Statement of Environmental Effects
21 Banksia Close Cowra, Lot 71 DP 866845
For Mclean and Brien

Applicant
Mclean and Brien

Development Description
Proposed Dual Occupancy and 2 lot Strata Title

Site Address
21 Banksia Close Cowra, Lot 71 DP 866845

Land Description
Lot 71 DP 866845, site area is approx. 957.70m². Land is currently zoned R1 residential under the Cowra LEP 2012

Previous and Present Land Use
- The site and surrounding area is currently used as residential
- Prior to that land at some stage may have been used for agricultural purposes.
Applicable LEP Clauses

Zone R1 General Residential

1 Objectives of zone

• To provide for the housing needs of the community.
• To provide for a variety of housing types and densities.
• To enable other land uses that provide facilities or services to meet the day to day needs of residents.
• To provide attractive, affordable, well located and market-responsive residential land.
• To ensure that any non-residential land uses permitted within the zone are compatible with the amenity of the area.
• To ensure that housing densities are broadly concentrated in locations accessible to public transport, employment, services and facilities.
• To maximise public transport patronage and encourage walking and cycling.

2 Permitted without consent
Environmental protection works; Home occupations

3 Permitted with consent
Attached dwellings; Boarding houses; Building identification signs; Business identification signs; Child care centres; Community facilities; Dwelling houses; Food and drink premises; Group homes; Home industries; Hostels; Kiosks; Multi dwelling housing; Neighbourhood shops; Places of public worship; Residential flat buildings; Respite day care centres; Roads; Semi-detached dwellings; Seniors housing; Shop top housing; Any other development not specified in item 2 or 4

4 Prohibited
Agriculture; Air transport facilities; Airstrips; Amusement centres; Animal boarding or training establishments; Biosolids treatment facilities; Boat building and repair facilities; Boat launching ramps; Boat sheds; Car parks; Charter and tourism boating facilities; Commercial premises; Correctional centres; Crematoria; Depots; Extractive industries; Farm buildings; Farm stay accommodation; Forestry; Freight transport facilities; Heavy industrial storage establishments; Helipads; Highway service centres; Industrial retail outlets; Industrial training facilities; Industries; Jetties; Marinas; Mooring pens; Moorings; Mortuaries; Open cut mining; Public administration buildings; Recreation facilities (major); Research stations; Restricted premises; Rural industries; Rural workers’ dwellings; Service stations; Sewage treatment plants; Sex services premises; Signage; Storage premises; Transport depots; Truck depots; Vehicle body repair workshops; Vehicle repair stations; Warehouse or distribution centres; Waste or resource management facilities; Water treatment facilities; Wharf or boating facilities;
Description of the Proposal

The proposed development application consists of a dual occupancy development and 2 lot Strata on the above mentioned land

Site Suitability for the Development

- Given it is an existing residential area supports the notion that the land is suitable for this application.
- The development does not encroach on any neighboring blocks
- All existing buildings in the surrounding area are setback to all boundaries.
- Site area is 957.70m²

Development standards

- Proposed building is of brick veneer construction and tin roof
- Fire separation complies with 3.7.1.11 of the BCA for separation between units
- As part of the development application there is a proposed 2 lot subdivision

Design guidelines

- The area is zoned R1 Residential
- Fire separation is in accordance with clause 3.7.1.11 of the BCA
- Site area 957.70m²
- All current requirements for Cowra Shire Councils development control plan - residential flat code have been met with in the areas specified
- A minimum area of 3mx3m has been achieved for private open space
- Private open spaces have been allocated as follows
  - to the rear of proposed lot 1 with an area of 83m²
  - to the rear and north east of proposed lot 2 with an area of 130m²

<table>
<thead>
<tr>
<th>Dwelling</th>
<th>Landscaped area</th>
<th>Site area</th>
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</thead>
<tbody>
<tr>
<td>Dwelling 1</td>
<td>225.41m²</td>
<td>439.64m²</td>
</tr>
<tr>
<td>Dwelling 2</td>
<td>298.89m²</td>
<td>518.06m²</td>
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- Landscaped area is approximate and does not include driveways, these areas include private open space
Plan showing proposed Strata Title

PLAN OF PROPOSED STRATA TITLE
LOT 71, DP 866845
21 BANKSIA CLOSE, COWRA
Access and Traffic

- Vehicular access for the proposed dual occupancy will be from Banksia Close

Privacy

- The proposed separation of the existing units will not impose on the privacy of the surrounding dwellings

Air and Noise

- The development will generate noise at a domestic level.

Drainage

- Roof drainage to rain water tanks and overflow councils existing storm water system

BASIX

- BASIX certificate is required for this development application has been submitted to council. Duplex has been designed for thermal comfort and energy efficiency. Units and proposed site have been assessed for water, thermal comfort and energy consumption with NSW Government BASIX assessment tool. As part of the thermal comfort section in BASIX the units were required to pass a natHERS test as a requirement for the development application.

Household Waste

- Refuse waste will be picked up by the council refuse service

Site Management

- The project builder will be required to comply with all local, state and national construction industry regulations as well as OH&S requirements.

Environmental Impact

- The impact of the proposed development application consisting of Dual occupancy and strata will be minimal.

Wade Anthony
CPC Land Development Consultants