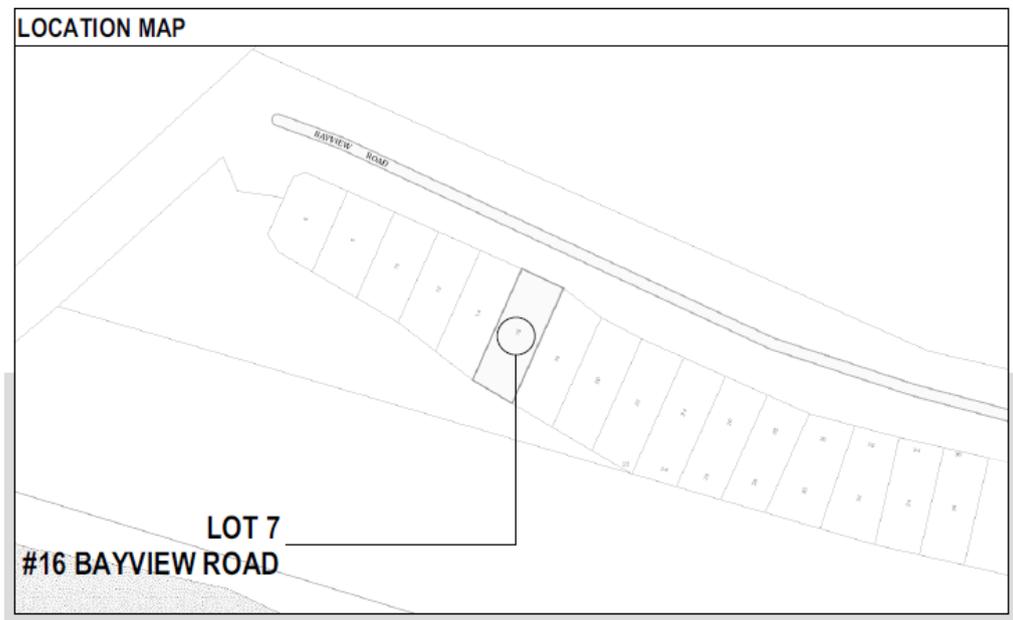


Statement of Environmental Effects

Mid Coast Council



PROJECT PARTICULARS:

Project Details: Mojo Homes

Client Reference: 251996 Lord

Site Address: Lot 7, 16 Bayview Road

Tea Gardens NSW 2324

Date: 13th March 2025

1. Summary Proposal

This Statement of Environmental Effects (SOEE) is provided to Mid Coast Council to support the development application for the construction of a Double Storey Dwelling at the above address in accordance with the Environmental Planning and Assessment Act 1979 (EPA Act 1979).

This SOEE was prepared using the following:

Section 10.7 Planning Certificate issued by Mid Coast Council
Flood level certificate issued by Mid Coast Council
Plans prepared by Mojo Homes.

The 10.7 certificate indicates the land is currently zoned C2 Environmental Conservation – (Great Lakes LEP 2014).

1.1 Site Analysis

The subject site, identified as Lot 17 DP270572, No. 36 Bayview Road, Tea Gardens NSW 2324, is a rectangular shaped allotment comprising an area of 557.4m². The site is located on the south side of Bayview Road.

The land is currently vacant.

1.2 STATE ENVIRONMENTAL PLANNING POLICIES

Comments are provided for consideration against matters deemed relevant to the proposal in accordance with Section 4.15 of the EPA Act 1979.

1.3 GREAT LAKES LEP 2014

Part 2 – land use table - Zone C2 Environmental Conservation

The subject site is zoned C2 Environmental Conservation as defined by clause 2.1 Great Lakes Local Environmental Plan 2014.

The proposed development is defined in the plan as a “dwelling house”, meaning “...a building containing only one dwelling”.

Zone C2 Environmental Conservation

1 Objectives of zone

- To protect, manage and restore areas of high ecological, scientific, cultural or aesthetic values.
- To prevent development that could destroy, damage or otherwise have an adverse effect on those values.

2 Permitted without consent

Home occupations

3 Permitted with consent

Bed and breakfast accommodation; Building identification signs; Business identification signs; Car parks; Community facilities; Dwelling houses; Eco-tourist facilities; Emergency services facilities; Environmental facilities; Environmental protection works; Home-based child care; Home businesses; Information and education facilities; Oyster aquaculture Research stations; Roads; Sewerage systems; Water supply systems

4 Prohibited

Business premises; Hotel or motel accommodation; Industries; Local distribution premises; Multi dwelling housing; Pond-based aquaculture; Recreation facilities (major); Residential flat buildings; Restricted premises; Retail premises; Seniors housing; Service stations; Tank-based aquaculture; Warehouse or distribution centres; Any other development not specified in item 2 or 3

1.4 General LEP Controls Relevant to subject site

Controls	Requirements	Proposal
Property Zoning	Zone C2 Environmental Conservation	compliant
Permissibility	Dwelling houses are permissible forms of development in this zone.	compliant
Maximum building height	8,500mm	8.372mm compliant
Flood	Affected as per 10.7	FFL 3000m compliant as per flood level certificate
Heritage	Not Affected as per 10.7	N/A
Bushfire	Is Bushfire prone land as per 10.7	BAL-29 As per attached Bushfire Assessment
Other Controls	MineSubsidence–N/A per10.7 RoadWidening–N/A per10.7	N/A N/A

1.5 Great Lakes Development Control Plan (DCP) 2014

Chapter 2.1 Dwelling Houses, Secondary Dwellings and Ancillary Development

Residential Development

Requirement	Comment
Front Setback: 4.5m or average of two nearest dwellings	Compliant
Side Setback: 900mm for a building with a maximum wall height of 3.8m	compliant
Rear Setback: 3m single storey	compliant
Design – unbroken walls (Façade articulation) not specified	N/A
Floor Space Ratio - 0.4:1	compliant
Parking if dwelling has 4+ bedrooms- two parking spaces	Double garage- compliant
Cut and Fill within 1m of boundary	compliant
Garage setback 1m behind building line	compliant

The proposed dwelling complies with Council's DCP 2014 requirements as listed above.

2.0 Drawing/ Reports Checklist:

Per the Councils DA Checklist at time of Assessment the following drawings and reports are required for lodgement and have been attached to the Development Application uploaded via the NSW Planning Portal:

- Survey plan
- Site plan
- Site analysis plan
- Floor plan
- Elevation plan
- Erosion and sediment control plan
- SOEE
- Basix certificate
- Waste management plan
- Schedule of external colours and finishes
- Developer Approval

3.0 Summary of findings

The proposal is for the construction of a Double Storey Dwelling on a vacant lot. The dwelling houses are permissible in the zone and the proposal complies with design requirements such as height, setback, site coverage and car parking requirement.

4.0 Recommendation

The proposal is considered suitable for the subject allotment and is to be recommended for an approval by Council subject to conditions of development consent. Should you require any further information or clarification please contact the undersigned via email hunterpermits@mjhgroup.net.au

Regards,

Svetlana Putintseva
Approvals Coordinator