

DEVELOPMENT APPLICATION

Statement of Environmental Effects

Proposed Boundary Adjustment and New Dwelling
10 + 11 The Lakes Way, Elizabeth Beach

PREPARED FOR DAVID + ROSIE CATER



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Proposal

The proposal seeks consent for a boundary adjustment and construction of a new single dwelling. The proposal will be undertaken on a staged basis. First stage is the boundary adjustment between neighbouring lots 218 & 219. After the boundary adjustment has occurred, the second stage is the construction of the proposed new dwelling on the newly created vacant block.

This report seeks to address any issues and assist the development application.

Site Description

Title Description	Lots 218 & 219 DP 22434
Property Address	10 & 11 The Lakes Way, Elizabeth Beach
Site Area	Lot 218 : 1131m2 Lot 219 : 1048m2
Zoning – Great Lakes LEP 2014	R2 - Low Density Residential

The subject sites are located on the eastern side of The Lakes Way, in the residential area of Elizabeth Beach, adjacent to Wallis Lake. The site in its regional context and local context is shown below.

Location of Site

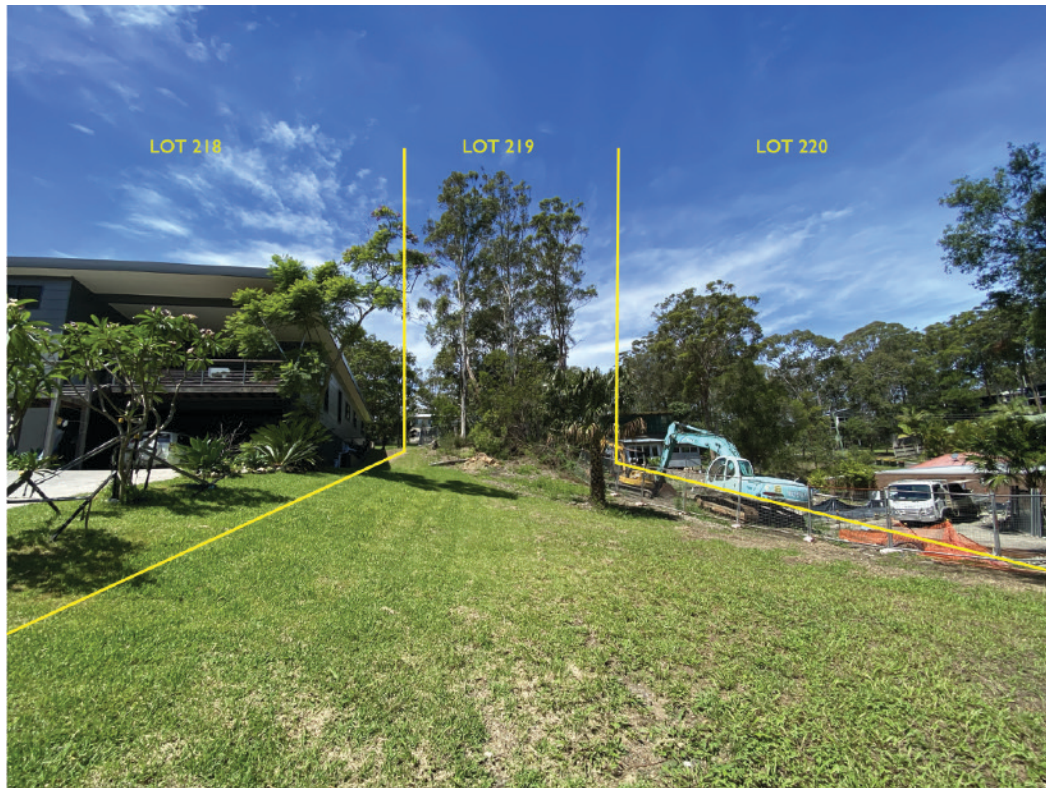


The map shows a residential area with the following lot details:

Lot Number	DP Number
1	DP575584
1	DP700145
7	
8	DP1174686
9	DP653877
10	DP22434
11	DP22434
12	DP22434
13	DP22434
14	DP22434
15	DP22434
16	DP1174686
217	DP653877
218	DP22434
219	DP22434
220	DP22434
221	DP22434
222	DP22434
223	DP22434
224	DP22434
226	DP22434
231	DP22434
279	DP22434
280	DP22434
33	
35	
37	
39	
41	
43	

Streets shown: THE LAKES WAY, BELLMAN AVENUE, JACARANDA AVENUE.

Lots 218,219 & 220 from The Lakes Way access road



View over vacant Lot 219, from existing dwelling on Lot 218



General description

The subject sites are two neighbouring lots, that share a boundary. Both lots are located on The Lakes Way and accessed via a side lane off Bellman Ave. To the rear of each lot is a right of way easement that services a number of neighbouring lots.

The subject land is located in an existing residential area of Elizabeth Beach. The neighbouring lot to the south (Lot 220 DP 22434) has recently been approved for subdivision.

Existing

Lot 218 consists of an existing single dwelling recently constructed. The two storey home has been built by the owners as their primary residence.

Lot 219 consists of a vacant lot and was purchased by the same owners as Lot 218.

Vegetation

Lot 218 consists of an existing dwelling with a managed landscaped yard. Vegetation is comprised of grassed lawn areas, garden beds and small to medium trees.

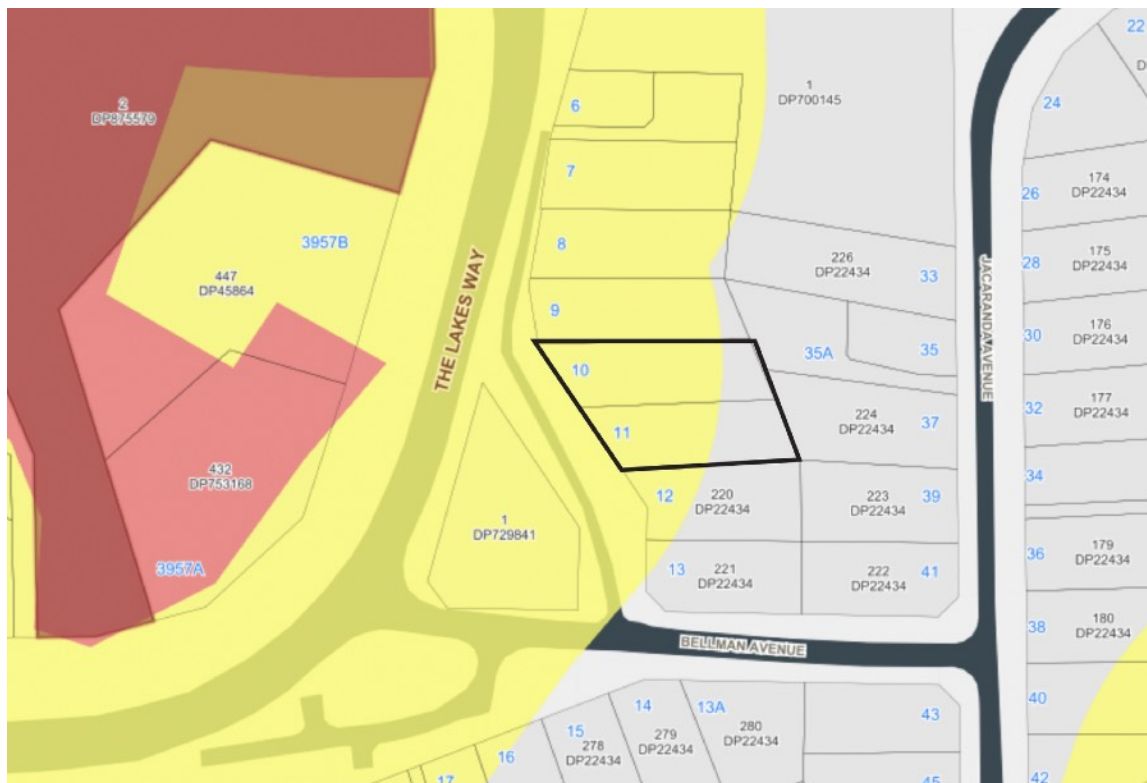
Lot 219 consists of a semi cleared vacant lot, with a mix of medium to large native trees, including blackbutt gum trees and a single cabbage palm tree. The cabbage palm tree will be relocated to the front landscaped area of the lot.

Bushfire

The subject land is identified as bushfire prone land. An extract of Councils bushfire prone land is provided below.

A bushfire assessment has been conducted for the proposed dwelling and boundary adjustment and submitted with the development application. The assessment incorporates the following outcomes:

- The land within the site boundaries is to be managed as an Asset Protection Zone (APZ)
- APZs are to be maintained in accordance with the requirements of an Inner Protection Area (IPA)
- Construction of the proposed dwelling to be contained in the proposed western allotment in the subdivision is to comply with the construction requirements for BAL-19 as per AS 3959-2018



Bushfire Prone Land (MCC Mapping)

STAGE 2 Proposed new dwelling

The second stage of the proposed development occurs after the creation of new Lots 1 and 2.

In the newly created Lot 1 (11 The Lakes Way), a new two storey dwelling is proposed. The house is a 3 bedroom dwelling with open plan kitchen/living and dining areas. The habitable spaces are located over a single floor level, elevated over a two car garage. The large west facing deck provides a private outdoor area for the occupants. An enclosed semi above ground pool area to the side of the deck allows for direct access from the entertaining space and provides a visual connection to the main living areas.

The dwelling is constructed with a core filled block, ground floor garage, that supports the lightweight top floor structure. The skillion roofs provide a contemporary coastal design, while allowing light into the living areas. The choice of materials and design creates a suitable outcome for the surrounding character of the Pacific Palms area.

Great Lakes Local Environmental Plan 2014

Zoning

The subject land is zoned R2- Low Density Residential

Clause 2.6 of the LEP allows the subdivision of the land with consent.

In relation to the R2 zone objectives, the proposal provides for low density housing forms to meet the needs of the local community.

Development Standards

The proposed subdivision creates 2 lots, both in excess of the minimum 450m².

The proposed dwelling complies with the relevant development standards.

Great Lakes Development Control Plan 2014

Single Dwellings

Street Setback - The proposed 4.5m setback for the deck and roof line is consistent with the approved dwelling on adjacent Lot 220. The garage wall is set back 6.1m

Side Setbacks - The southern boundary side setback for the proposed development has been calculated for 5750mm above ground level.

$1950\text{mm over } 3800\text{mm}/4 = 487.5\text{mm}$

$900\text{mm} + 487.5\text{mm} = 1387.5\text{mm}$ minimum side setback

Proposed side set back is 1400mm.

Rear Setback - 3m minimum setback is achieved

Building Height - Floor level maximum 3.3m above natural ground level. Max roof height is 7.2m above natural ground level.

Subdivision

Services - Utility services are available to both proposed new lots 1 & 2 from the existing access road on the western boundary.

Landscaping - location of existing Cabbage Tree Palm and relocation position is shown on site plan.

Drainage - drainage of proposed lot 1 will incorporate WSD measures to ensure no intensification of runoff to adjacent land.

Water Sensitive Design

The stormwater management strategy has been calculated using the Deemed To Comply Solution.

Water from the new roofs and hardstand areas will be collected and treated onsite in accordance with Councils requirements. These include:

- Collection of roof water to rain water tanks for re-use in accordance with BASIX requirements. Minimum 6000 Litres.
- Direction of tank overflow to onsite rain garden, minimum 5m².
- Overflow connection to the street drainage system in The Lakes Way

Table 2: Deemed to Comply Solution - Single Dwellings (serviced sites)

Lot Size (m ²)	Dwelling Roof Area (m ²)	Minimum Rainwater Tank Size (KL)	Minimum Raingarden Area (m ²)
Measured by the legal property boundary except for R5 – Large Lot Residential Zone which uses development footprint, including the driveway, to calculate lot size.	A minimum of 75% of the total roof area, including any proposed outbuildings, will be directed to the rainwater tank with the remaining area directly connected to the raingarden.	Water from the rainwater tank is to be used outdoors, in the toilet and laundry.	Area is measured by the surface area of the filter material used.
400	150	2	4
400	200	2	5
400	150 - 200	3	4
400	150 - 200	5	4
400	150 - 200	6-10	3
500	150 - 200	2	5
500	250	2	6
500	150	3	4
500	200 - 250	3	5
500	150 - 200	5	4
500	250	5	5
500	150 - 250	6-10	4
600	150 - 250	2	6
600	300	2	8
600	150 - 200	3	5
600	250 - 300	3	6
600	150 - 250	5	5
600	300	5	6
600	150 - 200	6-10	4
600	250 - 300	6-10	5
800	200 - 300	2	8
800	400	2	10
800	500	2	12
800	200	3	6
800	250 - 400	3	8

Conclusion

The subject site is a residential zone located amongst other similar residential development.

The application seeks consent for the staged development of the land. Starting with a boundary adjustment, creating a new lot for the second stage of development. Then upon completion of the new proposed lots, the construction of a new single dwelling.

The proposal is consistent with the relevant provisions of all Environmental Planning Instruments applying to the land. The proposal is compliant with the development controls within the Councils Development Control Plan and is consistent with the objectives of the controls.

The impacts of the subdivision on the surrounding environment are not significant as it is an infill development within an existing residential area. The approved neighbouring lot subdivision is one example of this.

The proposal will provide for residential development in the Pacific Palms area and is in the public interest.