



Aerial View of Site

1 Existing Status

The property is located to the west of Bocoble Road on the southern side of Nangawooka Road, Green Gulley.

The property description is Lot 112 DP 756 917.

The Site Area is 64.75 ha.

It is zoned RU1 Primary Production in Mid-Western Regional Local Environmental Plan 2012

The Lot contains Environmentally Sensitive Land - Terrestrial Biodiversity.

The site of the house is Bushfire Prone – Category 2 Vegetation.

The land is characterised by hilly, open pasture, with scattered remnant indigenous tree cover and improvements including dams and an existing house approved and built in 2005 (see DA0142/2005 and CC0103/2005)

Alterations & Additions to Existing House and New Shed / Studio
131 Nangawooka Road
Green Gulley NSW 2850
Lot 112 DP 756917
Statement of Environmental Effects



Existing House view from the east

2 Proposed Works

The proposed works include:

- extension of existing bed 1 parent's sleepout
- construction of a new rural shed with workshop / studio which could double as overflow sleeping accommodation / teenagers retreat

3 Planning Controls

Dwelling houses are permitted with consent in RU1 Zone.

Item	Proposal	Control	Fast Track DTS
Zoning	Alterations & Additions New Shed / Studio	LEP2012 –RU1 Primary Production Bushfire Prone- Category 2 Vegetation	Yes
Fire			
Lot Area (LA)	64.75ha		
Gross Floor Area (GFA)			
Existing House	178 m2		
Existing Decks	76m2		
Addition to Bed 1	70m2		
New deck to Bed 1	55m2		
New Shed / Studio	243m2		
Total Site Cover	572m2		
Height			
Building Height	single storey	single storey	Yes
Finished Floor level	3m above natural ground	1m above natural ground	No

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Setbacks

North-Nangawooka Road	333.13m	60m	Yes
East-side boundary	286.6m	20m	Yes
South-rear boundary	689.4m	20m	Yes
West-secondary road	33.655m	15m	Yes

4 Design and Character

The form, siting and scale of the additions to the existing house and the addition of a new shed / studio are consistent with the Objectives of the RU1 Primary Production Zone.

The development is compatible with the rural and natural landscape and heritage of Green Gulley.

The galvanised iron cladding and roof are in character with the existing house and traditional farm buildings in the area.

5 Bushfire Protection

The proposal is 128m from the Category 1 vegetation to the east and 186m from the Category 1 vegetation to the west. The site of the house and shed is mapped as Category 2 vegetation characterised by hilly, open pasture, with scattered remnant indigenous tree cover. Refer to attached Bushfire Report by KHS Ecology & Bushfire Pty Ltd for details for AS3959 Bushfire Construction requirements.

6 Height, Natural Light and Overshadowing

Being well away from the property boundaries, single story in height and below the level of the tree canopy and ridgeline of the hill behind minimises visual impact on the surrounding rural landscape and surrounding properties.

7 Environmental Impact

The new shed and alterations and additions to the existing house are located on land previously cleared for pasture.

The new works are located 33m away from the area mapped as biodiversity protected area to the east that is to be protected and retained during construction.

There are no trees to be removed as part of the proposal.

The slope where the house and shed are located is 13°.

The new on-site waste water and stormwater systems will ensure the quality of the water catchment is maintained.

Excavation is limited to that necessary for slabs, footings and plumbing.

Construction and operation will be managed to minimise environmental impact and control erosion and sediment. See location of Geotextile Sediment Control fence on Plans A02 and A09.

As a result the proposal will have no effect on the adjoining Biodiversity Protected Areas.

8 Heritage impact

The proposal does not affect any heritage item or conservation area.

The new shed and alterations and additions to the house have been detailed to knit seamlessly into the existing rural setting.

9 Privacy and Views

There are no views from adjacent properties or public spaces that are affected by the proposal.

Being set well back from the side boundary ensures there will be no privacy impacts.

Single storey development achieving setbacks do not require specific privacy controls.

10 Services

Services on site will be adequate to service the new shed and alterations and additions to the existing house and include:

- existing mains power connection
- existing bottled gas
- rainwater tanks behind the house and new shed with a total capacity of 80,000 litres sufficient to collect the roof area for reuse
- existing wastewater system to the house and additional wastewater system to the shed

11 Energy and Water

Refer to attached Basix Report for water and energy requirements

12 Conclusion

The proposal will see the construction of a new shed and alterations and additions to the existing house that improve the amenity for our clients while having no adverse impact on neighbouring properties, rural landscape or natural environment.