

STATEMENT OF ENVIRONMENTAL EFFECTS
64 STROUD STREET BULAHDELAH NSW 2423

STATEMENT OF ENVIRONMENTAL EFFECTS

Accompanying a Development Application for

Professional Services (Office)

At

64 Stroud Street, BULAHDELAH NSW 2423

Lot 3/-/DP408162

Council: Mid-Coast Council

December 2024

Change of use from private (residential tenancy) to commercial (commercial tenancy)

No building work except disability compliance and AS2293 Emergency and Exit lighting

Ref Number PAN-497459

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1. Introduction

This Statement of Environmental Effects has been prepared to accompany a Development Application for 64 Stroud Street, Bulahdelah.

SUMMARY OF PROPOSAL

The building at 64 Stroud Street, Bulahdelah, is in Village Zoning.

The site is in the commercial area being the main street with commercial business adjacent

The building is a typical design of the Bulahdelah area.

When it was purchased, it had a residential tenant.

The building is in a flood prone area. We are not comfortable with the inconvenience and potential displacement of residential tenants in times of flooding.

This proposal involves keeping the current building, which is complimentary to the area.

The proposal is to tenant the building to professional services for the Bulahdelah area.

There is no construction or modification of the building proposed.

There has been a great deal of maintenance undertaken in keeping with the original building but with modern conveniences

Native flora has been established to attract birds

The proposal involves upgrading only: to cater for universal access and parking.

The application is being lodged pursuant to (clause 4.12 the Environmental Planning and Assessment Act 1979).

The proposal has been designed to achieve the relevant provisions of

Great Lakes Local Environmental Plan 2014

Great Lakes Development Control Plan 2014

Clause 4.15 The Environmental Planning and Assessment Act 1979 (as amended)

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This Statement has been prepared having regard to the following documentation

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Site Plan

Floor Plan

2. Site description and analysis

2.1 Location and property description

The property is located at 64 Stroud Street, BULAHDELAH NSW 2423

Lot 3/-/DP408162

There is a building on the land with height 7m.

Floor space ratio 0.4:1

Floor area 250m²

It is not proposed to build any further structure.

2.2 Site characteristics

The block is 50m x 50m – 2502m square in total

Building coverage is 10 percent

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2.3 Surrounding development

64 Stroud Street is located in the Village Zone – RU5

Subject to Great Lakes Local Environmental Plan 2014

The restoration of the building at 64 Stroud Street is to keep within and encourage the village style of Bulahdelah.

The building is in the retail end of Stroud Street, next to a mechanical workshop and across the road there is a caravan park. The town centre is about 80m away.

There are approximately 2000 people living in Bulahdelah.

Bulahdelah is within service distance to the south of Stroud, Tea Gardens, Nerong and Raymond Terrace; and to the north: Coolongolook, Nahiack, Forster and Tuncurry.

Stroud Street is the main walking and tourist thoroughfare in Bulahdelah.

Business Position Profile

64 Stroud Street is about 100m from the main township area which includes about thirty (30) varied businesses including a hotel, Olivers, IGA, cafes, a bakery, a butchery.

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The neighboring property immediately to the south of 64 Stroud Street is a Truck repair workshop.

To the north of 64 Stroud Street, about 60m from the building, is a Bus repair business and depot; a nursery and homewares business and a food/restaurant outlet.

In Stroud Street there are also outlets for fuel, engineering companies, a sawmill and hardware, take away food outlets.

3. Details of Proposal

It is NOT submitted there should be a variation to the Development Control Plan.

It is NOT submitted that the building be varied –only adjusted where required to meet BCA (NCC) standards particularly regarding disability requirements.

There has been regeneration of native plants typical to the area including a huge gum tree, Grevillea, Bottle Brush, Melaleuca and Lillypilly.

It is not proposed that any land/topsoil be cleared.

3.1 Proposed Works

It is proposed to establish the building as commercial premises for professional services (eg. lawyers, accountants).

There is a front entry office and 2 potential offices, a library/waiting area, meeting room and kitchenette.

We have removed non-compliant structures and replaced with compliant structures including handrails, glass, power points and hard-wired smoke alarms. We have also installed surveillance cameras.

The business would be an office and administrative business with maximum 3 staff and at any time potentially 2 clients (and accompanying persons)

Carparking

Client and disability parking is conveniently positioned.

4 Clause 4.15 – Matters for consideration

- (1) **Matters for consideration—general** In determining a development application, a consent authority is to take into consideration such of the following matters as are of relevance to the development the subject of the development application—
- (a) the provisions of—
 - (i) any environmental planning instrument, and

Great Lakes Local Environmental Plan

- (ii) any proposed instrument that is or has been the subject of public consultation under this Act and that has been notified to the consent authority (unless the Planning Secretary has notified the consent authority that the making of the proposed instrument has been deferred indefinitely or has not been approved), and
- (iii) any development control plan, and

Great Lakes Development Control Plan 2014

- (iiia) any planning agreement that has been entered into under section 7.4, or any draft planning agreement that a developer has offered to enter into under section 7.4, and
- (iv) the regulations (to the extent that they prescribe matters for the purposes of this paragraph),
- (v) (Repealed)

that apply to the land to which the development application relates,

- (b) the likely impacts of that development, including environmental impacts on both the natural and built environments, and social and economic impacts in the locality,

There is no negative impact as there is no additional structure and the ratio of structure to the land areas is low.

There is positive impact by encouraging and preserving native flora and fauna.

The proposed business is low impact in terms of minimal clients at appointed times

(c) the suitability of the site for the development,

The site is extremely suitable due to large land area. The building takes up a low ratio of the block size.

The building is traditional and in keeping with the style of the area – complimented by the qualities of the site including a big gum tree.

(d) any submissions made in accordance with this Act or the regulations,

LEAVE IS SOUGHT TO MAKE FURTHER SUBMISSIONS AFTER COUNCIL'S
CONSULTATION AND NOTIFICATION PROCESS

(e) the public interest

50% of professional services are not available in Buladelah –

The proposal would assist the community and provide an alternative to travelling a significant distance for professional services

5. Other Considerations

5.1 Visual impacts

The visual impact would not change from present

It is proposed to not only preserve but enhance natural flora and fauna

5.2 Open space

Describe impact on open space

There is no extra building or height of building proposed

5.3 Overshadowing and privacy

There is a commercial premises on one side

There is a residence on the other side – privacy measures include 2.5m native trees

5.4 Noise

A quiet professional business is proposed with limited clientele and staggered clientele (by appointment).

The business would operate in normal business hours

Parking and access is on the opposite side to the northern residential neighbour

The southern neighbour is a motor mechanic

There is no neighbour directly across the road – it is vacant land

5.5 Erosion Control Measures

The land has not changed in seventy (70) years. It is low gradient, grass stabilized

5.6 Economic and Social Impacts

Nil

5.7 Environmental benefits

Pro-active approach to flora and fauna is proposed

5.8 Disabled Access

To be provided in compliance with requirements of council, legislation / NCC (BCA)

5.9 Security, Site Facilities and Safety

Security cameras installed

5.10 Waste Management

Tenant will be required to pay for commercial services

5.11 Compliance with Building Code of Australia

Applicable to period for main structure with upgrades of access and handrails

5.12 Traffic Impact

No greater than residential

Driveway impact

Typical use

5.13 Stormwater/Flooding impact

Floor levels of rooms – 8m

6. Conclusion

Overall conclusion summarizing how the development meets the requirements of 4.15 (1) of The Environmental Planning and Assessment Act 1979 and should be approved

The proposal is to change the use of the building to commercial (office) premises.

The impact of the commercial occupants and the visitors (clients) would not be greater than residential - and likely less impact in terms of hours of occupancy (business hours) and therefore waste etc.

Commercial tenants would be less impacted by floods etc – a consideration for the landlord

The building is situated in the main street, in an area where there are surrounding businesses

The area lacks professional services and the proposal is to enable such services to be located in Bulahdelah for the benefit of the town

There is a commitment to maintain the style of the town whilst promoting flora and fauna

The size of the block and the ratio of the building on the block allows for this