

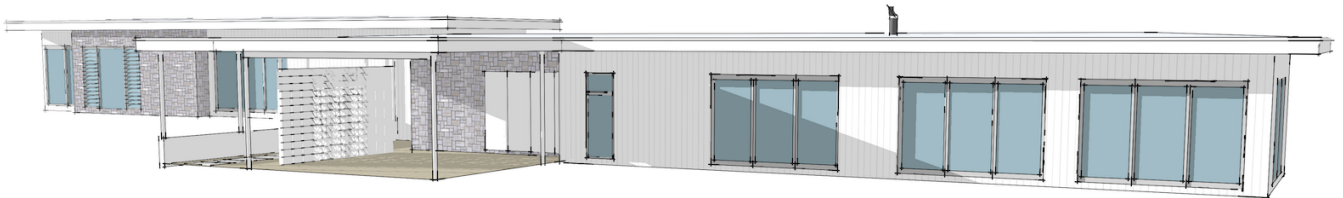


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# STATEMENT OF ENVIRONMENTAL EFFECTS

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PROPOSED RESIDENCE, BED & BREAKFAST ACCOMMODATION & SHED AT  
Lot 9 No. 112 NORRIS Lane, GALAMBINNE NSW 2850



SEPTEMBER 12, 2023

GAVIN DALE DESIGN  
ABN 27 212 552 019

This report is prepared by

[REDACTED]

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## 1 INTRODUCTION

This Statement of Environmental Effects is submitted for approval as a Development Application for the construction of a proposed new single storey residence with attached carport & veranda & a detached bed & breakfast accommodation at No. 112, Lot 9 DP 250675 Norris Lane, Galambine NSW 2850.

The report shall be read in conjunction with accompanying documents as listed below.

REF.	DESCRIPTION	PREPARED BY
20/010a-i	Architectural DA Plan Set	Gavin Dale Design
1418732S	BASIX Certificate (Primary Residence)	Gavin Dale Design
1422684S	BASIX Certificate (Bed & Breakfast Accommodation)	Gavin Dale Design

### 1.1 APPLICANT AND SITE OWNERSHIP

The applicant is Rajehndra & Amanda Nagappan.

The subject site is owned by Rajehndra & Amanda Nagappan who have consented to the application being made.

### 1.2 SUBJECT LOCALITY

The subject land is Lot 9, Number 112 Norris Lane, Deposited Plan (DP) number 250675 within the Local Government Area of Mid-Western Region NSW. See Figure 1 below for reference. The subject site is a Large Lot Residential (R5) allotment within an established small lot / acreage area in the Galambine region approximately 10.5 km's South of Gulgong.

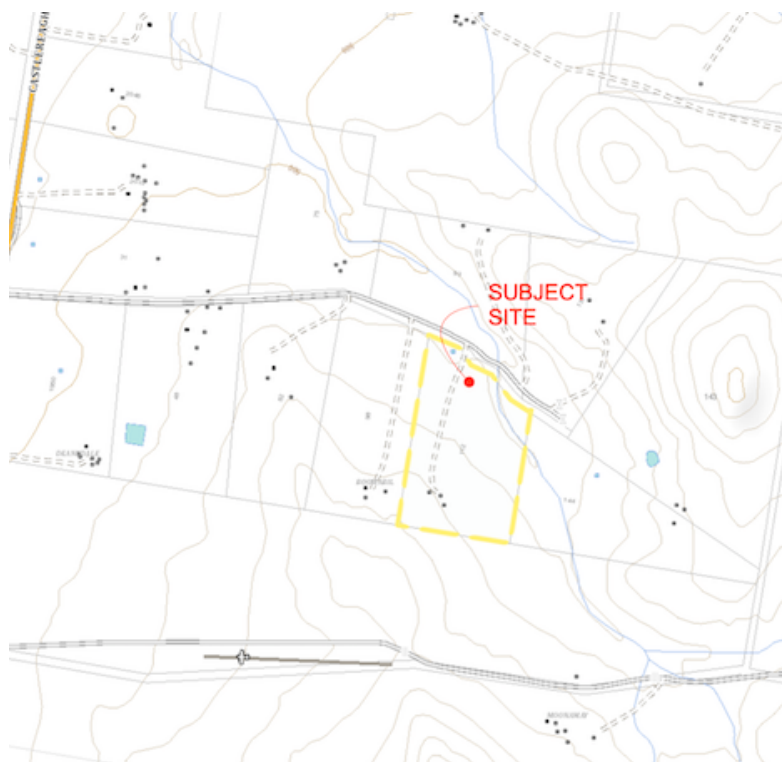


FIGURE 1: Source: ePlanning Spatial Viewer. Image Extract of Lot 9 Norris Lane Galambine – September 2023

### 1.3 SITE DESCRIPTION

The subject site is generally a rectangular parcel of land with a Northern Lane frontage boundary of approximately 266m in length. The site is an established Large Lot Residential allotment with an existing approved dwelling and various rural ancillary outbuildings. The site falls gradually to the Northeast to an unnamed creek which traverses the North-eastern corner of the allotment. It is proposed that the existing dwelling and most of the existing ancillary structures will be demolished. See Figure 2 below for reference.



FIGURE 2: Source: SixMaps NSW Government Image Extract of Lot 9 Norris Lane Galambine – September 2023.

### 1.4 EXISTING CHARACTER AND CONTEXT

The subject site is consistent with the surrounding small lot rural development landscape along Norris Lane, which predominately consists of established single storey residences with Northerly and Southerly sloping topography.

## 2 DEVELOPMENT PROPOSAL

### 2.1 PROPOSED NEW DWELLING

This proposal is for development consent for the construction of a new single storey clad residence with an attached veranda & carport. The residence has been sympathetically designed and thoughtfully placed within the landscape. The proposed residence has a site footprint of 351.7 sq m. See Figure 3 below for reference.

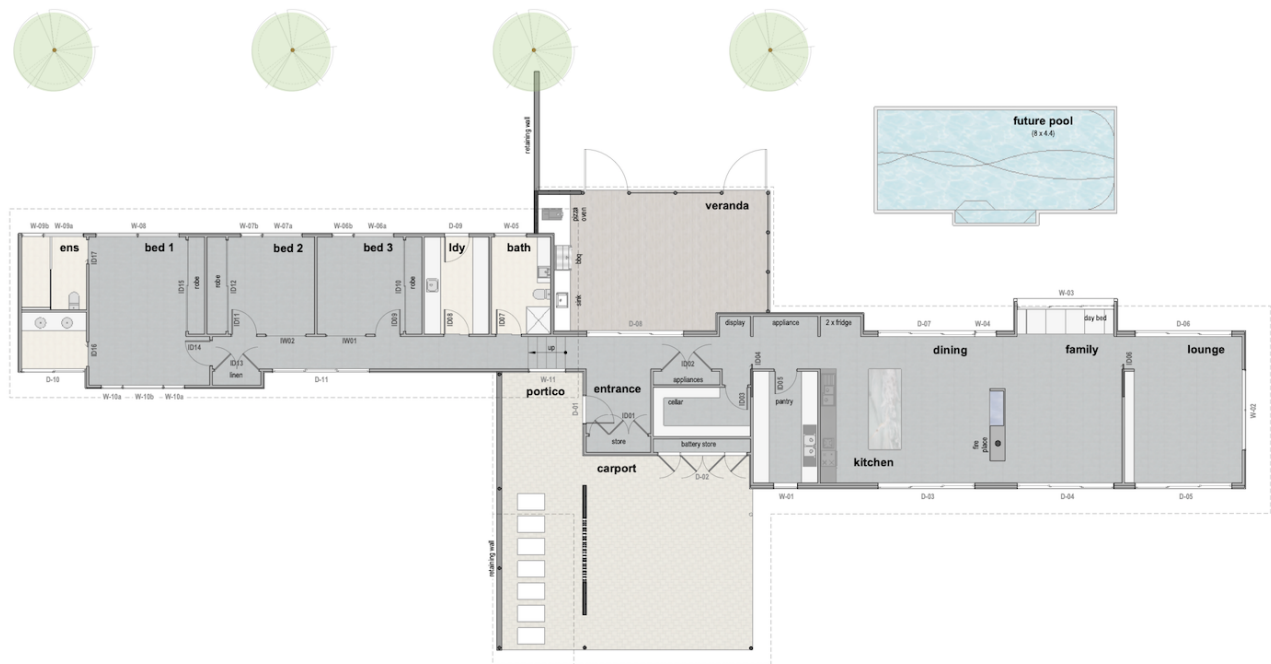


FIGURE 3: Source: Gavin Dale Design. Proposed Residence Floor Plan - September 2023.

## 2.2 PROPOSED BED & BREAKFAST ACCOMMODATION

Included in the Development Application is a proposal for a new Bed & Breakfast Accommodation cabin (B&B). The B&B cabin contains a single bedroom/living, kitchen/dining & bathroom/laundry facilities with an attached carport. The B&B has been a responsive and complimentary design to the proposed residence. The proposed new B&B cabin has a total site footprint of 108.7 sq m. See Figures 4 below for reference.

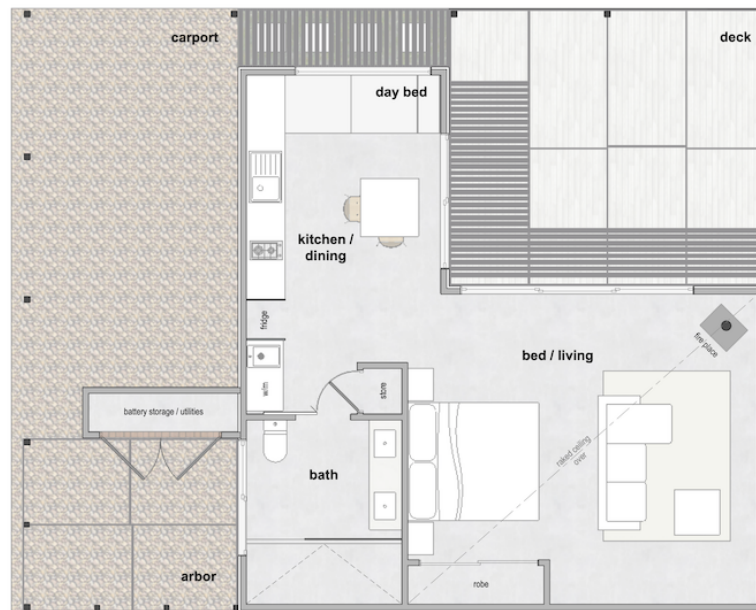


FIGURE 4: Source: Gavin Dale Design. Proposed B&B Cabin - September 2023.

## 2.3 PROPOSED 3 BAY FARM SHED

Additionally, the Development Application includes a proposal for a new 3 bay farm shed. The farm shed is typical of rural ancillary buildings of this nature. The proposed new farm shed has a total site footprint of 108 sq m. See Figure 5 below for reference.

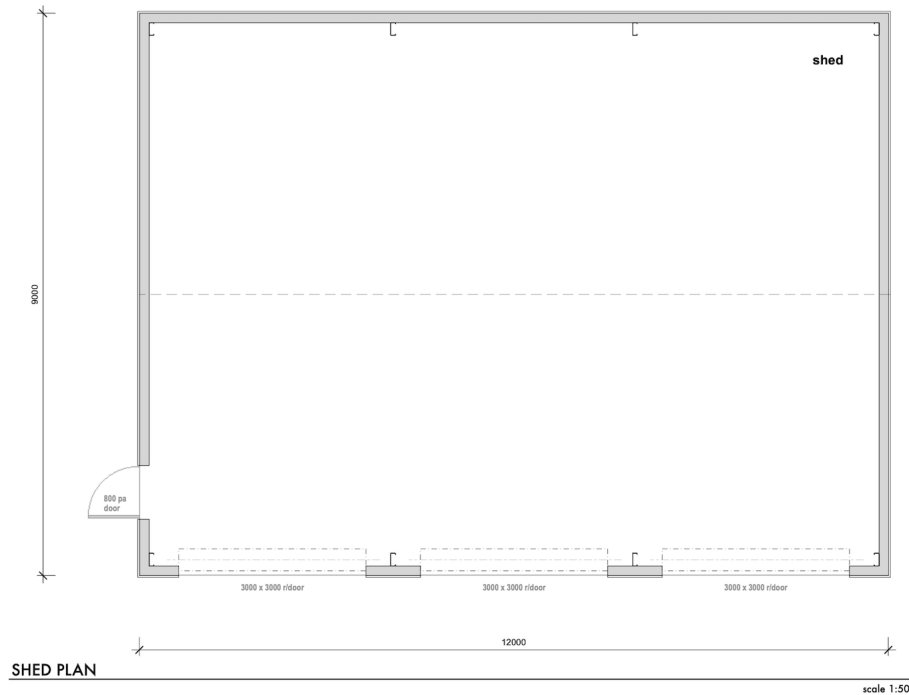


FIGURE 5: Source: Gavin Dale Design. Proposed Farm Shed - September 2023.

## 3 LEGISLATION AND PLANNING CONTROLS

### 3.1 PLANNING CONTROLS

In accordance with section 4.15 of the EP&A Act, this section will assess the compliance with the planning controls applicable to the site pursuant to the relevant heads for consideration. The relevant controls include:

- State Environmental Planning Policy (Building Sustainability Index: BASIX) 2004;
- Mid-Western Regional Local Environmental Plan (LEP) 2012 and
- Mid-Western Regional Development Control Plan (DCP) 2013 (amendment No. 5)

### 3.2 STATE PLANNING CONTROLS (BUILDING SUSTAINABILITY INDEX: BASIX) 2004

Sepp (Building Sustainability Index BASIX) 2004 applies to all new residential buildings in NSW to meet certain sustainability targets. In considering the merits of the proposal, it is appropriate to refer to the sustainability targets of the SEPP.



A BASIX report (Certificate #1418732S and Certificate #1422684S) accompanies the Development Application for the proposed residence and Bed & Breakfast Accommodation respectively. These reports demonstrate that the proposal complies with all minimum targets set by the SEPP.

### 3.3 LOCAL PLANNING CONTROLS

#### 3.3.1 MID-WESTERN REGIONAL LOCAL ENVIRONMENTAL PLAN 2012 (LEP 2012)

The subject site is zoned R5 Large Lot Residential under Council's LEP 2012. (Refer FIGURE 6 below). Dwelling houses, Bed & Breakfast Accommodation & Farm Sheds are all permissible with consent within the R5 zone. There is no maximum height for buildings under Clause 4.3 of the LEP. The proposal satisfies the objectives of the zone.

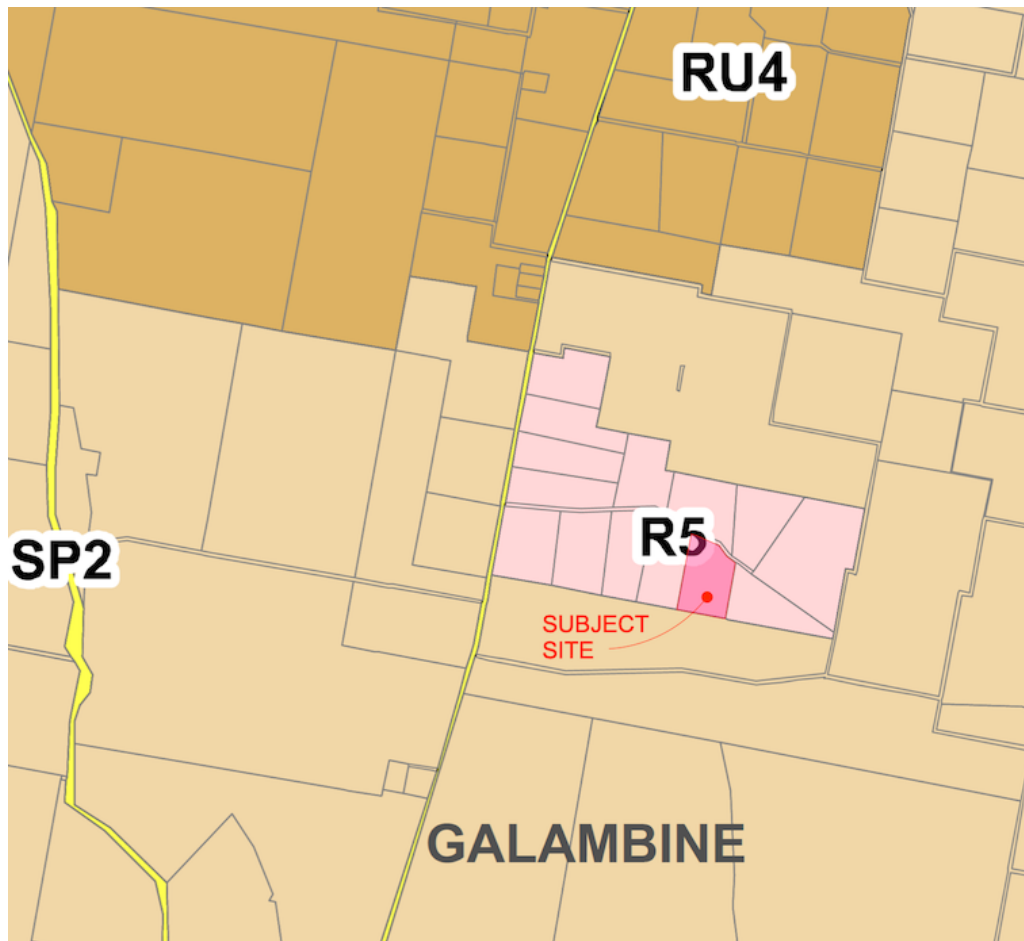


FIGURE 6: Extract from Mid-Western Regional Council LEP 2012 Land Zoning Map - Sheet LZN\_005 September 2023

### 3.3.2 OBJECTIVES OF THE ZONE (R5)

- *To provide residential housing in a rural setting while preserving, and minimising impacts on, environmentally sensitive locations and scenic quality.*
- *To ensure that large residential lots do not hinder the proper and orderly development of urban areas in the future.*
- *To ensure that development in the area does not unreasonably increase the demand for public services or public facilities.*
- *To minimise conflict between land uses within this zone and land uses within adjoining zones.*

In our opinion, the proposal is consistent with the relevant objectives of the R5 Large Lot Residential Zone.

- The proposal does not impact on environmentally sensitive locations & scenic quality.
- The proposal does not hinder development of urban areas in the future due to the zoning.
- The proposal will not unreasonably increase the demand for public services or facilities as this development is primarily a replacement dwelling.
- The proposal will not unduly interfere with the surrounding arable land for future agricultural use.
- The proposal does not create conflict between adjoining land uses as “Dwelling Houses” and “farm buildings” are permissible within all adjoining land zones.
- The proposal is within site setbacks, and which is consistent with the low-density development pattern of the immediate vicinity.

The proposal is appropriate in an area which includes a variety of rural dwelling styles and has been designed to maintain the existing character and amenity of the surrounding contemporary rural residential developments.

It is considered the proposal is permissible with consent and achieves the objectives of the Mid-Western Regional LEP land use zoning requirements.

## 4 PRINCIPAL DEVELOPMENT STANDARDS

### 4.2A ERECTION OF DWELLING HOUSES AND DUAL OCCUPANCIES ON LAND IN CERTAIN ZONES (R5 Large Lot Residential)

(1) The objective of this clause are as follows-

- (a) to minimise unplanned rural residential development,*
- (b) to enable the replacement of lawfully erected dwelling houses in rural and conservation zones,*
- (c) to control rural residential density affected by historical subdivision patterns in Zone R5 Large Lot Residential.*

(2) *Development consent must not be granted for the erection of a dwelling house or dual occupancy on land in a zone to which this clause applies, and on which no dwelling house or dual occupancy has been erected, unless the land—*

*(g) “is a holding within Zone R5 Large Lot Residential that has an area of at least 5 hectares, that has all weather access, including all weather vehicular access, to which adequate services provided by public utility undertakings are available and that is suitable for the on-site disposal of domestic wastewater”*

The submitted plans are for a replacement dwelling on the site.

The density of the proposed development would be considered low density rural & is not inconsistent with the density of the surrounding allotments.

The site has an area of 10.13 hectares & will be provided with all-weather vehicular access as per the submitted site plan & will contain on-site disposal of domestic wastewater.

## 5 MID-WESTERN REGIONAL COUNCIL DEVELOPMENT CONTROL PLAN 2013

### 5.1 DCP 2013

Table 1 outlines the DCP requirements for this application with relevant compliance statements provided.

**TABLE 1**

<b>PROPOSAL COMPLIANCE – MID-WESTERN REGIONAL COUNCIL DCP 2013</b>			
<b>PROVISION</b>	<b>REQUIREMENT</b>	<b>PROPOSAL</b>	<b>COMPLIES</b>
<b>BUILDING REQUIREMENTS</b>	Setbacks	The proposal is adequately distanced from site boundaries (min 20 side and rear and >60m to the street) and in accordance with the NCC and are unlikely to cause any overlooking or privacy concerns to adjoining properties.	Yes
	Out-Buildings and Farm buildings	No ancillary buildings have a footprint greater than 200m <sup>2</sup> in the proposal.	Yes
<b>B &amp; B (TOURIST AND VISITOR ACCOMMODATION)</b>	Location	Compliance with Clause 4.2A is demonstrated above within Clause 4	Yes
	Design & Layout	The development addresses the constraints of the existing topography & existing vegetation via minimal impact.	
	Water Cycle Management	Water Cycle Management is shown on the submitted site plan via a proposed septic tank and absorption bed system	Yes
	Electricity	Grid power is currently available to the site and the provision for future expansion to solar power has been allowed for.	
	Parking	1 carparking space (carport) has been provided as per the attached plans	Yes
	Signage	A detail drawing of the proposed B&B signage is included on Page 06 of the application.	Yes

## 6.0 PLANNING ASSESSMENT SUMMARY

In accordance with Section 4.15 ‘Evaluation’ (1)(b)(c) and (e) of the Environmental Assessment Act (EP&A Act), consideration of the Assessment of Natural Environmental Impact; the Built Environment Impacts; Site Suitability and Public Interest must be conducted

A summary of this assessment has been provided in Table 2.

**TABLE 2**

<b>SUBJECT AREA</b>	<b>POTENTIAL ENVIRONMENTAL IMPACTS OF THE DEVELOPMENT</b>	<b>HOW THE POTENTIAL IMPACTS HAVE BEEN IDENTIFIED</b>	<b>STEPS TAKEN TO MINIMISE AND PROTECT THE ENVIRONMENT</b>
<b>CONTEXT &amp; SETTING</b>	No impact.	Visual observation and interpretation of land use.	Sympathetic design with minimal impact to the existing environment.
<b>ACCESS &amp; TRAFFIC</b>	No impact. Short-term construction works and subsequent vehicle movement.	No impact. Observation of similar developments.	Provisions of new all-weather access driveway to Council’s standards.
<b>INFRASTRUCTURE</b>	Minimal impact. It is proposed to provide rainwater harvesting & wastewater septic / absorption system to the development.	No impact. Observation of similar developments.	The water, sewer, electricity, telecom, stormwater outputs will be minimal.
<b>HERITAGE</b>	None.	No known records.	Not applicable.
<b>ABORIGINAL CULTURAL HERITAGE</b>	Low impact	An AHIMS search has been conducted showing no sites or places declared.	Ground disturbance confined within the site building vicinity.
<b>ARCHAEOLOGY</b>	None.	No known record.	Not applicable.
<b>LAND RESOURCES</b>	None.	Site inspection.	Not applicable.
<b>SOILS</b>	None.	Site inspection	Not applicable.
<b>AIR &amp; MICROCLIMATE</b>	Unlikely to have any impact.	Minor in nature.	Not applicable.
<b>FLORA &amp; FAUNA</b>	Unlikely to have any impact.	Minor in nature.	Not applicable.
<b>WASTE</b>	Unlikely to have any impact.	Existing waste infrastructure in place.	All waste generated will be disposed of lawfully and in accordance with Council guidelines.
<b>NOISE</b>	None.	Design layout of the living rooms orientated for minimal interference for neighbouring properties.	The development complies with the Mid-Western Regional DCP 2013.
<b>NATURAL HAZARDS</b>	None.	Council planning records.	Not applicable.
<b>SOCIAL IMPACTS</b>	None.	Minor in nature.	Not applicable.
<b>ECONOMIC DEVELOPMENT</b>	None.	Minor in nature.	The proposal will provide employment during construction & low impact tourism accommodation.

## 7.0 CONCLUSION

The proposal development has been assessed in accordance with Section 4.15(1) of the EP&A Act 1979 and Council's planning instruments. The proposal is permissible in the R5 Zone under the Mid-Western Regional LEP 2012 and in our opinion should be approved given that the proposal:

1. Complies with the State Environmental Planning and Assessment Regulation provisions relevant to the proposal;
2. Complies with SEPP provisions relevant to the proposal;
3. Complies with the provisions of the Mid-Western Regional LEP 2011 and meets the objectives of the zone.
4. Complies where applicable with Mid-Western Regional DCP 2013; and
5. Will not adversely impact on the environment, as discussed in the Statement of Environmental Effects above.

We hope this Statement of Environmental Effects meets your immediate requirements. Should you require any further information please do not hesitate to contact the undersigned.

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

## APPENDIX A - AHIMS SEARCH



### AHIMS Web Services (AWS) Search Result

Your Ref/PO Number : Nagappan  
Client Service ID : 819095

Gavin Dale

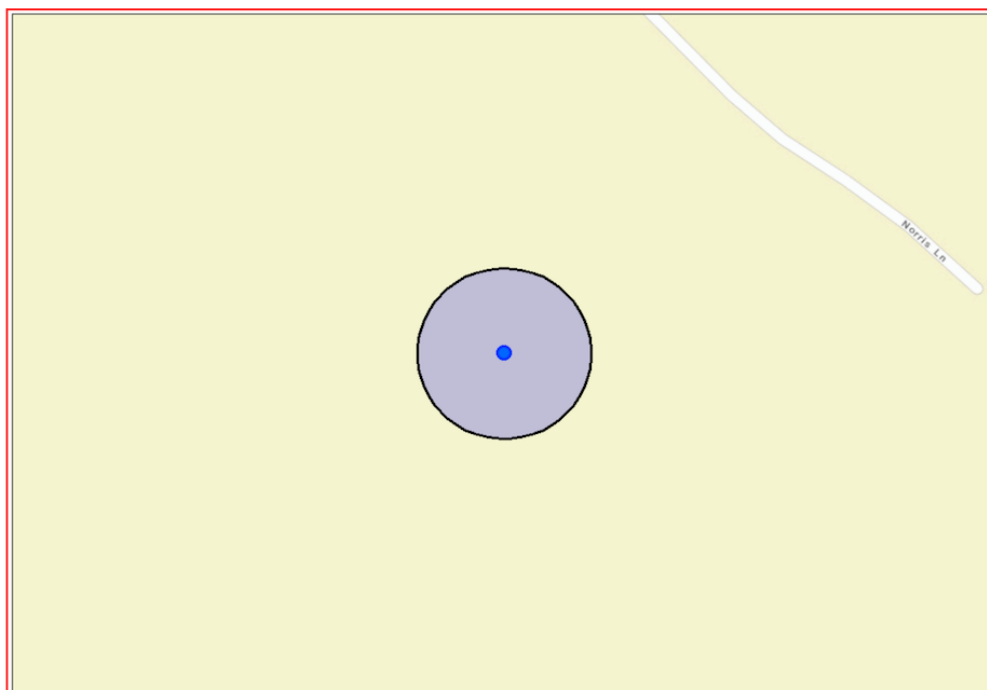
Date: 12 September 2023

31 Hampden Street  
Dubbo New South Wales 2830  
Attention: Gavin Dale  
Email: info@gavindaledesign.com

Dear Sir or Madam:

**AHIMS Web Service search for the following area at Address : 112 NORRIS LANE GALAMBINE 2850 with a Buffer of 50 meters, conducted by Gavin Dale on 12 September 2023.**

The context area of your search is shown in the map below. Please note that the map does not accurately display the exact boundaries of the search as defined in the paragraph above. The map is to be used for general reference purposes only.



A search of Heritage NSW AHIMS Web Services (Aboriginal Heritage Information Management System) has shown that:

0	Aboriginal sites are recorded in or near the above location.
0	Aboriginal places have been declared in or near the above location. *

FIGURE 7: AHIMS Search – 112 Norris Lane Galambine – September 2023