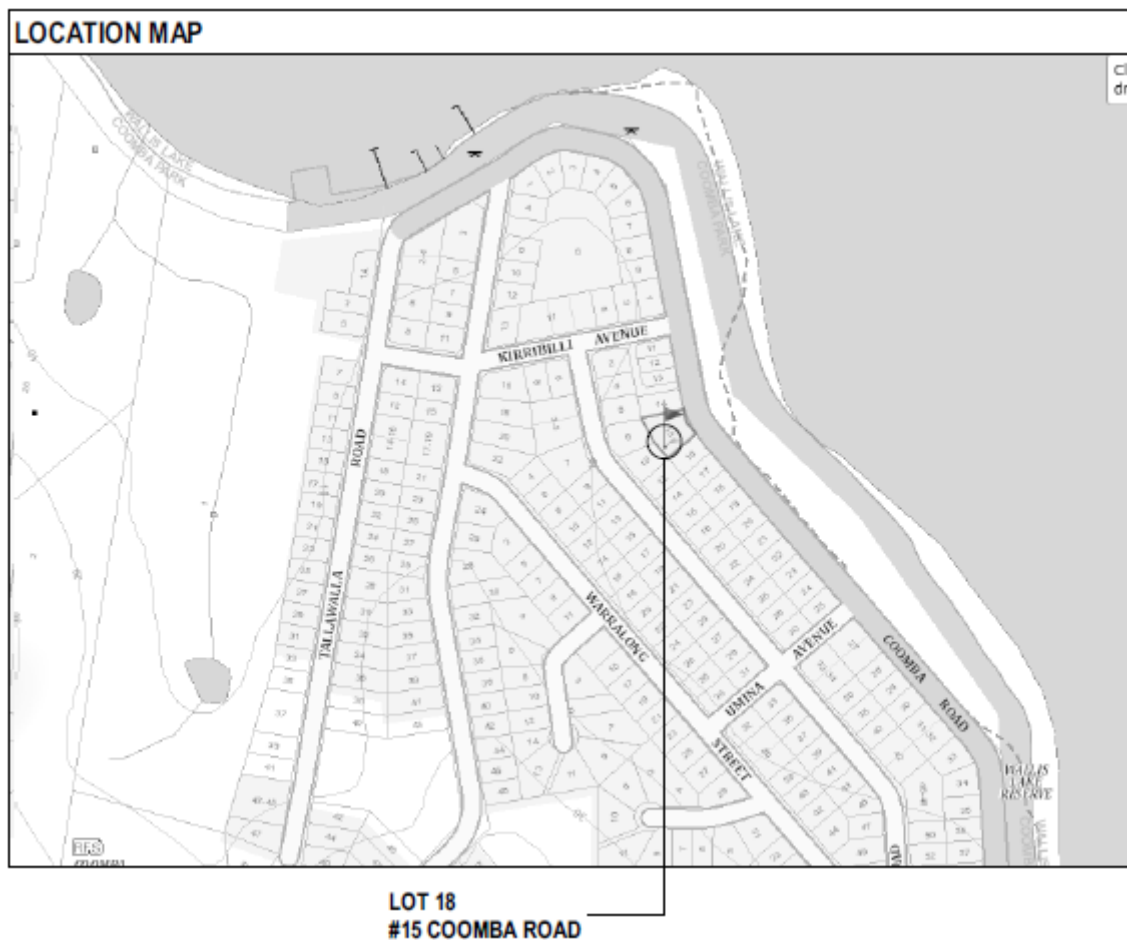


Statement of Environmental Effects

Mid Coast Council



PROJECT PARTICULARS:

Project Details: McDonald Jones Homes

Client Reference: 270964

Site Address: LOT 18, 15 Coomba Road

Coomba Park 2428

Date: 22nd March 2024

1. Summary Proposal

This Statement of Environmental Effects (SOEE) is provided to Mid Coast Council to support the development application for the construction of a Single Storey Dwelling, at the above address in accordance with the Environmental Planning and Assessment Act 1979 (EPA Act 1979).

This SOEE was prepared using the following:

Section 10.7 Planning Certificate, dated 26th October 2023 issued by Mid Coast Council
Plans prepared by McDonald Jones, dated 26th March 2024
Bushfire Assessment prepared by Australian Bushfire Assessment Consultants,
dated 7th November 2023

The 10.7 certificate indicates the land is currently zoned RU5, Village – (Great Lakes LEP 2014).

1.1 Site Analysis

The subject site, identified as Lot 18 DP216499, No. 15 Coomba Road, Coomba Park, is an irregular shaped allotment comprising an area of 1011.7m². The site is located on the south west side of Coomba Road.

The land currently contains a shed and water tanks which will remain on site.

1.2 State Environmental Planning Policies

Comments are provided for consideration against matters deemed relevant to the proposal in accordance with Section 4.15 of the EPA Act 1979.

1.3 Great Lakes Local Environmental Plan 2014

Part 2 – land use table - Zone RU5, Village

The subject site is zoned RU5, Village – (Great Lakes LEP 2014) as defined by clause 2.1 Great Lakes Local Environmental Plan 2014

The proposed development is defined in the plan as a “*dwelling house*”, meaning “...*a building containing only one dwelling*”.

Zone RU5 Village

1 Objectives of zone

- To provide for a range of land uses, services and facilities that are associated with a rural village.
- To provide for a range of land uses, services and facilities that are associated with a coastal village.
- To enable non-residential development that does not prejudice the established land use pattern within the village.

2 Permitted without consent

Extensive agriculture; Home occupations

3 Permitted with consent

Agritourism; Centre-based child care facilities; Community facilities; Dwelling houses; Neighbourhood shops; Oyster aquaculture; Places of public worship; Recreation areas; Recreation facilities (indoor); Recreation facilities (outdoor); Respite day care centres; Roads; Schools; Tank-based aquaculture; Any other development not specified in item 2 or 4

4 Prohibited

Agriculture; Air transport facilities; Correctional centres; Electricity generating works; Exhibition villages; Extractive industries; Forestry; Freight transport facilities; Heavy industrial storage establishments; Heavy industries; Open cut mining; Waste or resource transfer stations

1.4 General LEP Controls Relevant to Subject Site

Controls	Requirements	Proposal
Property Zoning	Zone RU5, Village	compliant
Permissibility	Dwelling houses & Secondary dwellings are permissible forms of development in this zone.	compliant
Minimum Lot Size	450m ²	1011.7m ² compliant
Maximum building height	8,500mm	5,883mm compliant
Flood	Affected as per 10.7 min FFL 3.2m AHD as per Flood Certificate Ref ENG2023/2046, dated 20 th November 2023	FFL 4.690m AHD
Heritage	Not Affected as per 10.7	N/A
Bushfire	Is Bushfire prone land as per 10.7	BAL 12.5 as per attached Bushfire Assessment dated 7 th November 2023
Other Controls	Mine Subsidence – Not Affected as per 10.7 Road Widening – Not Affected as per 10.7	N/A N/A

1.5 Great Lakes Development Control Plan 2014

Chapter 5 Single Dwellings, Dual Occupancies, Villas and Townhouses.

Residential Development

Requirement	Comment
Front Setback: 6,000mm or average of two nearest dwellings	12,338mm – compliant
Side Setback: 900mm Single Storey / 450mm (or to the boundary whichever is less). 900mm + 1:4 of building height over 3.8m for Two Storey.	10,940mm RHS, 1,711mm LHS - compliant
Rear Setback: 3,000mm for Single Storey. 3,000mm + 1:4 of building height over 3.8m for Two Storey.	3,500mm – compliant
Design – 12,000mm max wall length, only applicable to Two Storey and Corner Lots	Single Storey - compliant
Site Coverage – N/A	31.37% - compliant
Parking if dwelling has 4+ bedrooms - two parking spaces	Two Parking Spaces - compliant
Cut and Fill within 1m of boundary	0.695mm cut, 0.005mm fill - compliant
Garage setback 500mm behind building line	1m - compliant

The proposed dwelling complies with Council's DCP 2014 requirements as listed above.

2. DRAWINGS / REPORTS CHECKLIST:

Per the Council's DA Checklist at time of Assessment the following drawings and reports are required for lodgement and have been attached to the Development Application uploaded via the NSW Planning Portal:

- Survey plan
- Site plan
- Site analysis plan
- Floor plan
- Elevation plan
- Erosion and sediment control plan
- SOEE
- Basix certificate
- Waste management plan
- Schedule of external colours and finishes
- Stormwater plan

3. SUMMARY OF FINDINGS

The proposal is for the construction of a Single Storey Dwelling on a vacant lot. The dwelling houses are permissible in the zone and the proposal complies with design requirements such as height, setback, site coverage and car parking requirement.

4. RECOMMENDATION

The proposal is considered suitable for the subject allotment and is to be recommended for an approval by Council subject to conditions of development consent. Should you require any further information or clarification please contact the undersigned via email mncpermits@mjhgroup.net.au

Regards,

Brittany Robinson
Approvals Coordinator