

STATEMENT OF ENVIRONMENTAL EFFECTS

NEW HOUSE 29 THOMAS ROAD SEAL ROCKS

7TH MAY 2025

INTRODUCTION

This Statement of Environmental Effects constitutes part of the Development Application for the proposed house alterations and additions at 29 Thomas Road Seal Rocks as prepared by Bourne + Blue Architecture for James and Petrana Lorenz. It is the intention of the proposed development to improve amenity for the owner/occupiers, while having minimal impact on the surrounding area of residential development.

This statement:

- provides information on the site, its suitability, present and previous uses, and surrounding context
- provides information on the proposed development
- reviews the relevant planning controls and assesses the proposal's compliance in terms of these provisions
- considers the likely impacts of the proposed development on the natural and built environments both during and after construction, and nominates the proposed method of mitigating any adverse effects

THE SITE

The site of the proposed development is 29 Thomas Road Seal Rocks, being Lot 5 DP 242127 with a total area of 778.33m². The site is relatively flat at the front boundary, rising gently from the kerb until about 10m into the site, where it rises more steeply. The slope increases more along the SW side boundary (8m) compared to the NE side boundary (5m). There is a flat section at the South corner of the site. There are some existing stone retaining walls and established landscaping.

The site is zoned RU5 – Village with a Floor Space Ratio (FSR) of 0.4:1 and height limit of 8.5m.



To the Northwest of the site is Thomas Road, which provides access to the property. Adjoining the site to the Northeast is number 27 Thomas road, a dwelling located towards the rear of the site. To the Southeast is Forster Aboriginal Land Council land, managed by National parks. To the South west is 31 Thomas road, an existing multi level dwelling

Being in a bushland setting, the site is on bushfire prone land. A bushfire assessment report, prepared by Australian Bushfire Assessment Consultants classified the site bushfire attack level (BAL) as mix of BAL29 and BAL40

Although no testing has been undertaken by our clients to determine the presence of any soil contamination there is no indication that the site has been contaminated by any past use. There is no town water or sewer servicing the property. Electricity and phone services are available



Lot 3 Thomas Road (no car accommodation)



Lot 4 Thomas Road (Dwelling set back to rear of block)



Lot 5 Thomas Road



Lot 6 Thomas Road (garage forward of the building line)



Lot 7 Thomas Road (garage forward of the building line)

DESCRIPTION OF PROPOSED DEVELOPMENT

The proposed dwelling, is an elevated, elongated L shaped form, positioned so as to retain the existing landscaping. The Living area is elevated and runs across the block while the bedrooms step up the site to the rear. Cars, water tanks and storage are located at ground level in the undercroft below the living space.



Aerial impression of the proposal from the North

PLANNING CONTROLS

GREAT LAKES LOCAL ENVIRONMENT PLAN (LEP) 2014

Part 2 – Land Use

The site is zoned RU5 – Village. The proposed development is for a detached single residence, which complies with the objectives of this zone.

Part 4 – Principal development Standards

4.3 Height of Buildings

The property has a maximum height limit of 8.5m. The proposed building height is a maximum of 5750mm at the rear and 6500mm at the front above existing levels and is well within the height limit.

4.4 Floor Space Ratio (FSR)

The allowable FSR for this property is 0.4:1. The site has a total area of 778.33m² and the total gross floor area (GFA) of the house will be 124.4m², resulting in a FSR of 0.15:1, which is well within the permitted density.

GREAT LAKES DEVELOPMENT CONTROL PLAN

Part 3 Character Statement

3.2.1.1 Seal Rocks

The Character of Seal Rocks as a whole is characterised by

- Development that is secondary to the landscape and natural environment;
- Development that does not dominate views and vistas;
- Buildings which avoid overshadowing and are in scale with existing development;
- Small scale detached buildings addressing the street; generally single storey;
- Development which follows the contour of the land on sloping and steep sites;
- Commonly gable and hipped roofs up to 22 degree pitch, but sometimes low, mono pitch (skillion) roofs with
- cantilevered eaves;
- Common use of fibre cement sheet and weatherboard for wall cladding with less common use of painted brick;
- Common use of corrugated roof sheeting;
- Mixture of small vertically proportioned windows in some cases, and larger expanses of glass to the view;
- The retention of natural tree cover throughout residential lots and public space.

The subject site is located in Precinct 1 (Thomas Road) and is characterised by

- single storey and split level pavilion style dwellings without views of the foreshore and is thus less visually sensitive than other precincts.
- Contemporary design that steps with the slope where applicable

- Upper storey set back 2 metres behind front building line.
- No more than one garage to be visible building facade
- Generally an exterior finish palette of light and muted colours (greys, greens, and browns)

The proposed development is a split level, elevated dwelling that steps up the site. The form defers to and is shaped by the existing landscape. The garaging is not prominent, occurring in a shaded recessed undercroft. The building is well articulated with a large recessed deck on the street façade and the battened separation of the living and sleeping wing. At 124m² the building is small in scale, with a monopitch roof angling to match the land, which reduces the perception of bulk to the streetscape. Materials are corrugated metal and fibre cement.

The proposal is entirely compatible with all other development along Thomas Road

Part 4 – Environmental Consideration

4.7 Bush Fire

The property is on bushfire prone land and a bushfire assessment has been carried out by Australian Bushfire Assessment Consultants and forms part of the Development Application documentation. The design adopts the recommendations in the report.

Part 5 – Single Dwellings, Dual Occupancies, Villas and Townhouses

5.1 Solar Access and Overshadowing

The proposed dwelling will have no overshadowing impact on the adjoining properties as the shadow diagrams demonstrate. .

5.2 Views and Privacy

29 Thomas road was originally owned by the owners of 31 Thomas road and the living areas of 31 Thomas road, look towards the street as well as towards the garden that they established on 29 Thomas road. The proposed design places new building on the site in a way to keep the existing established garden as much as possible. The intention is to increase the density of planting, so as to improve the privacy between the blocks. A batten fence is also planned for part of the boundary as shown on the plans, to improve privacy until the garden densifies.

Both neighbours will have enhanced privacy from the proposal.

5.3 Energy Efficiency

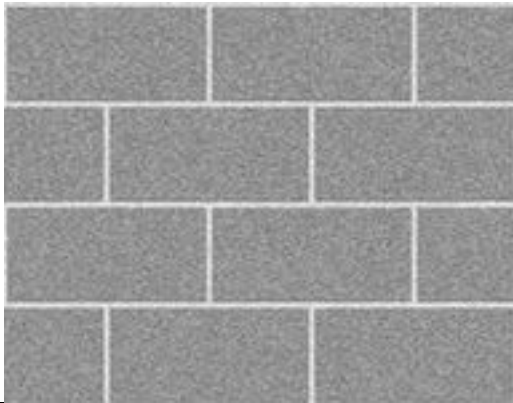



The proposal is for a building that has a good amount of daylight and natural ventilation available to all spaces in the building.

A BASIX Certificate outlining the projects energy efficiency commitments forms part of this Application.

5.4 General Building Design

The proposed house utilises good urban design principles to activate the building engagement with the street and public domain. It creates a new street-facing entry and locates the kitchen and a living space (dining), to provide passive surveillance and create presence within the streetscape.

Durable contemporary materials and colours, referencing traditional seal rocks buildings, are proposed for the development.

Typical material proposed		
Material	Description	Location
	Plain concrete block	Subfloor walls, store room
	zincalume	External walls
	Concrete surface in natural colour (varying textures)	Driveway, carport slab
	FC sheet	Undercoft of floor, eaves

5.5 Setbacks

Front

The DCP requires a minimum front setback of 6m in Seal Rocks, with provision for an 'articulation zone' projecting 1.5m forward of this line.

The primary factors for the placement of the building on the site, was to protect and retain the existing garden. Positioning the living areas across the site, in an elevated location, enables this to happen. The cantilevered front of the proposed deck wall (or front of the articulation zone) is setback 4.5m from the front boundary, which aligns with the garage at neighbouring 31 Thomas, as shown in the image below.

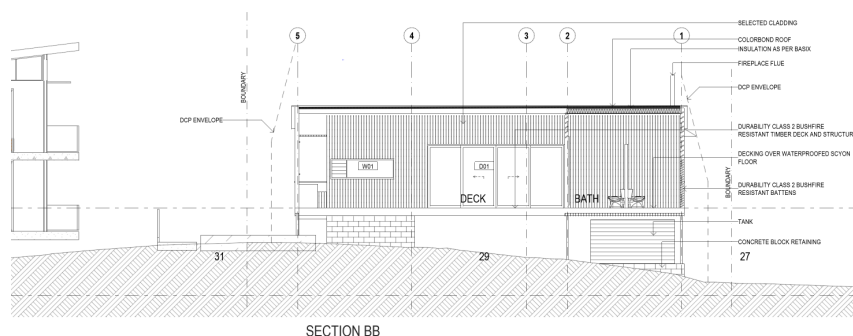


The carport columns are setback 6m from the front boundary and the living room wall is 7.8m setback from the front, to allow for a usable deck width of 3.29m. Locating the deck and living space in this way provides an activated frontage with eyes on the street. This will allow the building to contribute to an active street, as encouraged in the DCP general building design objectives.

Whilst not strictly a 6m setback with a 1.5m articulation zone, the proposed arrangement will sit comfortably within the context and the recessed, open carport below will allow for safe vehicular access and egress from the site.

Side

The setback to the side boundaries is 1.8m and as Section BB shows, this ensures that there is no conflict with the DCP side setback lines.



Rear

The proposed rear setback is 15.4m well in excess of the 6m minimum required

5.6 Building Heights

The site has a height limit of 8.5m under Great Lakes LEP 2014. The proposed development is well within this

5.7 Cut and Fill

There is minimal cut and fill proposed, primarily in the South corner of the level 1 store room, with a maximum of 1.7m

5.8 Private Outdoor Areas

The proposed development will result in the house having two private outdoor areas, one being the rear deck, which is at 5.4 x 4.4m, the other being the front deck, 13m x 3.29m. The proposal significantly exceeds the DCP requirements

5.9 Fencing and Walls

A small portion of fencing is proposed in the location shown on the plans for this development, in order to enhance privacy between 29 and 31 Thomas Road

5.10 Detached Garages, Carports, Sheds and other Outbuildings

Not applicable

Part 10 – Car Parking, Access, Alternative and Active Transport

10.3.1 Car Parking Rates

10.3.1.1 Single Dwellings, Dual Occupancies, Villas and Townhouses

As the proposal exceeds 125m² in total GFA, 2 car spaces are required. The proposed development provides two covered off-street car parking spaces

10.3.3 Vehicle access and Driveways

10.3.3.1 Single Dwellings, Dual Occupancies, Villas and Townhouses

A new concrete driveway, to council requirements is proposed.

Part 11 – Water Sensitive Design of Great Lakes Development Control Plan

11.4.1.2 Unserved sites

Deemed to comply Solution;

Is the roof <500m² – yes

Is the tank 10kL or greater – yes

Does the site have to ability to connect to council's stormwater system – yes

Tank overflow noted on drawings to connect to council's stormwater system

The roof is designed to drain to the 2 proposed 21586L tanks on the property and overflow rainwater will be disposed of to the kerb

Part 12 – Vegetation Management

The proposed development will retain and enhance the existing vegetation on site, except for the trees shown to be removed.

Part 13 – Landscaping and Open Space

13.1 Single Dwellings, Dual Occupancies, Villas and Townhouses

Great Lakes development control plan requires a minimum of 30% (233m²) of the site area for soft landscaping. The proposed development exceeds this significantly as it will have 517m² of landscape space, with nearly all of the area available for deep soil planting.

Part 14 - Waste Management

14.2.1 Single Dwellings, Dual Occupancies

The development proposes a new build on a vacant site.

There is adequate space on the driveway and car parking area for construction waste containers. It is expected that the driveway will be the last item constructed to prevent damage from construction vehicles. During this time, the amount of construction waste will be minimal and can be disposed by the building contractor at council approved depot.

Waste materials generated from construction work will be sorted for recycling and disposal. Materials that cannot be recycled will be disposed of by a licensed waste removal contractor.

The Site Waste Minimisation and Management Plan below identifies the waste materials expected from the works and their recyclability potential.

Site Waste Minimisation and Management Plan

Activity	Component/Material	Reuse/recycling methods	Disposal Methods
C	Concrete, bricks and ceramic tile offcuts	dispose of excess	Licensed contractor
C	Metals – materials, off-cuts and fixings	Collect by local metal recyclers	-
C	Timber offcuts	-	Licensed contractor
C	Dust and small debris	-	Licensed contractor
C	Plasterboard/fibre cement offcuts	-	Licensed contractor
C	PVC and other plastics	-	Licensed contractor
C	Soils from excavation	Reuse as fill, dispose of excess	Licensed contractor
P	Pallets	Collect by manufacturer for reuse	-

P – Packaging, C – Construction, D – Demolition

Ongoing Waste Management

The generation of post construction waste materials is expected to be limited to household waste, which will be sorted and disposed through existing Council's kerbside collection.

CONCLUSION

The design considers the building scale within the surrounding natural environment and urban context. It is an appropriate solution for this site.