

18/12/2024

Mid-Coast Council
P.O Box 482
Taree NSW 2430



Attention: Development Approvals Officer

Dear Sir/Madam

**RE: STATEMENT OF ENVIRONMENTAL EFFECTS FOR SECONDARY DWELLING AT
40 COUPLAND AVE, TEA GARDENS NSW 2324.**

We would like to submit the following statement of environmental effects and associated documents for development approval consideration. We have assessed and considered the proposal in accordance with the current **Great Lakes development control plan 2021** and **Great Lakes local environment plan 2014**.

The proposed development is considered to have minimal impact on the local environment and will improve the current facilities for the owners/occupants.

Thank you for your time and consideration with regards to this matter. Please don't hesitate to contact us should any further information or clarification be required.

Kind Regards
D&C PROJECTS

A handwritten signature in blue ink, appearing to read 'Craig Drever', is written over a horizontal line.

Craig W Drever - Director
0424 209 408
mail@d-cprojects.com.au

PROPERTY DETAILS

Lot	Section	DP
23		569256

Address

40 COUPLAND AVE	
TEA GARDENS NSW	
Postcode	2324

Total Land Area	658	m2 <input checked="" type="checkbox"/> ha <input type="checkbox"/>
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(Please Select)

PROPOSAL

Proposed Minor Development Activities

(Tick all that is applicable)

- ☐ Alteration / Addition to existing building
(Please Specify)



- ☐
- Awning / Canopy

- ☒
- Carport

- ☒
- Demolition (Please Specify)

DEMOLITION OF AN EXISTING GARDEN SHED

- ☐ Dwelling

- ☒
- Fence

- ☐
- Garage, Shed, or Farm Building

- ☒
- Rainwater Tank

Number of rainwater tanks	1x 3,000L
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- ☐ Retaining Wall (greater than 600mm)

- ☒ Secondary Dwelling (i.e. Granny Flat)

- ☐
- Shipping Container

- ☐ Signage (please specify type & number)

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- ☐
- Swimming Pool or Spa

- ☐
- Other (Please specify)

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Total Floor Area of Developments(s)	208.3	m2
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Height from Existing Natural Ground Level

Total Height (Height to Ridge)	6.2	metres
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Maximum Height to Ceiling	5.35	metres
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Setback

Minimum distance to front boundary	35.49	metres
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Minimum distance to rear boundary	4.93	metres
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Minimum distance to side boundary	0.84	metres
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Materials

- | | |
|---|--|
| <input checked="" type="checkbox"/> Aluminium | <input checked="" type="checkbox"/> Brick |
| <input checked="" type="checkbox"/> Colorbond | <input checked="" type="checkbox"/> Concrete |
| <input checked="" type="checkbox"/> Glass | <input checked="" type="checkbox"/> Steel |
| <input checked="" type="checkbox"/> Timber. | <input type="checkbox"/> Zincalume |
| <input type="checkbox"/> Other (Please Specify) | |

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Colour(s)

(Please specify & denote on plans)

Brick veneer ground floor will be recycled red brick or red brick. first floor wall cladding will be a mix of natural timber cladding and Lysaght cladding monument in colour. Rooves will be monument in colour

Finish (Tick all that is applicable)

- | | |
|---|--------------------------------------|
| <input checked="" type="checkbox"/> Matte. | <input type="checkbox"/> Reflective |
| <input type="checkbox"/> Flashing | <input type="checkbox"/> Illuminated |
| <input type="checkbox"/> Other (please specify) | |

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What is the purpose of your proposal?

the purpose of the proposed secondary dwelling is to add more accommodation to an existing built out residential area.

Does your proposal meet all local controls?

- ☒ Yes it complies with all local controls
☐ No, I am seeking variation(s)
(Please explain why a variation is required)

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SITE

Land Zone (Tick all that is applicable)

- ☐ Zone RU1 Primary Production
- ☐ Zone RU4 Primary Production Small Lots
- ☐ Zone RU5 Village
- ☐ Zone R1 General Residential
- ☒ Zone R2 Low Density Residential
- ☐ Zone R5 Large Lot Residential
- ☐ Zone E3 Environmental Management
- ☐ Other (please specify)

How is your proposal suitable for its land zone?

The proposed dwelling is within a low density residential zoning which is suitable.

Are there any existing buildings/structures?

☒ Yes (Please specify all)

There is an existing single storey dwelling with carport and alfresco as well as an existing garden shed which is proposed to be demolished and removed.

☐ No, its vacant land

Is the property heritage listed?

☒ Yes ☒ No

Will you be carrying out excavations?

☒ Yes >

Height of walls have been indicated on the corresponding site plans and attach engineering drawings.

☐ No

Has the land been used for any potentially contaminating land uses in the past?

☐ Yes ☒ No ☐ Unsure

Will any vegetation/trees be removed?

☐ Yes >

Please refer to attached Biodiversity Development Assessment report as per Biodiversity Conservation Act 2016.

☒ No vegetation will be removed

NATURAL HAZZARDS

Is the land classified bushfire-prone?

☐ Yes >

Please refer to attached Bushfire Self-Assessment or BAL/BPAD Certificate for compliance with Planning for Bushfire Protection 2006 and AS3959

☒ No

Is the land classified flood-prone land?

☒ Yes ☐ No

ACCESS & PARKING

Proposed Access

☐ Existing driveway/crossover will be used

☒ New access is required

> Please refer to attach a Section 138 Works & Structures Application required under the Roads Act 1993

Number of on-site parking spaces

2

Is parking provision in front or behind the building line?

- ☐ In Front
☒ Behind

☐ Other (Please specify)

☐ Not applicable

UTILITIES

Will you be installing new or upgrading existing water, sewerage or drainage connections?

☒ Yes >

Please refer to attached a Section 68 Water, Sewerage & Stormwater Application required under the Local Government Act 1998

☐ No

Water will be supplied by:

☒ Reticulated Water (Town Water)

☒ Rainwater Tank

(Please specify size/capacity/height)

3,000L RAINWATER TANK

☐ Other (please specify)

☐ Not applicable

Sewerage will be disposed to:

☒ Council Sewerage Infrastructure

☐ On-site Sewerage Management

(Please specify)

☐ Other (Please specify)

☐ Not applicable

Stormwater will be directed to:

☒ On-street Kerb and Gutter

☐ On-site Pit

☐ On-site Rubble Drain

ADDITIONAL INFORMATION

If you run out of space or would like to provide additional information, please include it below.

DECLARATION

I acknowledge that all the information in the application is, to the best of my knowledge, complete, true and correct. I also understand that if the information is incomplete the application may be delayed, rejected or more information be requested.

Completed by: (Tick all that is applicable)

- ☒ Agent
- ☐ Applicant
- ☐ Owner

Name

David Paff

Company (if applicable)

D&C Projects Pty Ltd

Date

18/12/2024