

# **STATEMENT OF ENVIRONMENTAL EFFECTS**

**In relation to**

**Lot 523      DP 208027  
23 Waterview Street, FORSTER  
NSW 2428**

**PROPOSED SINGLE STOREY DWELLING WITH  
ATTACHED DOUBLE GARAGE**

**for**

**Beau Schumann**

**16 February 2025**

**RGR DESIGN**

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## **Introduction:**

### **Proposed Single Storey Dwelling with Attached Double Garage.**

#### **Site Description.**

The site is known as Lot 52, 23 Waterview Street, Forster in DP 208027 which has an area of approximately 505.9sq.m by survey, and is located on the western side of Waterview Street. The site is currently vacant.

This Statement will demonstrate that consideration has been given to the Development Control Plan 2014, any possible environmental impact the proposed development may have on the locality and outlines measures taken in that regard.

There are no trees located on the site.

#### **Zoning.**

The proposed development complies with the zoning regulations and restrictions of the land site under the Environmental Planning and Assessment Acts 1979 and the Great Lakes Environmental Plan 2014. The lot is within zone RU5 Village, and the development of a single dwelling is permissible with consent.

### **Zone R2 Low Density Residential**

The proposed development complies with the zoning regulations and restrictions of the land site under the Environmental Planning and Assessment Acts 1979 and the Great Lakes Environmental Plan 2014. The lot is within zone R2 Low Density Residential, and the development of multi-dwellings is permissible with consent.

#### **1 Objectives of zone**

- To provide for the housing needs of the community within a low density residential environment.
- To enable other land uses that provide facilities or services to meet the day to day needs of residents.

#### **2 Permitted without consent**

Home occupations

#### **3 Permitted with consent**

Attached dwellings; Bed and breakfast accommodation; Boarding houses; Boat launching ramps; Building identification signs; Business identification signs; Camping grounds; Car parks; Caravan parks; Centre-based child care facilities; Community facilities; Dual occupancies; **Dwelling houses**; Educational establishments; Emergency services facilities; Environmental protection works; Exhibition homes; Flood mitigation works; Group homes; Health consulting rooms; Helipads; Home-based child care; Home businesses; Hostels; Hotel or motel accommodation; Information and education facilities; Jetties; Medical centres; Moorings; Multi dwelling housing; Neighbourhood shops; Places of public worship; Recreation areas; Recreation facilities (indoor); Respite day care centres; Roads;

Secondary dwellings; Seniors housing; Sewerage systems; Shop top housing; Water recreation structures; Water supply systems; Wharf or boating facilities

#### **4 Prohibited**

Any development not specified in item 2 or 3.

#### **The Proposal.**

The application includes the following:

- Construction of new vehicular access driveway onto Riverview Street.
- Construction of new dwelling having three bedrooms and double garage along with associated site works.

The boundaries of the land are shown on the attached survey drawings and site plan which indicates the relationship with the adjoining properties. There is an easement along the rear western boundary for the existing main sewer. There is also an easement on the adjoining Lot 50 for the drainage of stormwater. As there is no stormwater drainage available on the site and the road kerb is that much higher, it is proposed to enter into a legal agreement with the adjoining owner. Discussions have taken place with the adjoining owner in agreement and steps are being taken to legalise the easement.

### **Statement of Environmental Effects:**

#### **Streetscape.**

Reference is made to the submitted drawings which illustrates the streetscape for both Waterview Street, and from within the site showing that the proposed development is compatible and sympathetic to existing and progressing development in the locality. The streetscape reflects the functions and characteristics of the street and provides street identity. The proposed layout is successful in making the project appear spacious with the finished floor levels reflecting the topography of the near flat site at the rear. The property to the left (south) of the subject site is a brick and tiled single storey dwelling with a front verandah across the whole frontage. This adjoining dwelling is set back approximately 4.8m from the front boundary. To the right (north) of the subject site is a larger single storey dwelling which is set back approximately 6.4m from the front boundary with a high mature hedge. It is proposed have a 5.4m minimum setback to the front of the proposed dwelling with a 6m setback to the garage door. Although this setback is less than the property to the north it is in excess of the southern property and blends in with the stepped frontages. Having a 3m sewer easement at the rear with a boundary on such an acute angle also restricts the depth of the block available for a building envelope.

The proposals does maintain a generous setback from Waterview Street frontage. The proposed landscaping will provide softening and enhancement of the development.

Development Control Plan 2014 Section 5.5.5.1 states that where there are existing neighbouring houses within 40m, the primary road setback should be an average of the setbacks of the nearest two neighbouring houses, with the same primary road

frontage. In this instance it is considered to be unreasonable to require an excessive setback for the proposed dwelling. All other dwellings within 40m and beyond have a similar setback to that which is proposed in this application.

**Lot Details.**

The development, on completion will be one detached three bedroom dwelling. The dwelling will be constructed with adequate covered parking for vehicles.

The existing lot is approximately 505.9sq.m in total area by survey and has a front boundary parallel to Waterview Street of approximately 15.24m. The property will have a single driveway serving the dwelling with double garage parking.

**Parking.**

The development complies with Council's Development Control Plan for parking requirement. It is proposed to construct a larger double garage. The Development Control Plan 2014 Section 5.4 General Building Design recommends that garage door openings should be 6m maximum in width and a maximum of 50% of the width of the building, the garage door is designed to be 5.3m which is significantly less than 50% of the dwelling frontage.

**Site Analysis:**

**Maximum site coverage of all development:**

The maximum site coverage floor space ratio of the dwelling development on the lot permissible is 0.5:1 ratio. As the gross floor area is measured to the internal face of external walls, and does not include voids, the total living area for the development is 195.6sq.m including the garage. After deducting the 36sq.m allowance for parking, a total of 159.6sq.m is used in the calculation.

This represents a ratio of 0.32:1 of the lot.

**Landscaping:**

The Development Control Plan 2014 requires a minimum of 30% of the site area to be set aside for landscaping. This equates to 151.5sq.m.

The design shows that a total area of 211.5sq.m will be available to be landscaped which is generally around the site. In addition to this, the dwelling has an outdoor patio/deck area which has not been included in the landscaped area calculations as these areas will have a roof over and will more than likely have a paved or timber surface. As the area for landscaping provided is well in excess of the required area, it is considered that this is acceptable to satisfy the DCP requirement.

**Building heights and setbacks:**

**Building height:**

The maximum height of the proposed development occurs at the centre ridge line of the building which has an RL of 26.70 and measures approximately 5.20m above natural ground at that point.

It is considered that the proposed development satisfies the established tests for the DCP and is an appropriate form of development for the site.

**Setbacks from roads:**

The closest part of any new works to the front driveway boundary with Waterview Street is 5.4m. All boundary setbacks are shown on the site plan and are considered to be adequate to comply with front setback requirements and is consistent with the adjoining residential development. See above.

**Setbacks from side and rear boundaries:**

The north facing elevation of the dwelling is the closest wall to any site side boundary and has been set at 1.5m minimum off the boundary line.

As can be seen on the submitted plans, and as mentioned above, the proposed dwelling is set back from all boundaries within the requirements of the DCP 2014 as follows:

North Elevation	Required Setback 0.9m	Actual Setback 1.5m
South Elevation	Required Setback 0.9m	Actual Setback 1.82m
East Elevation	Required Setback 4.8m	Actual Setback 5.4m
West Elevation	Required Setback 3.0m	Varies 9.3m

The above calculations have been prepared using information from the Surveyors contour plan and the prescribed formula as specified in DCP 2014 where applicable.

**Articulation zone & General Building Design:**

The built form of the dwelling is articulated where visible. There will not be any two storey walls in excess of 12m in length. The building contribute to an active streetscape having landscaping facing the road boundaries. The front door is also fully visible from the site frontage.

**Bush Fire Assessment.**

According to Council's mapping, the site is not within a bush fire prone area.

**Flood Planning Area:**

According to Council's mapping, the site is not within a flood planning area.

**Acid Sulfate Soils:**

The majority of the subject site is mapped as being acid sulfate affected and is Class 5. As the slab design will be that of a slab on ground, there will not be any excavation carried out on site in excess of 1m in depth. This is considered to be acceptable and therefore unaffected by the acid sulfate levels. However, this will be addressed by the Consulting Engineer when preparing the documentation for a Construction Certificate application.

**Erosion controls:**

All erosion control measures will be carried out during construction to conform to the specification and standards contained in Council's guidelines. All disturbed ground will be stabilised against erosion to Council's satisfaction within 30 days of completion of building works.

**Stormwater Drainage:**

All new stormwater drainage from the dwelling, including water tank overflow will be directed to the new raingarden constructed in the rear garden area of the block. The overflow from this raingarden will be piped in a suitable material through the adjoining block to discharge into the Council stormwater easement, all in accordance with the requirements of MidCoast Council.

A legal easement is being prepared for the drainage of stormwater which will be signed by both affected owners prior to any drainage works taking place. A copy of the easement document will be supplied to Council once signed.

Signed ...  .....(RGR Design)

Dated.....18<sup>th</sup> February 2025.