluminium framed single glazing

Materials Proposed & BASIX Considerations cont....

- 4 x star tapware & shower heads in all wet areas
- Composite timber decking
- Colorbond steel and hardwood timber external wall cladding
- Roof insulation 100mm (R2.9 min)
- Wall insulation (R2.2 min)
- 2off x 22,000 litre rainwater tank - collection from main house and carport roofing
- Extended eaves projected at 1,200mm
- Instantaneous gas heater
- Ducted reverse cycle air conditioning to kitchen, living, dining, beds (EER 3.0 – 3.5)
- Ceiling fans to bedrooms and lounge/dining areas
- Ducted exhaust fans in bathrooms
- LED lighting throughout
- Gas LPG cooktop & electric oven
- Provision for new clothesline



Existing Cottage