

STATEMENT OF ENVIRONMENTAL EFFECTS

In relation to

**Lot 141 DP 261168
7 Palmway Crescent, TUNCURRY
NSW 2428**

PROPOSED NEW JETTY

for

Gary MILBY

February 2025

RGR DESIGN
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PROJECT : Proposed New Jetty.

This Statement will demonstrate that consideration has been given to the Development Control Plan 2014, any possible environmental impact the proposed development may have on the locality and outlines measures taken in that regard.

Zoning.

The proposed development complies with the zoning regulations and restrictions of the land site under the Environmental Planning and Assessment Acts 1979 and the Great Lakes Environmental Plan 2014. The lot is within the R2 Low Density Residential Zone and the development is permissible with consent.

Objectives of R2 zone.

- To provide for the housing needs of the community within a low density residential environment.
- To enable other land uses that provide facilities or services to meet the day to day needs of residents.

Parking.

The development complies with Council's Development Control Plan for parking. double garage with parking space in front. It is considered that the dwelling with a double garage provides for parking arrangements which are compliant with the DCP.

Site Analysis:

Lot Details:

The development, on completion will be one principal dwelling and attached garage. The existing lot is 570.2sq.m in total area by survey, and has a front boundary parallel to Palmway Crescent of approximately 19m which complies with the minimum 12.6m requirement for this lot size.

Maximum site coverage of all development:

This is not a requirement for this type of application, however, the existing dwelling and garage represent a floor space ratio of 0.39:1 of the lot which is considered acceptable.

Building heights and setbacks:

Building height:

As the proposal is for a jetty and not for vertical construction the building height requirement is not applicable.

Flood Planning Area:

The site is within the LEP 2014 Flood Planning Area. Flood level is specified as being 2.4m. Various documents have been prepared by specialists and NSW Authority Departments that refer to flood and Marine Habitats and approvals issued for the construction of the jetty by the Authorities concerned.

Setbacks from roads:

As the proposal is at the rear of the site there is no requirement for setbacks.

Trees:

There are some common trees adjacent to the high water mark which will remain at this stage although some appear to be rather unsteady due to water erosion of the bank.

Erosion controls:

All erosion control measures will be carried out during construction to conform to the specification and standards contained in Council's guidelines. All disturbed ground will be stabilised against erosion to Council's satisfaction within 30 days of completion of building works.

Drainage & Water Quality Management:

There are no drainage works proposed to be carried out.

Signed ... (RGR Design)

Dated16th February 2025.....