

Statement of Environmental Effects

for Class 1a or Class 10 developments

- Use this form for Class 1a or Class 10 developments (eg dwellings, dwelling additions, garages, carports, sheds, pools) **with the exception of Secondary Dwellings (granny flats) & Dual Occupancies**. For these, refer to the [Statement of Environmental Effects Guide](#).
- If you need advice, email us at lodgement@midcoast.nsw.gov.au or phone 6591 7222.
- This form and supporting documents are open access information under the Government Information (Public Access Act 2009) (GIPA Act) and may be made publicly available by request and will also be displayed on our website.

Address of development

22 Victor Avenue, Forster 2428

Description of proposal

61m2 clad timber frame garage addition on ground floor with 7.17m2 clad timber frame first floor addition

What is currently on site?

single storey brick veneer residence on slab

Are you seeking a variation to the Development Control Plan (DCP)?

☐ Yes

☒ No

If yes, please give details and justify why the variation should be supported

Is the proposed development visually compatible with development on adjoining land or land in the locality?

☒ Yes

☐ No

If no, what are the major differences? e.g. height, bulk, materials etc?

Do you propose to clear any vegetation on the site or to do any excavation or remove any topsoil?

☒ Yes

☐ No

If yes, to what extent?

site will have footing excavated

Are there any of the following habitats present in the area where threatened species may exist?

Foraging areas (i.e. food sources)

☐ Yes

☒ No

Trees with hollows

☐ Yes

☒ No

Abundance of ground cover & fallen trees

☐ Yes

☒ No

Caves, rock outcrops, overhangs, crevices

☐ Yes

☒ No

Permanent or intermittent waterways or waterbodies

☐ Yes

☒ No

Other (please describe)

Is the land flood prone?

☒ Yes

☐ No

If yes, what are the proposed finished floor levels of habitable rooms?

the assumed level of the first floor (habitable floor) is 5.005m AHD subject to adjustment by the structural engineer in the flooring members

Is the land classed as bushfire prone?

☐ Yes

☒ No

If yes and your proposal is for the construction of:

- a residential building; or
- a non-habitable building that forms an addition to a residential building (except antennae, clothes lines, swimming pools, fences and awnings);

you will need to submit a **Bushfire Assessment Report** in accordance with the 'Planning for Bushfire Protection 2006' guideline produced by the NSW Rural Fire Service.

Will the proposed development adversely affect the amenity of the surrounding neighbourhood in any way? eg through noise, pollution, overshadowing or loss of privacy?

☐ Yes

☐ No

If yes, please give details

Are you aware of any potentially contaminating activities being carried out on the property?

☐ Yes

☒ No

If yes, please give details

What infrastructure services are available to the site?

☒ Water

☒ Power

☒ Connected to reticulated sewer

☐ On-site sewage management (septic)

Is there an existing driveway access?

☒ Yes

☐ No

If no, you will need to lodge a driveway application.

If yes, are you proposing to use this access?

☐ Yes

☒ No

If no, please give details about the access proposed:

Owners wish to construct new concrete driveway off Victor Avenue

How do you propose to deal with stormwater?

Stormwater to be diverted to existing stormwater outlet

Privacy: This information is required to process your request and will not be used for any other purpose without seeking your consent, or as required by law. Your application will be retained in Council's Records Management System and disposed of in accordance with current legislation. Your personal information can be accessed and corrected at any time by contacting Council.

Forster | 4 Breese Parade | PO Box 450 Forster 2428 | **6591 7222**
Gloucester | 89 King Street | PO Box 11 Gloucester 2422 | **6538 5250**
Taree | 2 Pulteney Street | PO Box 482 Taree 2430 | **6592 5399**

www.midcoast.nsw.gov.au