

STATEMENT OF ENVIRONMENTAL EFFECTS



For The Construction Of A
DUAL OCCUPANCY
For Bill Martin

9 Tropic Gardens Drive, Smiths Lake NSW 2428

AND NOTES IN SUPPORT OF
DEVELOPMENT APPLICATION
Issue A

Prepared By

JOYCON

CONTENTS

PART	SUBJECT	PAGE
1.	INTRODUCTION	3
	1.1 Objective	
	1.2 Site Information	
	1.3 Application Information	
	1.4 Relevant Controls	
	1.5	
2.	SITE ANALYSIS	4
	2.1 Site Location	
	2.2 Site Description	
	2.3 Existing Use	
	2.4 Existing Areas	
	2.5 Existing Access to Site	
	2.6 Existing Services to Site	
	2.7 Existing Privacy and Overshadowing	
	2.8 Flood Consideration	
	2.9 Bush Fire Consideration	
	2.10 Landslip Area	
	2.11 Miscellaneous	
3.	DEVELOPMENT PROPOSAL	5
	3.1 Proposed Development	
	3.2 Proposed Areas	
	3.3 Proposed Use	
4.	DEVELOPMENT ANALYSIS	6 – 8
	4.1 Compliance	
	4.2 Proposed Access to Site	
	4.3 Proposed Privacy and Overshadowing	
	4.4 Utility Services and Waste	
	4.5 Drainage and Stormwater	
	4.6 Cut and Fill	
	4.7 Erosion and Sediment Control	
	4.8 Energy Efficiency	
	4.9 Other Environmental Impact	
5.	CONCLUSION	9

1. Introduction

1.1 Objective

This Statement of Environmental Effects has been prepared on behalf of the applicant of the subject property, Bill Martin of 9 Tropic Gardens Drive, Smiths Lake, the state of New South Wales. The statement has been designed for Mid Coast Council in support of the Development Application for the proposed development to construct a new dwelling on the site to establish a detached dual occupancy. The proposed development is depicted in the plans prepared by JOYCON Building Designs and are summarised below.

1.2 Site Information

Lot	41
DP	226785
Number	9
Street	Tropic Gardens Drive
Suburb	Smith Lake
State	New South Wales
Country	Australia

1.3 Application Information

Client	Henry Joyce
Contact	JOYCON
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1.4 Relevant Controls

The proposed development has been designed in accordance with the following controls;

Great Lakes Development Control Plan 2013 (DCP - 2013)
Great Lakes Local Environmental Plan 2014 (LEP - 2014)

2. Site Analysis

2.1 Site Location

The subject site is a large standard lot located on the northern side of Tropic Gardens Drive in the suburb of Smiths Lake. The Site Area is 1761m².

2.2 Site Description

The site has a fall from South to North.

2.3 Existing Use

The site is currently occupied by a single storey dwelling with an attached two car garage.

2.4 Existing Areas

The total area of the existing residence and garage is approximately 220m².

2.5 Existing Access to Site

Access to the site is currently gained via Tropic Gardens Drive, Smiths Lake.

2.6 Existing Services to Site

The site currently has access to water, electricity, sewer and telephone services, all of which will remain in their current form of use.

2.7 Existing Privacy and Overshadowing

There are currently no privacy issues with regards to the existing dwelling and neighboring residences.

2.8 Flood Consideration

The site is not considered to be located in a flood prone area.

2.9 Bush Fire Consideration

The site is considered to be located within a bush fire prone area classified as Vegetation Buffer.

2.10 Landslip Area

The subject site has not been identified as Landslip Area.

2.11 Miscellaneous

There are no waterways or watercourses pertaining to this property.

3. Development Proposal

3.1 Proposed Development

The proposed development seeks consent to construct a new dwelling on the site to establish a detached dual occupancy. The proposed additions are depicted in the plans prepared by JOYCON Building Designs and are summarized below.

Dwelling 1 (Existing Dwelling)

An existing single storey dwelling, located on the southern portion of the site, was originally constructed in 2006. Dwelling 1 comprises four (3) bedrooms, with open plan living, kitchen and dining areas, and three (2) bathrooms. A double garage is attached to the southern side of the dwelling.

Dwelling 1 is an expanded dwelling with a gross floor area of approximately 220m²

The building utilises bearer and joist construction with conventional gable roof design.

Dwelling 2 (Proposed New Dwelling)

Lower Ground Level:

- 81m² of Storage inc Stormwater Tanks and 7m² Bathroom

Ground Floor

- 212m² Dwelling inc 4 Bedrooms, 3 Bathrooms, Kitchen, Dining and Home Theatre.
- 37m² Double Garage.
- 35m² Decks/Pergola.

The proposed new dwelling has been designed with contemporary architectural features including a metal low-pitched hip and gable roof design with a parapet at the front of the building and a flat skillion roof at the rear. The building will utilise slab on ground and blockwork pier construction, with colorbond external cladding.

3.2 Proposed Areas

When completed the area of the development will be as follows;

Site Area	1761m ²
Existing Footprint	220m ²
Garage Area	37m ²
Pergola/Deck Areas	35m ²
Landscaped Open Space	200.6 m ²
Private Open Space	22m ²
Basement/Storage	81 m ²
Proposed Floor Area	212 m ²
Proposed Building Footprint	287 m ²

3.3 Proposed Use

When completed, the existing dwelling will continue to be the primary residence for the current owner / occupants.

4. Development Controls

4.1 Compliance

Great Lakes Local Environmental Plan 2014 - LEP 2014

Zone: RU5 - Village

1 Objectives of zone

- To provide for a range of land uses, services and facilities that are associated with a rural village.
- To provide for a range of land uses, services and facilities that are associated with a coastal village.
- To enable non-residential development that does not prejudice the established land use pattern within the village.

2 Permitted without consent

Extensive agriculture; Home occupations

3 Permitted with consent

Agritourism; Centre-based child care facilities; Community facilities; Dwelling houses; Neighbourhood shops; Oyster aquaculture; Places of public worship; Recreation areas; Recreation facilities (indoor); Recreation facilities (outdoor); Respite day care centres; Roads; Schools; Tank-based aquaculture; Any other development not specified in item 2 or 4

4 Prohibited

Agriculture; Air transport facilities; Correctional centres; Electricity generating works; Exhibition villages; Extractive industries; Forestry; Freight transport facilities; Heavy industrial storage establishments; Heavy industries; Open cut mining; Waste or resource transfer stations

Part 4 Principal development standards

Clause 4.3 Height of Buildings

The maximum permissible building height for this site is 8.5m. No addition to the existing dwelling height is proposed under this application. At its highest point, the proposed new dwelling is approximately 7.9m from existing ground; compliant with the development standard.

Clause 4.4 Floor Space Ratio

The maximum permissible floor space ratio for this site is 0.4:1. The existing and proposed dwellings have a total floor area of approximately 432m² which results in a floor space ratio of approximately 0.25:1; compliant with the development standard

Part 5 Miscellaneous provisions

Clause 5.10 Heritage conservation

The subject property:

- a) Is not listed as a heritage item under the LEP.
- b) Is not located within proximity to a heritage item.
- c) Is not located within a heritage conservation area.

Part 7 Additional local provisions

Clause 7.1 Acid Sulfate Soils

The subject allotment is identified as Class 5 on the Acid Sulfate Soil Map. There is no substantial excavation required for the establishment of the building works on the site and the water table is unlikely to be affected. Accordingly, an Acid Sulfate Management Plan is not necessary in this instance.

Clause 7.2 Earthworks

The development does not include significant earthworks. There are not considered to be any significant adverse impacts on environmental function or processes, neighbouring uses or any item of cultural or heritage significance. Erosion and sediment controls will be installed prior to the commencement of any works on site and maintained throughout construction.

7.5 Stormwater Management

The site will maintain approximately 85% pervious surfaces to allow for stormwater infiltration. Roof water will be piped to the rear of the site under gravity and discharged into a raingarden. No adjoining properties, native bushland or receiving waters will be adversely impacted by stormwater runoff from the site.

7.21 Essential Services

Existing utility connections are available to the site. Arrangements will be made with the relevant utility providers for any required modification to the existing services

4.0 Development Control Plan (DCP)

Great Lakes Development Control Plan 2014

Consideration has been given with regards to the outcomes and prescriptive requirements of the Great Lakes Development Control Plan 2014. The proposed development is considered consistent with these requirements in the DCP. The following Chapters are considered applicable to the proposal.

3 Character Statements

3.2.1 Coastal Villages Additional Character Statements

The desired future character is derived from the existing development patterns. Existing development within these areas is usually characterised by:

- Development that is secondary to the landscape and natural environment;
- Development that does not dominate views and vistas;
- Buildings which avoid overshadowing and are in scale with existing development;
- Small scale detached buildings addressing the street; generally single storey;
- Development which follows the contour of the land on sloping and steep sites;
- Commonly gable and hipped roofs up to 22 degree pitch, but sometimes low, mono pitch (skillion) roofs with cantilevered eaves;
- Common use of fibre cement sheet and weatherboard for wall cladding with less common use of painted brick; Common use of corrugated roof sheeting;
- Mixture of small vertically proportioned windows in some cases, and larger expanses of glass to the view;
- The retention of natural tree cover throughout residential lots and public space.

The proposed development is considered to be consistent with the desired and existing character of the Smiths Lake region. The proposed development is consistent with the scale and character of the existing dwelling and surrounding development.

4 Environmental Considerations

4.1 Ecological Impacts

There are no significant ecological attributes associated with the site and no native vegetation requires removal to accommodate the dwelling additions. Asset protection zones are maintained within the existing cleared areas of the site.

4.2 Flooding

The site is not identified as being subject to flooding.

4.5 Poultry Farms Buffer

The subject site is not located in proximity to a poultry farm. Or other intensive agricultural use.

4.6 Contaminated Land

See discussion under State Environmental Planning Policy no. 55 – Remediation of Land. There is no known history of site contamination.

4.7 Bushfire

The site is identified as bushfire prone land, mapped as Vegetation Category 1 and Vegetation Buffer. All works are proposed within the portion of the site identified as Vegetation Buffer. A Bushfire Assessment has been prepared for the development which recommends **BAL 29** construction for the new dwelling. The proposed works will be constructed in accordance with the recommendations of the Bushfire Report and relevant requirements of AS 3959-2009 *Construction of buildings in bush fire prone areas* and *Planning for Bushfire Protection 2019*.

5 Single Dwellings, Dual Occupancies, Villas and Townhouses

5.1 Solar Access and Overshadowing

Adequate sunlight will be maintained to both the subject dwelling and adjoining properties. The proposed additions are appropriately sited and are not of a scale that will result in any significant shadows being cast over neighbouring properties.

5.2 Views and Privacy

The development is not considered to lead to any additional loss of privacy. There is significant separation between the subject dwelling and the private open space of the neighbouring property. Additional screening can be considered if deemed necessary by Council.

Views to and from the public domain will not be significantly affected given the siting and scale of development.

5.3 Energy Efficiency

A BASIX has been completed and submitted along with this development application.

5.4 General Building Design

The proposed dwelling is in keeping with the character of the existing dwelling and will not result in excessive visual bulk. The proposed dwelling will result in increased amenity and functionality of the site to suit the needs of the residents.

The existing dwelling maintains clear entry points and will overlook the street.

5.5 Setbacks

5.5.2 Residential and Village Zones

Primary Road Setbacks

No alteration to the front building setback is proposed under this application. The proposed new dwelling will be setback **14.3m** from the street boundary in compliance with DCP requirements.

Side Setbacks

Side setbacks are consistent with DCP requirements. Proposed setbacks are as follows:

- 1933mm from the northern side boundary
- 900mm from the southern side boundary

Rear Setback

The proposed new dwelling is positioned 31m from the rear boundary; compliant with DCP requirements.

5.6 Building Heights

The proposed new dwelling has a maximum building height of approximately 6.5m from existing ground level which is compliant with DCP requirements. .

5.6.1 Outbuildings

The proposed development does not include any out buildings

5.7 Cut and Fill

The proposed cut and fill does not result in visually exposed retaining walls and terraces or benched areas, in accordance with DCP requirements.

5.8 Private Outdoor Areas

The development maintains extensive areas of private open space at ground level in compliance with DCP requirements.

5.9 Fencing and Walls

No fencing is proposed under this application.

5.10 Detached Garages, Carports, Sheds and other Outbuildings.

The proposed development does not include any detached garages, carports, sheds or other outbuildings.

10.3 Car Parking and Vehicle Access

The proposed development includes two additional undercover parking spaces which are provided in the proposed garage attached in the south eastern corner of the dwelling. The garage has dimensions of 8.4m x 5.8m.

A concrete driveway is proposed to run along the southern boundary leading to the proposed double garage on the south eastern corner of the dwelling.

A new driveway crossing will be constructed to Tropic Garden Drive subject to approval under section 138 of the Roads Act 1993.

12 Tree and Vegetation Preservation

There are no trees proposed for removal or located in close proximity to the works.

13 Landscaping and Open Space

The site maintains approximately 49% of the overall site area for landscape purposes. Landscaped area is available both forward of and behind the building line and will enable landscape plantings contributory to the streetscape and built form.

14 Waste Management

Waste Management both during construction and post construction will be as per Council waste management requirements. A Waste Management Report accompanies the development application.

4.2 Proposed Access to Site

The proposed access to the subject site will remain in its current position.

4.3 Proposed Privacy and Overshadowing

Due to the location and height of the proposed development on site there will be minimal overshadowing on neighbouring residences. This is represented in the shadow diagrams in the accompanying master set of architectural plans

4.4 Utilities Services and Waste

Water, electricity, sewer, and telephone are currently connected to the site. The proposed development will require additional domestic sized wheeled garbage and recycling bins used on the site.

4.5 Drainage and Stormwater

All new gutters and downpipes will be connected to the existing stormwater system and a proposed on-site absorption system included.

4.7 Erosion and Sediment Control

Erosion and sediment control measures will be used in accordance with Mid Coast Council guidelines.

On completion of the construction all areas of the site that have been disturbed by the construction of the proposed development will be landscaped, graded and drained appropriately which will prevent further soil erosion and sedimentation of the site.

4.8 Energy Efficiency

Due to the estimated construction costs this development does require Basix Certification. A Basix Certificate accompanies the subject application.

4.9 Other Environmental Impact

It is not considered that this development will have any impact on air quality, water quality, soil and ground contamination, ambient noise levels, flora and fauna habitat, public health and safety, local economy, local or community or visual landscape.

5. Conclusion

CHARACTER STATEMENT

It should be noted that the size, design and standard of finish of the alterations and additions is typical of both new and existing residences in this area. Careful consideration has been given during the design and documentation of this development with respect to Mid Coast Council requirements.

The proposed detached dual occupancy will be in keeping with similar dwellings in this locality.

Through the analysis shown in this statement it is recommended that Mid Coast Council grant development consent in respect of the proposed alterations and additions at number 9 Tropic Gardens Drive, Smiths Lake.