

Statement of Environmental Effects
For proposed Hebel clad residence
At: 2091- 2259 Monkerai Road, Monkerai
For: Ms. C. Abrera

Prepared by: Graham Burston Drafting Services Pty Ltd

Introduction:

This Statement of Environmental Effects has been prepared in support of a Development Application for the proposed development, made under Part 4 of the Environmental Planning and Assessment Act 1979.

A description of the proposed development is available in the appropriate sections of this report as well as through provided submission material.

In accordance with Schedule 1 of the Environmental Planning and Assessment Act 1979, this Statement of Environmental Effects aims to clarify/indicate the expected circumstance with regards to

(a) the environmental impacts of the development,

(b) how the environmental impacts of the development have been identified,

(c) the steps to be taken to protect the environment or to lessen the expected harm to the environment,

(d) any matters required to be indicated by any guidelines issued by the Planning Secretary for the purposes of this clause.

Proposal

It is the intention of this proposal to build a Hebel clad residence on the property. The property is currently vacant.

The proposal is incorporated within the building envelope of the block.

Development Application

We believe a merit-based approach to this Development Application assessment will allow full potential use of the site.

Relevant Statutory Instruments/Planning Provisions/State Government Planning Controls

[Mid Coast Council Local Environmental Plan \(LEP\)](#)

*Mid Coast Council Development Control Plan
(DCP)*

Site description & Suitability:

The site is an odd shaped block remotely situated in Monkerai in the Mid Coast Council LGA. The land is zoned RU2 Rural Landscape and the proposed work is permitted within the zone. The site covers an area of 88550 Sq.m.

Mid Coast Council Local Environmental Plan

Zone RU2 Rural Landscape

1 Objectives of zone

- To encourage sustainable primary industry production by maintaining and enhancing the natural resource base.
- To maintain the rural landscape character of the land.
- To provide for a range of compatible land uses, including extensive agriculture.
- To enable other compatible forms of development that are associated with rural activity and require an isolated location or support recreation.
- To ensure the type and intensity of development is appropriate in relation to the rural capability and suitability of the land.
- To maintain and enhance the scenic character of the land.
- To ensure development does not create unreasonable or uneconomic demands for the provision or extension of services or infrastructure by public authorities.
- To minimise disturbance to the landscape from development caused by vegetation clearing, earthworks, access roads and construction of buildings.
- To ensure development does not intrude into the skyline when viewed from a road or other public place.

2 Permitted without consent

Extensive agriculture; Home occupations; Horticulture

3 Permitted with consent

Agriculture; Airports; Animal boarding or training establishments; Aquaculture; Building identification signs; Business identification signs; Camping grounds; Cemeteries; Community facilities; Crematoria; Dual occupancies; Dwelling houses; Eco-tourist facilities; Educational establishments; Electricity generating works; Emergency services facilities; Environmental facilities; Environmental protection works; Extractive industries; Farm buildings; Flood mitigation works; Forestry; Helipads; Home-based child care; Home businesses; Home industries; Information and education facilities; Open cut mining; Plant nurseries; Recreation areas; Recreation facilities (major); Recreation facilities (outdoor); Research stations; Roads; Roadside stalls; Rural industries; School-based child care; Secondary dwellings; Sewerage systems; Tourist and visitor accommodation; Waste or resource management facilities; Water supply systems.

4 Prohibited

Backpackers' accommodation; Hotel or motel accommodation; Serviced apartments; Any other development not specified in item 2 or 3

Existing Site Development

The property is currently vacant.

History of the site

There is no known history of potentially contaminating activities undertaken on the property. No trees of significance are expected to be removed as part of the proposal.

Access and Movement

The site is accessible from Monkerai road, a low volume rural road in Monkerai. There is a 10 metre wide right of access way in the top north east corner of the property.

Surrounding Land Uses

The site is surrounded by predominantly RU2 type developments.

Part D – Specific Development

D1.7.2 Element 2: Access way Design

N/A.

D1.7.3 Element 3: Heritage

N/A - The site is not expected to be an item of Heritage Significance or to be within a Heritage conservation area.

D1.7.4 Element 4: Local Street Design

N/A

D1.7.5 Element 5: Pedestrian and Cyclists

N/A

D1.7.6 Element 6: Solar Access and Lot Orientation

Both objectives and Performance Criteria measures as set by the DCP.

D1.7.7 Element 7: Storm water Management

Storm water will be directed to a 100000 litre water tank for normal consumption and a

10000 litre water tank for fire-fighting purposes.

D1.7.8 Element 8: Utility Services

The residence will be powered by a minimum 10Kw photovoltaic system and serviced with tank water.

D2.3 Design Elements - Site Analysis, Planning & Layout

D2.3.2 Site Analysis

Both objectives and Performance Criteria measures as set by the DCP have been met in relation to the Site Analysis Guidelines.

Site Planning and Layout

Both objectives and Performance Criteria measures as set by the DCP have been met in relation to the Site Planning and Layout Guidelines.

The proposal has been designed to be consistent and complement surrounding properties.

D2.3.4 Streetscape & Front Setbacks

Both objectives and Performance Criteria measures as set by the DCP have been met in relation to the Streetscape and Front Setbacks Guidelines.

D2.3.5 Private Open Space

Both objectives and Performance Criteria measures as set by the DCP have been met in relation to the Private Open Space Guidelines.

D2.4 Design Elements - Building Design & Appearance

D2.4.2 External Appearance

Both objectives and Performance Criteria measures as set by the DCP have been met in relation to the External Appearance Guidelines.

The proposed will suit the surrounding developments with building material, roof pitch and ceiling height as to not dominate.

There will be no impact to the streetscape.

D2.4.3 Building Height and Scale

Both objectives and Performance Criteria measures as set by the DCP have been met in relation to Building Height and Scale Guidelines.

The proposed residence has a height of approximately 5.50m.

D2.4.4 Side and Rear Setbacks

Both objectives and Performance Criteria measures as set by the DCP have been met in relation to the Side and Rear Guidelines.

D2.4.5 Energy Conservation

A Basix Certificate is attached with the application.

D2.4.6 Views and Privacy

Both objectives and Performance Criteria measures as set by the DCP have been met in relation to the Views and Privacy Guidelines.

D2.4.7 Fencing and Walls

Both objectives and Performance Criteria measures as set by the DCP have been met in relation to the Fencing and Walls Guidelines.

D2.4.8 Car Parking

Both objectives and Performance Criteria measures as set by the DCP have been met in relation to the Car Parking Guidelines.

D2.4.9 Heritage Considerations

Both objectives and Performance Criteria measures as set by the DCP have been met in relation to the Site Analysis Guidelines.

The site is not expected to be listed/identified as Heritage significance.

D2.5 Design Elements - Landscape, Design, Security, Services & Site Facilities

D2.5.2 Landscape Design

Both objectives and Performance Criteria measures as set by the DCP have been met in relation to the Landscape Design Guidelines.

The proposed landscaping will complement the existing streetscape using low maintenance Australian native plants/species.

D2.5.3 Storm water Management

Both objectives and Controls measures as set by the DCP have been met in relation to the Storm water Management Guidelines

D2.5.4 Security, Site Facilities and Services

Both objectives and Controls measures as set by the DCP have been met in relation to the Security, Site Facilities and Services Guidelines.

1. Bushfire and Flood Requirements

1.1 Bushfire Management

The site is classed as Bush Fire Prone classification 1, 2 & 3.

1.2 Flood Management

The building site itself is subject to some flooding.
A report is submitted with the application.

2. Operational Requirements

Sediment control will be in place during construction.

2.1 Waste Management

Preliminary investigations have revealed a range of local outlets that would be capable of receiving the range of recyclable materials if required, including concrete, bricks, timber, metal fittings and glass.

- **Construction**

There are ranges of waste minimization measures that can be considered at construction stage. Council will have limited control on achievement of these, as the main responsibility will be with the building contractor. These responsibilities would include purchasing policy (ordering the correct quantities of materials) and the facilitation for off-site recycling of off cuts or packaging.

2.2 On-Site Sewage Management

N/A

2.3 Liquid Trade Waste and Chemical Storage

N/A

2.4 Air Quality

N/A

2.5 Noise and Vibration

N/A

