

## **STATEMENT OF ENVIRONMENTAL EFFECTS**

### **MULTI-DWELLING DEVELOPMENT**

66 Larmer Street  
NARRANDERA NSW 2700

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ISSUE A

Prepared for  
Murray Nielsen

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## 1.0 INTRODUCTION

This Statement of Environmental Effects has been prepared by Sunrai Designs and forms part of the Development Application Documentation for the Proposed Multi-Dwelling Development to be located at 66 Larmer Street, Narrandera NSW 2700.

This statement seeks to demonstrate that the proposal complies with the Narrandera Council's Development Control Plan 2012, Part D, Section 8.4 Dual Occupancy and Multi-Dwelling Housing (NDCP)

This Statement should be read in conjunction with the following plans;

<b>Title</b>	<b>Drawing no.</b>	<b>Prepared by</b>
Title Page	687NIE-00 ISSUE B	SUNRAI designs
Site Plan	687NIE-01 ISSUE B	SUNRAI designs
Dwelling 1 - Floor Plan	687NIE-02 ISSUE B	SUNRAI designs
Dwelling 1 - Elevations	687NIE-03 ISSUE B	SUNRAI designs
Dwelling 1 - Section	687NIE-04 ISSUE B	SUNRAI designs
Dwelling 1 - Perspectives	687NIE-05 ISSUE B	SUNRAI designs
Dwelling 2 - Floor Plans	687NIE-06 ISSUE B	SUNRAI designs
Dwelling 2 - Elevations	687NIE-07 ISSUE B	SUNRAI designs
Dwelling 2 - Section	687NIE-08 ISSUE B	SUNRAI designs
Dwelling 2 - Perspectives	687NIE-09 ISSUE B	SUNRAI designs
Dwelling 3 - Floor Plans	687NIE-10 ISSUE B	SUNRAI designs
Dwelling 3 - Elevations	687NIE-11 ISSUE B	SUNRAI designs
Dwelling 3 - Section	687NIE-12 ISSUE B	SUNRAI designs
Dwelling 3 - Perspectives	687NIE-13 ISSUE B	SUNRAI designs
Area Calculations	687NIE-14 ISSUE B	SUNRAI designs
BASIX Certificates	Dwelling 1 - 1748344S_02 Dwelling 2 - 1748341S_03 Dwelling 3 - 1748335S_03	Planning Industry & Env.
Vehicle Simulation Plans		Triaxial Consulting

## 2.0 SUBJECT PROPERTY

### 2.1 Description

Title Description:	Lot 1	DP 319155
Site Area:	1012 m <sup>2</sup>	Parent Lot (approximately)
Frontage:	20.117m	Parent Lot to Larmer Street
	20.117m	Parent Lot to Laneway

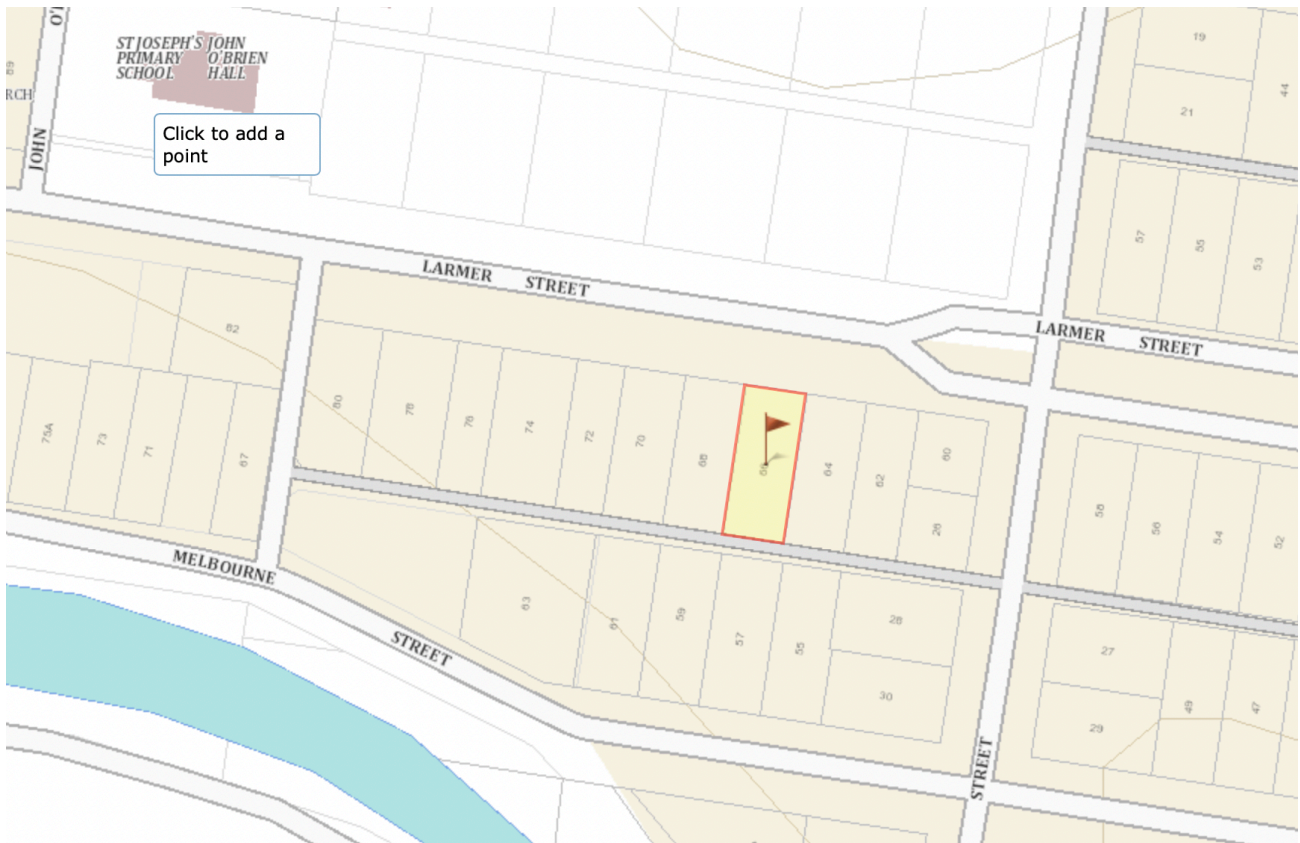


Figure 1 - Extract from Six Maps <https://maps.six.nsw.gov.au> - Aerial View of Site



Figure 2 - Extract from Six Maps <https://maps.six.nsw.gov.au> - Satellite View of Site (shown shaded)

## 2.2 Existing Building & Site

The existing site is located wholly within the Narrandera Shire Council government area and within the limits of Narrandera township.

The site falls slightly from the lane towards Larmer Street.

The existing site is vacant and cleared of vegetation.

## 2.3 Adjacent Buildings & Streetscape

The site is located within an established area of the township, opposite St Joseph's Primary School.

Residential dwellings, neighbour the property on each side, although on the north and south these properties are separated by either a street or a lane.

The streetscape is relatively consistent with low set, single storey buildings with hipped and gabled roofs, verandahs and entrance doors addressing the street. The street itself is tree lined with a wide grass verge and low fencing of various types. The school on the opposite side of Larmer Street, consist of open playground area with no housing.

### **3.0 PROPOSED DEVELOPMENT**

#### **3.1 General Description**

It is proposed that three dwellings be erected on the site, Unit 1 will face Larmer Street while Units 2 & 3 will sit behind the front dwelling and will not have minimal visibility from the street. Units 1 & 2 will consist of two bedrooms, Unit 3 will have three bedrooms. All have open plan living and dining areas, with single garages and outdoor alfresco areas.

A driveway will be positioned along the western boundary and terminate at Unit 3. Each garage will be accessed from this shared driveway. Turning areas have been incorporated to allow for vehicle movements.

Unit 1 will address King Street with a front entrance door located in the centre of the facade.

Each dwelling will be constructed from the same materials, being face brick veneer with a zincalume roof. All will be erected on a concrete slab. Each dwelling will step down the site to follow the fall of the land and minimise retaining walls and cut and fill.

The development will be subdivided under community title at the completion of the build and will form part of this development application.

#### **3.2 Building Setbacks**

The NDCP, Part 8.4.2 requires a 5m minimum setback or an average of the two neighbouring properties. A 5m setback is proposed to the external wall of Unit 1. The open porch will protrude into the articulation zone by 1.5m as permitted.

The garage has been setback a further 1.47m to provide articulation and to not dominate the facade, as required it is less than 6m wide and 50% of the frontage.

The rear setback is required to be 5m under section 8.4.3 of the NDCP. We propose however that the rear setback, given that the rear boundary is located on a laneway reducing the impact on the adjacent neighbour, be reduced to 4m. This provides for adequate separation to neighbours and also allows us to maximise the solar access from the northern side of the proposed dwellings.

The side setbacks are proposed to meet the NCC standards of 900mm or greater. We propose a minimum of 1m along the eastern side and in excess of 4.5m from the western boundary, with exception to Unit 3 Garage that will be setback 1m from the western boundary.

### **3.3 Building Height**

The proposed dwellings will be single storey, in keeping with the existing character of the street.

Each dwelling will be gradually stepped through the site to minimise cut and fill. Any cut and fill will be less than 900mm above natural ground level and all decks are less than 900mm above natural ground and will not require balustrades or cause privacy issues from overlooking. This complies with Section 8.4.4 of NDCP.

### **3.4 Site coverage**

The development complies with the one dwelling per 300sqm of site as required under Section 8.3. The total site area is 1012 sqm providing an average of 337sqm of area per dwelling.

The site coverage equates to 39% of the site or 393.5sqm, less than the allowed 60% for single storey dwellings as required under section 8.4.5 NDCP.

### **3.5 Open Space Provisions**

Each dwelling is required under Section 8.4.6 NDCP to have a minimum dimensioned area of 6m x 4m directly accessible from the living areas.

Each unit will exceed this requirement through a combination of open roof and covered entertaining area. Each living room opens directly to a covered outdoor area and then to soft landscaping open space.

Unit 1 achieves 57sqm of private open space adjacent to the outdoor area at the rear of the dwelling. In addition to this private area there is also approximately 46sqm located on the north within the front setback not counted towards the minimum but beneficial for solar access and as part of an active street frontage.

Unit 2 achieves 62.1sqm of private open space predominately made up of private space on the east adjacent to the outdoor area.

Unit 3 achieves 105.7sqm of private open space made up of private space on the east and south adjacent to the outdoor area.

More than 20% of soft landscaping has been achieved for absorbing rainfall.

### **3.6 Solar Access and Protection**

Each dwelling has been designed with solar access in mind. Unit 1 layout provides for the main living area and one bedroom to be located on the north together with the front porch and the front yard. The private open space is located on the south adjacent to the undercover outdoor living area. This is not ideal from a solar perspective but does provide a private area for entertaining and is still very useable for the occupants. The south western corner of the yard will receive sunlight during the day with the garage being setback 4.3m from the southern fence line. Given that there is a useable front yard

provided in a quite street on the north combined with a northern living room we believe the intent of solar access has been met.

Units 2 & 3 achieve solar access during the winter solstice, with each area being located on the north/east and east/south adjacent to the undercover outdoor area that is directly linked to the living space.

The separation between each unit and their orientation will provide minimal impact on the neighbouring properties to the east and west particularly the neighbour to the west that are further separated by the driveway. Unit 3 is located at the rear of the site and shadows to the west should predominately affect only the sheds of the neighbouring property. Unit 2 is considerably setback from both east and west boundaries, having minimal effect on neighbouring properties.

Each dwelling allows for cross ventilation and all have eaves and window protection.

### **3.7 Privacy**

The outdoor entertaining areas have been designed to be offset from each other within the development. No outdoor space will overlook another outdoor area in this development and each are located away from neighbouring boundaries.

In addition all units are single storey and will be further divided by a fence and retaining walls, totalling approximately 1.8m. This automatically creates privacy and usable yards.

The development complies with Section 8.4.8 NDCP.

### **3.8 Fencing**

It is proposed that a low fence (less than 1200mm) will be erected along the front boundary to maintain the passive surveillance of the street and will not be erected in a metal sheet to maintain the character of the street. It is proposed that 1800mm high solid metal fencing be used between units and along the boundaries behind the front building line to provide for privacy and separation. These may be located on small retaining walls but will not exceed the maximum of 1500mm on top of the wall, as outlined in Section 8.4.9 NDCP. Each retaining wall will be less than 500mm high.

The fencing has also been kept to a minimum to provide for useable common areas, especially along the driveway and between the frontage of Units 2 & 3. This will help with vehicle circulation, visibility and to provide soft landscaping along the driveway.

### **3.9 Landscaping**

Landscaping has been provided to both sides of the driveway off Larmer Street to soften the hardstand area. The front yard of this development will have a traditional front yard and planting to compliment the streetscape.

The yard space of each unit allows for strategically placed shade trees. A narrow landscape strip has been provided along the western boundary as there are already a line



of established trees on this shared boundary. A wider area has been provided on the eastern side of the driveway to allow for small trees for shade.

### **3.10 Parking**

Units 1 & 2 consists of two bedrooms requiring 1 off-street car parking spaces as per Section 8.4.11 NDCP. Each dwelling is able to achieve this with an enclosed single garage. Unit 3 is a three bedroom unit, requiring 2 car parking spaces, one space can be achieved with the enclosed garage and the second space is located in front of the unit on the hardstand area.

The driveway circulation is tight but complies with AS2890.1 2004. Vehicle simulation plans have been provided and are attached to this application to demonstrate that vehicle access is achievable in various combinations.

## **4.0 CONCLUSION**

This Statement of Environmental Effects when read in conjunction with the plans, as prepared by Sunrai Designs clearly outlines the proposed development and demonstrates that there will be no significant impact on the environment or locality. The proposal generally satisfies Section 8.4 Dual Occupancy and Multi Dwelling Housing of NDCP.

We seek minor exemptions for;

- The rear setback from 5m to 4m to provide more area on the north for solar access and as the rear boundary is located on a laneway.
- The private open space of Unit 1 does not achieve 50% of sunlight on the winter solstice but is supplemented with a northern front yard and northern living and bedroom areas receiving solar access.

Despite these minor variations we believe the development meets the intent of infill housing for the township and provides good amenity for the occupants. The development has been designed particularly for older persons and retirees who required smaller outdoor spaces close to the township, with affordable and accessible living.

It has been highlighted in Section 8.5 Internal Access Standards for all Ages of the NDCP that Narrandera township has significant potential for medium density infill development and that it is likely that a large proportion of this kind of development will be occupied by active retirees and older persons with the trend to provide ageing in place. We believe this development addresses these requirements.

With this in mind all doorways are a minimum of 820mm, corridors a minimum width of 1000mm and there will be no steps throughout the development, including to the front door, to garage and alfresco areas. Bedroom dimensions are generous as is the circulation space within bathrooms. The bathrooms will also include extra provisions for strengthened walls and hob-less showers.

Affordability has also been a keen component of the design, keeping the size down while still providing for usable open plan living with small manageable outdoor spaces.