

The General Manager  
MidCoast Council  
PO Box 482  
Taree NSW 2430

Dear Sir,

**SUBJECT: STATEMENT OF ENVIRONMENTAL EFFECTS**  
**PROJECT: PROPOSED DWELLING**  
**1717 THE LAKES WAY, MAYERS FLAT**

## 1. Introduction

This Statement of Environmental Effects (SEE) has been prepared to accompany a Development Application for a single storey dwelling at 1717 The Lakes Way, Mayers Flat (Lot 127 DP 753205). The site of the proposed development is shown in **Figure 1**.

### Figure 1 – Site Location

Source: Midcoast Council Online Mapping  
North ^



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## 2. Scope of this Report

This report assesses the potential environmental impacts of the proposed development.

The decision-making process for the proposed development falls under Part 4 of the Environmental Planning and Assessment Act 1979 (EP&A Act). The Council, in deciding whether consent should be granted, must examine and consider relevant matters for consideration. This report is intended to assist in this decision-making process and to provide information that satisfies the requirements of Section 4.15 of the EP&A Act. The assessment is undertaken in accordance with Part 2 Schedule 3 of the EP&A Regulation 2000.

## 3. Local Planning Provisions

The subject land is zoned RU2 Rural Landscape under the provisions of Great Lakes Local Environmental Plan 2014 (LEP 2014). The objectives of the zone are:

- 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 provide for rural tourism in association with the primary industry capability of the land which is based on the rural attributes of the land.
- To secure a future for agriculture in the area by minimising the fragmentation of rural land and loss of potential agricultural productivity.

The proposed dwelling is required to support the rural use of the land and is consistent with the objectives of the zone.

The proposed development complies with the site development controls of LEP 2014 given that the building height is less than 8.5 metres and the FSR is less than 0.4:1.

## 4. Development Details

The proposed development comprises the following:

- A single storey three (3) bedroom dwelling with covered outdoor area, amenities, kitchen, dining area and living area.

A site plan, site analysis and development details are provided on the plans attached to the Development Application.

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### 5. Development Controls

The proposed development meets the setback requirements of 10m from the side and 18m from the front as required by Great Lakes Development Control Plan 2014.

Other Great Lakes DCP controls are addressed below;

#### *5.1 Solar Access and Overshadowing Objectives*

*To ensure solar access to private outdoor areas and minimise the impacts of overshadowing.*

#### *Controls*

*(1) Buildings should be designed to allow at least two hours of sunshine upon the internal and outdoor living areas of adjacent dwellings and between 9.00 am and 3.00 pm on 21 June.*

*(2) Where the possibility of overshadowing may occur, shadow diagrams are to be submitted to illustrate the shadows cast by the proposed building at 9.00 am, 12.00 noon and 3.00 pm on 21 June.*

**No overshadowing of adjoining properties will occur. Given the proposed development is in a rural zone, shadow diagrams are not required.**

#### *5.2 Views and Privacy Objectives*

*To protect the amenity and privacy of indoor and outdoor living areas of new and existing residential development.*

#### *Controls*

*(1) In designing buildings the concept of 'view sharing' should be adopted by considering the impact of buildings on the views enjoyed by neighbours.*

*(2) Visual privacy for adjoining properties and within development projects can where necessary, be achieved by:*

*(a) Using windows which are narrow, translucent or obscured to bathrooms and toilets;*

*(b) Ensuring that windows do not face directly onto the windows, balconies or courtyards of adjoining dwellings; or*

*(c) Screening windows, balconies and courtyards within 3m of a property boundary.*

*(d) Privacy screens should not impact upon existing view sharing arrangements.*

*(3) Where windows or balconies of dwellings are within 9m of windows or balconies of other dwellings, some form of screening or reduction in window areas should be provided to ensure visual privacy.*

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**View sharing is not a concern. There are no windows on the elevation at the rear of neighbouring properties, therefore no impact on privacy of those properties will occur.**

### *5.4 General Building Design Objectives*

*To provide a high quality design of new residential development that responds to the environment in which it is located.*

*Attached garages and carports are located and designed so that they do not dominate the streetscape or adversely affect the adjoining properties.*

#### *Controls*

- (1) Built form is to be articulated into a series of linked massing elements. Each massing element is to have an overall maximum wall length of 12m. Note: this control does not apply to a single storey dwelling, except when located on a corner block.*
- (2) Buildings are to contribute to an active street by having a window to a living area or bedroom fronting the primary street.*
- (3) Attached garages and carports must have a minimum 500mm setback from the front building line of the dwelling for which it is provided.*
- (4) Attached garages and carports and open car parking spaces must be setback at least 6m from the front property boundary.*
- (5) Door openings of attached garages should be:*
  - (a) Maximum total width of 6m; and*
  - (b) Maximum 50% of the width of the building.*
- (6) On corner lots the building design should provide an address to both streets.*
- (7) Building entries/front doors should be directly visible from the street and preferably part of dwelling frontage.*
- (8) To aid the environmental performance of buildings and for visual amenity of new buildings, eaves with a minimum width of 600mm to the north, east and west of the external perimeter or 70% of external walls should be considered.*
- (9) Building designs are to be stepped to follow the contours of the site rather than requiring extensive cut and fill to enable 'slab on ground' construction.*
- (10) Colour and materials are to be sympathetic to the existing character of the street and natural setting of the locality. Highly reflective materials should be avoided. On sloping sites in built up areas, reflective, white and other light coloured roof materials should be avoided to reduce glare impacts to adjoining properties.*

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**The building has been designed to appear as a natural looking dwelling and will not adversely affect the surrounding neighbourhood. Colours and materials will be sympathetic to those existing in the locality.**

### **6. Impact Assessment**

#### **Vegetation**

Vegetation is not required to be removed for the proposed development.

#### **Acid Sulfate Soils**

The subject land is not classified ASS land under the provisions of Great Lakes LEP 2014. The proposed development will not adversely impact ASS.

#### **Contamination**

The subject land is not identified as potentially contaminated on Council's mapping.

#### **Aboriginal Heritage**

There are no known Aboriginal heritage items on the land.

#### **Bushfire**

The subject land is classified as bushfire prone buffer on Council's mapping. A Bushfire Assessment has been included with the Development Application.

#### **Traffic**

Any additional traffic created by the proposed development will not have an insignificant impact on the local road network.

#### **Flooding**

The subject land is not classified as flood prone Council's mapping.

#### **Water Quality**

The site is not located in a WSD Priority Area.

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### **7. Conclusion**

Information presented in this Statement of Environmental Effects indicates that the proposed development being a dwelling at 1717 The Lakes Way, Mayers Flat, is consistent with the relevant Local and State planning instruments. The potential impacts of the proposed development have been examined in detail and the environmental impacts have been found to be acceptable or able to be managed so that there are no detrimental impacts. The proposed development will not adversely impact upon the surrounding environment.

Yours faithfully

**PDA Planning**

*A signed copy can be provided upon request.*

**TONY FISH**

Town Planner