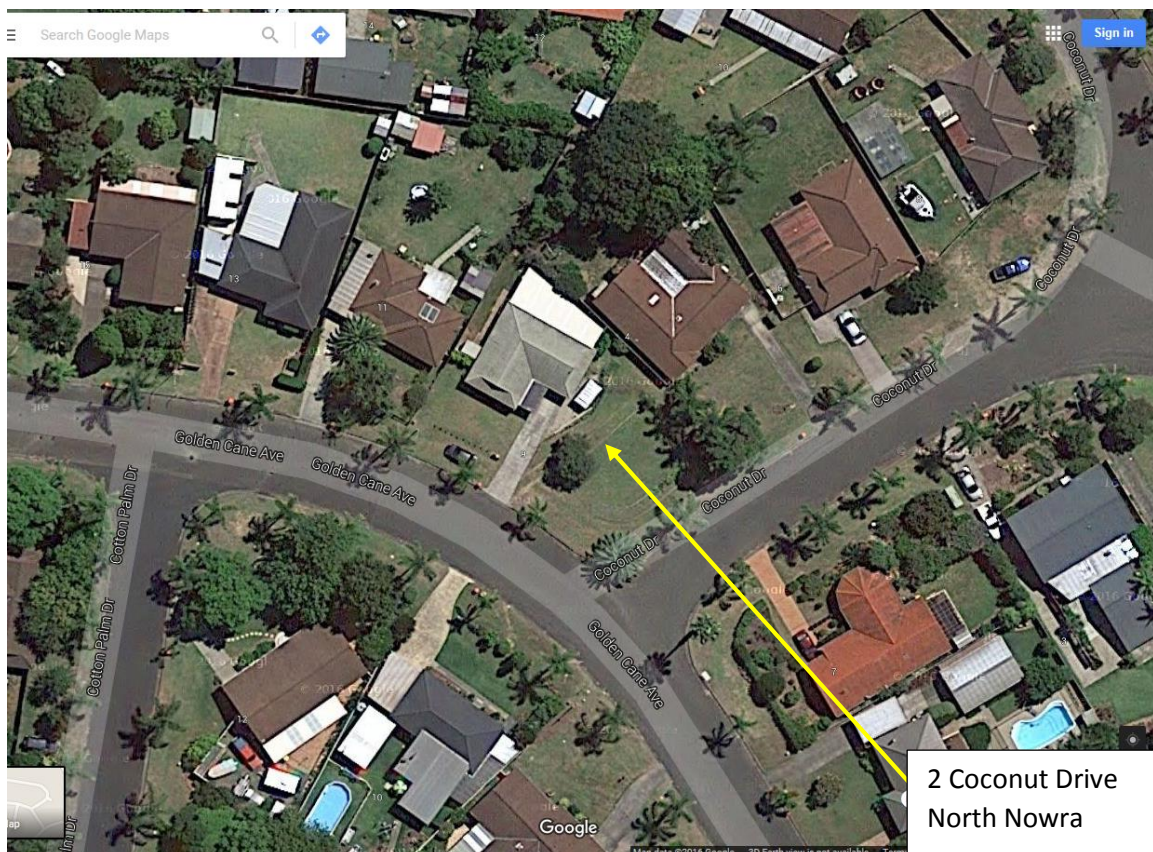


Statement of Environmental Effects
For
Ms D Tooley
2 Coconut Drive North Nowra – Lot 35 DP 264082
Proposed Dual Occupancy Subdivision

This application is for approval of a detached dual occupancy and Torrens Title subdivision of Lot 35 DP264082 in the one application.

The Statement of Environmental Effects (SEE) will show that the development is permissible and addresses the legislation to be considered under Section 79c of the Environmental Planning & Assessment (EP&A) Act 1979, Shoalhaven Local Environmental Plan (SLEP) 2014 and Shoalhaven Development Control Plan (SDCP) 2014.

Currently Lot 35 DP 264082 has a single storey brick and tile dwelling with access to the dwelling via a single concrete driveway off Golden Cane Avenue. It is proposed to develop the property by adding a detached single storey dual occupancy dwelling as shown on the attached drawings and create two lots.



2 Coconut Drive
North Nowra
Lot 35 DP 264082

The Site

- has a total area of 772.80m²
- is zoned R2 (Refer to Clause 4.1A Area 1) Exceptions to minimum lot sizes for dual occupancies and multi dwelling housing
 - The objective of this clause is to encourage housing diversity without adversely impacting on residential amenity.
 - Development consent may be granted to the subdivision of land on which development for the purpose of a dual occupancy has been carried out if the area of each resulting lot will be equal or greater than:
- is identified as “Area 1” on the Lot Size Map – 350m²
- is not identified as being in a Flood Planning area and is not in a Coastal Risk Planning Area (Clauses 7.3 and 7.4 of the SLEP 2014)
- is not mapped Bushfire
- is located on the corner of Coconut Drive and Golden Cane Avenue, North Nowra
- is surrounded by residential dwellings, primarily single storey brick veneer
- is located within walking distance to the North Nowra shopping centre, medical centre, child care centre, schools and nursing home. (approx. 1.3km)
- is primarily turf with two small bottlebrush trees.

Proposed

It is proposed to construct a single storey detached dual occupancy upon Lot 35 DP 264082 and apply for Torrens Title subdivision on the same property.

Each lot has an area in excess of the minimum 350m² which is needed to comply with Councils SLEP 2014 and Shoalhaven DCP 2014.

The plans illustrate retention of the existing brick and tile dwelling on proposed lot 352 and construct a new single storey brick dwelling on proposed lot 351.

The proposed single dwelling on proposed lot 351 will be constructed from brick veneer with a colorbond roof with a maximum height less than 8.5m above ground level. Access to the proposed dual occupancy will be a driveway constructed adjacent to the existing driveway on Golden Cane Avenue.

The dwelling contains 3 bedrooms, open plan kitchen, dining and living area with a single garage.

Solar passive design elements were implemented into the dwelling by orientating the living areas to the North/East, and the garage to the South/West.

Subdivision

It is proposed to create 2 Torrens Title lots under the provisions of the Shoalhaven DCP 2014. The subject land has an area of 772.80m² and the lots proposed will each have a minimum area in excess of 350m².

Car Parking

The dwelling will be provided with 2 car spaces behind the front building line. This complies with Chapter G21 – 5.1 Car Parking Schedule for parking based on the dwelling floor area greater than 125m² or where the dwelling contains three bedrooms or rooms capable of use a bedroom.

Services

The land is fully serviced with sewer, water and electricity. The subdivision of the site does not significantly increase the demand on these services. The land is zoned R2 – low density and permits dual occupancy development and subdivision within this zone.

Landscaping

A low maintenance landscaping plan has been provided with the application.

S79c Assessment

The following matters are of relevance to the development application.

CONTROLS

Shoalhaven DCP 2014	
Chapter G1 Site analysis, Sustainable design, building materials in rural, coastal and environmental areas	A site analysis plan has been provided along with a Basix Certificate which meets the performance criteria and acceptable solutions.
Chapter G2 Sustainable Stormwater Management and Erosion Sediment Control	The objectives are not compromised by the subdivision and new single dwelling. No detention of stormwater is required and can be serviced by existing infrastructure.
Chapter G7 Waste Minimisation and Management Controls	
Chapter G11 Subdivision of land – 5.24 Dual Occupancy	<p>E1 – It is proposed to seek release of the Subdivision Certificate at the mandatory stage frame inspection.</p> <p>E2 – As it is proposed to apply for the subdivision certificate at frame stage, all conditions of consent will not be completed. It would be appropriate to condition the Development Consent that these conditions be completed prior to the issue of the Occupation Certificate.</p> <p>E3 - A variation is sought for corner lots to have separate road frontage for each dwelling.</p> <p>Variation Request A variation is requested to the requirement for corner lots to have separate road frontage for each dwelling.</p> <p>Reasoning:</p> <ol style="list-style-type: none"> 1. 5.11 Accessibility and Adaptable Housing – Chapter G13

	<ul style="list-style-type: none">• Slope - The proposed corner lot slopes away from Coconut Drive requiring a cut and fill <ol style="list-style-type: none">2. 5.4 Setback requirements- Chapter G13<ul style="list-style-type: none">• Due to setback requirements for corner lots, (5m front, 3m side, 3m rear) and to allow for parking behind the building line, the front building line of 5m needed to be orientated to Golden Cane Ave.3. 5.9 Private recreation areas – Chapter G13<ul style="list-style-type: none">• To provide sufficient private recreation areas for the proposed dwelling it was necessary to utilise the space created by the setback requirements. Which would not be possible if the garage was orientated to Coconut Drive.4. Solar Passive Design Principles<ul style="list-style-type: none">• For the garage to be accessed from Coconut Drive, the garage would have been located on the north east corner of the dwelling. <p>E4 - Not applicable E5 - Not applicable</p> <p>Approval of the dual occupancy is essential to the application for DA & CC.</p> <p>This area of North Nowra has been development since the 1980s. All lots in the estate have been developed, primarily with single storey dwellings. The proposed dwelling will be single storey, the materials and design are significantly architecturally different however will not be out of character with the surrounding development.</p>
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	<p>The proposed lot currently benefits from kerb and gutter provisions and layback to the existing dwelling . A new layback will to be provided for the proposed lot which will comply with the acceptable solutions.</p> <p>Each lot will have legal and practical access to the site by way of separate driveways.</p>
<p>Chapter G13 Dual Occupancy Development</p>	
<p>5.1 Minimum Lot Size</p>	<p>The minimum lot size of the existing lot before your dual occupancy dwelling meets the requirements of the Shoalhaven LEP 2014, and the following minimum standards:</p> <ul style="list-style-type: none"> • Dual occupancy (detached) 700m² • The lot has a total area of 772.8m²
<p>5.2 Height and Bulk</p> <p>Performance Criteria The height and bulk of dual occupancy development is compatible with the existing or likely future character of the area and minimises adverse impacts associated with overlooking and overshadowing of adjoining properties</p>	<p>The proposed dwelling is a 3 bedroom single storey dwelling of brick and colorbond construction.</p>
<p>5.3 Density</p> <p>Performance Criteria The scale of dual occupancy development is compatible and consistent with surrounding built forms, and is sympathetic with the streetscape and complements the existing and likely future character of the area.</p>	<p>The maximum floor space ration for any dual occupancy development on lots of 1000m² or less is 0.5:1 (total gross floor area:site area) A concession of up to a max. of 50m² may be excluded from the gross floor area, where the garages are within the dwelling.</p> <ul style="list-style-type: none"> ➤ Total gross floor area =132.32m² ➤ Total site area = 354m² ➤ = 0.37:1 Total gross floor area:site area

<p>5.4 Setbacks</p> <p>Front setbacks Dual Occupancy development in new subdivisions – lots up to 600m² 5.0m to wall of dwellings 4.5m to open structures, such as posts of awnings and carports and to further most point of cantilevered balconies and the like.</p> <p>Side setbacks Dual Occupancy development in new subdivisions – lots up to 600m² 3m to wall of dwelling proposed</p> <p>Rear setback All dual occupancy development For corner lots – Average 3m to walls/posts of dwellings, including attached verandahs, patios and the like</p>	<p>Front setback to the dwelling is 5.5m</p> <p>The side setback to the secondary street frontage is 3.5m to the wall of the dwelling. A variation is sort to allow a portion of the pergola to encroach within 3m setback for part of the awing. This encroachment will not be prominently visible from the street due to the dwelling being positioned lower to the street level and a 1.8m high colorbond fence along the boundary.</p> <p>The setback to the rear boundary is on average 3m.</p>
<p>5.5 Cumulative Impact</p> <p>Performance Criteria The number, location and distribution of existing and proposed dual occupancy developments do not significantly alter the amenity and character of the ear through concentrated localised areas of higher density.</p>	<p>There does not appear to be any dual occupancy development within the street.</p> <p>As there is already an existing dwelling, the proposed detached dwelling will also face Golden Cane Avenue due to the design restriction created by the location of the existing dwelling.</p>
<p>5.6 Privacy and Views</p> <p>Performance Criteria The views of residents of existing dwellings in proximity are not unreasonably affected. The visual privacy of indoor living areas and principal private open space is protected. Direct overlooking of main internal living areas and principal open space of other</p>	<p>The building has been designed and orientated to minimise overlooking of adjoining dwellings. The private recreation area has been located towards the secondary street frontage.</p>

<p>dwellings is minimised by building layout, location and designs.</p>	
<p>5.7 Landscaping</p> <p>Performance Criteria To provide for sufficient landscaping to provide amenity to residents, effective screening, and to enable tree and large shrub planting. To consider the visual impact of ancillary landscaping or retaining structures.</p>	<p>A minimum of 30% of the total site area is to be provided as a landscape area.</p> <p>A landscape plan has been provided.</p>
<p>5.8 Vehicular Access</p> <p>Performance Criteria To avoid an excessive number of driveways to service new development.</p>	<p>For corner allotments, each dwelling is to have a separate road presentation and driveway access.</p> <ul style="list-style-type: none"> As the application is for 1 new dwelling, the proposed dwelling will have separate driveway access. Both dwellings will face Golden Cane Ave.
<p>5.9 Private Recreation Areas</p> <p>Performance Criteria Private recreation areas are functional and useable for occupants.</p>	<p>The proposed dwelling will have a total area in excess of 65m² of functional private recreation area. A covered pergola for an all-weather outdoor recreation area has been provided with a north facing aspect of 15m² directly off the living room.</p> <p>Recreation space varies from 13m x 4m to 7m due to the irregular shape of the lot.</p>

<p>5.10 Design and Materials</p> <p>P16 the design and orientation of the dwellings enhance the streetscape and complement existing development in the vicinity.</p>	<p>A16.1 on corner allotments one dwelling is to address the primary road frontage and the other dwelling is to address the secondary road.</p> <p>The proposal is for one (1) new dwelling. Due to existing development on the site and design restraints, the new dwelling has been orientated to Golden Cane Ave.</p> <p>The proposed new dwelling fronts Golden Cane Avenue and has a variety of design elements including face brick, colorbond skillion roof, panel lift garage door, aluminium windows and portico over front door. These features are consistent with the surrounding streetscape and complements existing development.</p>
<p>5.11 Accessibility and Adaptable Housing</p>	<p>The new dual occupancy development has been designed to meet the requirements of 5.11 Accessibility and Adaptable housing.</p> <ul style="list-style-type: none"> • Drawings provided in its pre-adaptation and post-adaptation stages • A continuous accessible path of travel from street frontage and vehicle parking to entry • Letterbox provision on post-adaptation stage • Carparking space area on post-adaptation stage • Accessible entry • Entry door to have 850mm clearance • Internal doors to have 820mm clearance • Internal corridors min. width 1000mm • Kitchen circulation space post-adaptation stage

	<ul style="list-style-type: none"> • Bedroom circulation space post-adaptation stage • Bathroom provisions in place for post-adaptation stage • Laundry provision for adequate circulation space of 1.55m provided
5.12 Stormwater Management	<p>The proposal meets the required standards. A rainwater tank will be provided with the overflow directed to the street..</p> <p>Surface water the driveway will drain to the street.</p>
5.13 Laundry Facilities	
<p>Suitable laundry and clothes drying facilities are provided for each dwelling, and in a location whereby visibility of clothes drying areas do not detrimentally impact on the streetscape.</p>	<p>The new dwelling has been provided with a separate laundry and outdoor clothes drying facilities at the rear of the dwelling.</p>
5.14 Connection to Services	
<p>All dual occupancy development must be adequately and safely serviced.</p>	<p>The proposal meets the required standards. The new dwelling will be connected to water, sewer and electricity services.</p>

CONCLUSION

It is proposed to construct a detached dual occupancy on 2 Coconut Drive, North Nowra - Lot 35 DP 264082. It is also proposed to subdivide by Torrens Title Subdivision, creating proposed lots:

- 351 with an area of 419m²
- 352 with an area of 354m²

The proposal is consistent with the intent of Councils LEP and DCPs, providing a range of residential housing option in a low density environment.

This proposal will not have any adverse impacts on either the built or natural environment.

Diana Tooley
21 May 2016