

STATEMENT OF **ENVIRONMENTAL EFFECTS** **(S.O.E.E.)**



BUILDING PROPOSAL AND STATEMENT **OF ENVIRONMENTAL EFFECTS**

DEVELOPMENT APPLICATION SUBMISSION
FOR SINGLE STOREY RESIDENCE, POOL & SECONDARY
DWELLING

2 Worimi Place, Boomerang Beach NSW

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1. APPLICANTS DETAILS

Owners: Steven Standish

Lot: 17 **No:** 2 Worimi Place, Boomerang Beach

Zoning: R2 – Low Density Residential

D.P.: 1240736 **Locality:** Midcoast Council

This Statement of Environmental Effect (“SEE”) is submitted in support of proposed residence at 2 Worimi Place, Boomerang Beach NSW.

2. COMPLIANCE WITH LOCAL ENVIRONMENTAL PLANNING INSTRUMENT

The statutory and strategic planning instruments which have been considered in respect of the subject proposal are:

- State Environmental Planning Policy (Biodiversity and Conservation) 2021
- State Environmental Planning Policy (Exempt & Complying Development Codes) 2008
- State Environmental Planning Policy (Sustainable Buildings) 2022
- State Environmental Planning Policy – (Transport and Infrastructure) 2021
- State Environmental Planning Policy (Building Sustainability Index: BASIX) 2004
- State Environmental Planning Policy -(Housing) 2021
- State Environmental Planning Policy – (Resilience and Hazards) 2021
- State Environmental Planning Policy – (Industry and Employment) 2021
- State Environmental Planning Policy No 65– Design Quality of Residential Apartment Development
- State Environmental Planning Policy – (Planning Systems) 2021
- State Environmental Planning Policy – (Precincts - Regional) 2021
- State Environmental Planning Policy – (Primary Production) 2021
- State Environmental Planning Policy – (Resources and Energy) 2021
- Great Lakes Local Environmental Plan 2014

The Planning Proposal is for the following provisions under Great Lakes Local Environmental Plan (LEP) 2014 to apply to the development in this report as suitable for low density housing:

- R2 – Low Density Residential
- Minimum Lot Size of 450 sq.; and Building height limit of 8.5.

3. LOCALITY



The site subject to this development application is 2 Worimi Place, Boomerang Beach. The site has a total area of 1006m² refer to Survey Plan by Zenith Surveying Services Registered Surveyors.

4. SITE SUITABILITY

Site coverage of proposed development does not exceed 50%. The floor space ratio is 0.41:1

The property is 30.55m wide and 31m in depth and is a rectangle shape. The site is level and from the Worimi Place and faces West. The development proposal is to construct a new single storey residential dwelling with a double garage and detached Secondary dwelling. The design incorporates an inground prefabricated concrete swimming pool.

The site is not affected by any Council advised heritage listing. Council mapping indicates the site is in a bushfire zone. Attached with this application is the BAL Certificate.

The site has electricity, water, and sewer connections. The proposed development will have no significant effect on the existing site environment or neighbouring properties as the proposed floor level for the residence and secondary dwelling is 5.40 AHD and is within the height code and within the parameters of the block.

5. PRESENT AND PREVIOUS LAND/BUILDING USES

The site is a residential block and is zoned R2 for residential use. The site has adjoining residential properties on the north and east of the site. Worimi Place provides access to the site on the West. Refer development plans with this submission.

6. ACCESS AND TRAFFIC

The proposal includes a new driveway location as shown on the site plan. A double Garage is proposed in the design and there will be sufficient room in the proposed driveway for further off-street parking. The Driveway is setback at a minimum 3m from the side boundary. The location of the garage is setback 6m from the front boundary.

The traffic is low flow as the street is a cul-de-sac. The street has kerb and guttering. The streets use is primarily for residents.



Street View: 2 Worimi Place, Boomerang Beach

7. PRIVACY VIEWS, AND OVERSHADOWING

Visual Privacy - There is current privacy fencing and plantings on the east boundary. Landscaping will be completed after construction with planting and grassed turfed areas. The proposed location of the windows will not significantly alter the existing situation.

Acoustic Privacy – The proposed living areas open to the north. Residential noise will be generally unaltered.

Views - The proposed dwelling is designed as single storey and will have no impact to the existing views of the adjoining property. No loss of views

Overshadowing- The proposed residence will not cause any overshadowing to the neighbouring properties as the house is single level on a corner lot and setback 6m

from the side boundary with adjoining residence. Ceiling heights include 2.74m throughout. The new 25 roof pitch proposed is at an overall Ridge height of 9.58AHD within the 8.5m height restrictions as shown on plans.

8. GREAT LAKES DEVELOPMENT CONTROL PLAN 2014

SECTION 4 – ENVIRONMENTAL CONSIDERATIONS

	PROPOSAL	COMPLIES
4.1 - Ecological Impacts	The proposal will not result in any significant adverse ecological impacts.	YES
4.2 - Flooding	The subject land is not identified as being land flood related development	YES
4.3 - Coastal Planning Areas	The subject land is not identified as being land within a coastal planning area.	YES
4.4 - Effluent Disposal	The proposed dwelling will be connected to Council's onsite sewage management systems.	YES
4.5 - Poultry Farms	The site is not located within the vicinity of a poultry facility.	YES
4.6 - Contaminated lands	The site is not identified as being contaminated land. Historical land use does not indicate any evidence of likely contamination.	YES
4.7 - Bushfire	The subject land is identified as being prone to bushfire. A bushfire assessment report is provided.	YES

SECTION 5 - SINGLE DWELLINGS, DUAL OCCUPANCIES, VILLAS, AND TOWNHOUSES

	PROPOSAL	COMPLIES
5.1 – Solar Access	No overshadowing of adjoining properties will occur. Given the proposed development is single storey, shadow diagrams are not required.	YES
5.2 - Views and Privacy	All dwellings have been designed to ensure no opportunities for overlooking from adjoining properties. No loss of views.	YES
5.3 - Energy Efficiency	The proposed new dwelling has been designed with energy efficient measures. BASIX certificate attached.	YES
5.4 - General Building Design	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.	YES

5.5.2.1 - Primary Road Setback Controls	The proposed garage and studio will be setback 6m from the primary front boundary.	YES
5.5.2.2 Articulation Zone Setback Controls	The proposed dwelling does not incorporate an articulation zone.	YES
5.5.2.4 Corner Setback Controls	The proposed dwelling will be setback 3.0m from the nearest side boundary.	YES
5.5.2.5 Side and Rear Setback Controls	The proposed dwelling will be setback 3.0m from the nearest side and rear boundary.	YES
5.6 - Height Controls	N/A – Single Storey Dwelling	YES
5.7 - Cut and Fill	N/A Not retaining walls required level site	YES
5.8 Private Open Space Private outdoor living areas are not to be located within the front building line setback to either the primary or secondary street frontages.	All dwellings will be capable of achieving suitable access to private open space at ground level. N/A No outdoor areas are located within street frontage	YES
5.10 Detached Garages and Carports Maximum floor area for detached garages, carports, sheds Control = 100m ² for lots with an area greater than 900m ² .	The proposed development includes a detached Garage with a floor area of approximately 71m ² .	YES

SECTION 10, 12 & 13 - SINGLE DWELLINGS, DUAL OCCUPANCIES, VILLAS, AND TOWNHOUSES

	PROPOSAL	COMPLIES
Section 10 – Parking and Vehicular Access	The proposed development has been designed with a detached 3 car garage. The proposed garage is setback 6m from the front boundary. There is clear site available in both directions for vehicle access.	YES
Section 12 – Tree and Vegetation	2 x Trees to be removed as shown on site plan	YES
Section 13 - Landscaped Area	The site contains sufficient landscaped areas. More than 30% of the site area will remain landscaped including grass cover.	YES

9. AIR AND NOISE

The character of the proposed single storey residence is consistent with the neighbouring properties and surrounding streetscape with reference to Council's residential housing DCP. The existing scenic quality has been generally maintained to complement the existing characteristics and to comply with Council's residential housing DCP.

10. DRAINAGE

Stormwater drainage will be connected to the 5000L onsite rainwater tank for Basix Requirements for the dwelling and 5000L for the secondary dwelling as per Basix Certificate. There is an additional 3000L rainwater tank for the pool and irrigation. The tank overflow being discharged to the street stormwater connection legal point of discharge.

11. EROSION & SEDIMENT CONTROL

All erosion and sediment control measures are to be installed prior to the commencement of any work, including cutting and filling, and will be carried out during construction in accordance with the development plans and Council guidelines. All sediment fences are to be constructed to prevent sediment from leaving the site or entering downstream properties. Disturbance of the site must be minimised. A sediment control fence must be installed at the downslope perimeter of the disturbed area to prevent sediment and other debris from leaving the site.

Sediment fencing is to be trenched in at least 150mm and buried with the ends turned upslope. Stockpiles of erodible materials (sand, soil, spoil, and vegetation) must be protected by a sediment fence or bund. If the stockpile area is prone to high winds or is to be there for a long time, then the stockpile must be covered. Stockpiled material must be stored clear of any drainage line and within the property boundary. NOTE: stockpiles are not permitted on footpaths or roads.

All erosion and sediment control measures are always to be regularly maintained in good working order and inspected for adequacy following any rainfall event. All disturbed areas are to be made erosion resistant by revegetation, turfing or stabilised by paving on completion of the works and prior to occupation and/or use of the building or, all necessary erosion and sediment control devices are to be left in place.

Erosion and sediment control maintenance will be carried out during construction in accordance with the development plans and Council guidelines. Development applies to any activity that involves or could involve disturbance of or placing fill on the soil surface, and/or changes to the contours of the land, change in the rate and/or volume of runoff flowing over land, or directly or indirectly entering "waters". Erosion and sedimentation controls would be implemented on-site prior to the commencement of vegetation clearing or soil disturbing works.

12. FLORA & FAUNA

2 Trees are to be removed within construction zone. The Site is cleared. All existing native vegetation and landscaping are to be maintained for the development and to complement neighbouring properties in compliance with Council's development guidelines.

13. ENERGY EFFICIENCY

Planning principles used in this planning proposal include energy efficiency in the design of the residential home and will need to comply with the statutory BASIX target for energy efficiency as submitted with this application. Insulation is proposed in the ceiling, and external walls. Natural ventilation is proposed with sliding doors to open the inside to the outside to maximise cross ventilation and living areas on the north. Lighting Heating as per Basix certificate included with this submission.

14. WASTE MANAGEMENT

Waste will be contained on site within a designated disposal area as indicated on plan. Site cleans will also be completed after each stage of construction. Demolition and building preparation will be in accordance with Council requirements and disposed of at the local council waste reserve. i.e., Refer to waste Management Plan.

15. SITE MANAGEMENT

Site management for building works will be implemented by the builder and as shown on the development plans, as per minor development requirements, proposed new dwellings and buildings and include.

- Perimeter fencing to restrict public access,
- Proposed hoardings and other enclosures as appropriate,
- Location of site amenities, storage of building materials, bulk waste, and stockpiles,
- Safe pedestrian access,
- Access points for construction,
- Dust control methods.

16. CONCLUSION

The development as proposed at 2 Worimi Place, Boomerang Beach satisfies and conforms to Great Lakes Development Control Plan 2014, current State Environmental Planning Instrument's, and its associated codes and policies, without having any significant effects on the existing neighbourhood and environment of the area, or the physical and social amenity of the locality.