

BUILDING DESIGNERS | INNOVATIVE | AFFORDABLE | INDIVIDUAL



STATEMENT OF ENVIRONMENTAL EFFECTS

Date March 2025

CWC Ref J5904

Lot 566 DP9938 | 11 Barromee Way, North Arm Cove

Statement of Environmental Effects

Proposed Dwelling Alterations and Additions at 11 Barromee Way, North Arm Cove

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1.0 Introduction

Collins W Collins Pty Ltd has been engaged to prepare a development application for proposed dwelling alterations and additions at 11 Barromee Way, North Arm Cove. This Statement of Environmental Effects is to accompany the plans and specifications, and forms part of the application.

2.0 Property Details

Lot	566	Section	-	DP	9938
Address	11 Barromee Way, North Arm Cove 2324				



Figure 1: Aerial View, image from SIX Maps (sourced: March 2025)

2.1 Site Characteristics

The subject site has an area of 765.4m² with west orientation to Barromee Way and east orientation to the waterfront. There is an approximate 6m fall across the site from west to east.

The site has an existing dwelling with an attached garage, boatshed and boat ramp.

The neighbouring properties comprise of single dwellings with a variety of external materials and finishes. The subject site is adjoined by dwellings to the north and south.

The subject site is not identified as being bushfire prone.

2.2 Existing Services

Water

There is an existing water tank servicing the existing dwelling.

Sewer

The existing dwelling is serviced by an existing on-site sewage management system by way of a septic tank.

Stormwater

The existing dwelling is serviced by an existing water tank, with overflow via overland flow to the east of the site. It is proposed to utilise this existing connection for the proposed alterations and additions.

3.0 Proposal Overview

The proposal is for the construction of alterations and additions to the existing dwelling at 11 Barromee Way, North Arm Cove.

The proposed works include:

- Removal of the existing deck awning roof and posts
- Demolition of existing internal walls at the ground floor bedroom, robe, bathroom, kitchen, and pantry
- Demolition of the existing bathroom
- Removal of existing windows and doors
- Demolition of the existing front entry and porch
- Removal of the existing window and sliding door unit from the lower floor rumpus and replacement with new
- Demolition of the upper roofs to allow for the proposed upper floor addition
- Demolition of the existing low height balustrade at the sleeping loft
- Proposed internal reconfiguration to the ground floor level to provide an open plan living/dining area, new kitchen, new bathroom and an ensuite
- Proposed additional floor area to the ground floor level to provide a bedroom and entry extension
- Proposed front patio
- Proposed upper floor addition to provide three bedrooms and a bathroom

Access to the dwelling is to remain as per the existing driveway.

4.0 General Information

<u>Site Suitability</u>	
Will the development:	
• Affect any neighbouring residences by overshadowing or loss of privacy?	No
• Result in the loss or reduction of views?	No
• Impact on any item of heritage or cultural significance?	No
• Result in land use conflict or incompatibility with neighbouring premises?	No
• Be out of character with the surrounding areas?	No
• Be visually prominent with the existing landscape/streetscape?	No
• Require excavation or filling in excess of 1 metre?	No
• Require the erection of any advertising signage?	No
Will the proposal:	
• Result in any form of air pollution (smoke, dust, odour)?	No
• Have the potential to cause any form of water pollution?	No
• Emit noise levels that could affect neighbouring properties?	No
• Be considered potentially hazardous or offensive (refer SEPP Resilience and Hazards for definitions)?	No
• Affect native or aquatic habitat?	No
• Have an impact on a threatened species or habitat?	No
• Involve the removal of any trees?	No
<u>Access, Traffic & Utilities</u>	
• Are electricity and telecommunications services available to the site?	Yes
• Is lawful and practical access available to the site?	Yes
• Will the development increase local traffic movements and volumes?	No
• Are appropriate manoeuvring, unloading and loading facilities available on site?	N/A
<u>Waste Disposal</u>	
Provide details of waste management, including reuse and recycling: As per existing	
How and where will the wastes be stored: As existing within the private open space	
• Does the proposed use generate any special wastes?	No
• Will the use generate trade wastes (i.e. greasy or medical wastes)?	No

5.0 State Environmental Planning Policy

5.1 Sustainable Buildings 2022

A BASIX Certificate has been submitted demonstrating that the proposed development will comply with the requirements of the SEPP.

5.2 Resilience and Hazards 2021

Part 2.2 Development controls for coastal management areas

The subject site is not mapped as being a Littoral Rainforest or Coastal Wetlands and is not within the proximity area for Littoral Rainforests or Coastal Wetlands.

The subject site is mapped as being within the Coastal Environment Area. However, the proposed development is not likely to cause an adverse impact on the integrity and resilience of the biophysical, hydrological and ecological environment, on coastal environment values and natural coastal processes, on marine vegetation, on existing public open space, or on the use of the surf zone.

The subject site is also mapped as being within the Coastal Use Area. However, the proposed development will not cause an adverse impact on the existing access to the foreshore, on overshadowing or views from public places to foreshores, on the visual amenity and scenic qualities of the coast, on Aboriginal cultural heritage, and cultural and built environment heritage.

5.3 Biodiversity and Conservation 2021

The subject site is not mapped as being a Koala Habitat area and is not located within an area of an approved Koala Plan of Management.

The proposal does not include the removal of any trees.

5.4 Transport and Infrastructure 2021

The subject site does not have frontage to a classified road.

6.0 Biodiversity Conservation Act 2016

6.1 Biodiversity Values Map

A portion of the subject site, to the north-eastern corner, is mapped on the Biodiversity Values (BV) Map. The subject site has a minimum lot size of 2000m² and the threshold for clearing, above which the Biodiversity Assessment Method and offset scheme apply, is 0.25ha or more. It is also noted that if development within areas on the BV Map does not involve

clearing native vegetation or a prescribed impact within the mapped area, the Biodiversity Offsets Scheme (BOS) is not applied based on the BV Map.

The proposed dwelling alterations and additions does not include the removal of any vegetation, and no works are proposed within the portion of the site mapped on the BV map. The BOS is therefore not applicable.

7.0 Great Lakes Local Environmental Plan 2014

Clause 2.2 - Land Zoning

The subject site is zoned RU5 - Village. The objectives of this zoning are as follows:

- *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.*

The proposed dwelling alterations and additions remains a permissible land use and is consistent with the RU5 zone objectives.

Clause 4.1 - Minimum Subdivision Lot Size

The minimum lot size specified on the Lot Size Map is 2000m². The proposal does not affect the existing lot size of 765.4m².

Clause 4.3 - Height of Building

The maximum height of buildings specified on the Height of Buildings Map is 8.5m.

The existing dwelling has a maximum ridge height of 9.166m above existing floor level. The proposed development will not result in this height being increased, with the proposed works having a maximum ridge height of 8.743m above existing ground level.

Clause 4.4 - Floor Space Ratio

The floor space ratio specified on the Floor Space Ratio Map is 0.4:1.

The proposal has a floor space ratio of 0.33:1, calculated in accordance with the LEP definition, which is compliant with LEP provisions.

Clause 5.10 - Heritage Conservation

The subject site is not identified as a Heritage Item and is not located within a heritage conservation area.

Clause 5.21 - Flood Planning

The subject site is identified as being within a Flood Planning Area.

The proposed alterations and additions do not affect the existing floor level of the dwelling, with the proposed extension to the ground floor level being less than 30m² and with a FFL that is consistent with the existing entry level FFL. The proposed upper floor addition is to have a FFL of RL 8.9m AHD.

Clause 7.1 - Acid Sulphate Soils

The subject site is mapped as having Acid Sulphate Soils, Class 1 and Class 5.

The proposed works do not involve the disturbance of more than 1 tonne of soil, and the proposed works are not likely to lower the watertable. The proposed development is therefore consistent with clause 7.1(6) and is also consistent with the objective of clause 7.1 to ensure that development does not disturb, expose or drain acid sulfate soils and cause environmental damage.

Clause 7.7 - Riparian Land and Watercourses

The subject site is not mapped as being Riparian Land, Watercourse or Environmentally Sensitive Land.

Clause 7.10 - Limited Development on Foreshore Area

The east of the subject site is mapped as being Foreshore Area on the Foreshore Building Line Map. However, no works are proposed within the Foreshore Area.

8.0 Development Control Plan

8.1 Great Lakes Development Control Plan

	DCP Requirements	Proposal	Complies Yes/No
Chapter 3 – Character Statement	<p>Coastal Villages are generally characterised by their relatively isolated nature and single village zoning.</p> <p>The desired future character of Coastal Villages is derived from existing development patterns, reflecting the infrastructure, topographic and environmental limitations of each location</p>	The proposed alterations and additions are consistent with the character of the existing dwelling and locality	Yes

Chapter 3 – Character Statement	<p>Designs which are not in character with these locations include:</p> <ul style="list-style-type: none"> • Large bulky buildings • Gun-barrel site layouts - rectangular buildings which cover the full length of an allotment; • Large or elongated roof forms • Buildings constructed of unpainted brick especially textured or mottled bricks • Roofs with angled fascias • Concrete roof tiles; • Highly ornate buildings and buildings in imitation "styles" such as federation or Mediterranean styles; • Designs incorporating mock detail such as shutters, cast iron lace and columns; and • Highly formalised planting 	The proposed dwelling alterations and additions will not result in a gun-barrel site layout, or a large bulky building. The proposed works to the existing dwelling will not result in large roof forms, unpainted brick, or a highly ornate building. The proposed alterations and additions are in character with the coastal village location.	Yes
4.1 Ecological Impacts	<p>Avoidance (where possible) or minimisation of loss and harm to remnant native vegetation and trees and the habitat of wildlife populations</p> <p>Appropriate siting and design of a development (including lot boundaries) with regards to the protection of agricultural sustainability, ecological integrity, topography, landform, native vegetation, wildlife habitat, wetlands and watercourses</p>	<p>Proposal does not include loss of native vegetation, trees, or wildlife habitat</p> <p>The proposed dwelling alterations and additions are appropriately designed and sited to maintain agricultural sustainability, ecological integrity, topography, landform, native vegetation, wildlife habitat and watercourses</p>	<p>Yes</p> <p>Yes</p>
4.2 Flooding	<p>Additions and alterations having a gross floor area of 30sqm or less may be constructed at the existing floor level of the building.</p> <p>Additions and alterations having a gross floor area greater than 30sqm are to be designed and located so that any new habitable areas have floor levels located above the 2060 1% AEP flood planning level.</p>	<p>Ground floor level addition 17.5m² and constructed at the existing FFL of the ground floor level</p> <p>Upper floor addition proposed with FFL RL 8.9m AHD</p>	<p>Yes</p> <p>Yes</p>

4.2 Flooding	In circumstances where construction of new habitable areas at the 2060 1% AEP flood planning level is likely to have an adverse impact on adjoining properties or the visual amenity of the location, a variation may be sought. If supported by Council, the habitable areas may be located 500mm below the 2060 1% AEP flood planning level.	The proposed dwelling alterations and additions will not adversely impact on adjoining properties or visual amenity of the locality	Yes
4.4 Effluent Disposal	The On-site Sewage Management System disposal area shall not be contained within or form any part of, the private open space or natural landscape areas of the site	Existing septic system	As existing
5.1 Solar Access	Min 2hrs sunshine to internal and outdoor living areas of adjacent dwellings between 9am – 3pm on 21 June Where overshadowing may occur, shadow diagrams to be submitted	Proposal retains more than 2 hours solar access to the adjoining dwellings' living areas and private open space area on 21 June Shadow diagrams submitted	Yes Yes
5.2 Views and Privacy	Where windows or balconies of dwellings within 9m of windows or balconies of other dwellings, some form of screening or reduction in window areas should be provided	No bedroom or living area windows proposed within 9m of adjoining dwellings	Yes
5.3 Energy Efficiency	Residential buildings to comply with SEPP (Building Sustainability Index BASIX) 2004	BASIX certificate submitted	Yes
5.4 General Building Design	Articulation with maximum wall length 12m Window to living area or bedroom fronting primary street Building entries directly visible from the street and preferably part of dwelling frontage Eaves with min width 600mm to north, east and west of external perimeter or 70% external walls should be considered	Maximum proposed wall length 7.525m Proposed bedroom windows front Barromee Way Proposed entry directly visible and part of the dwelling frontage Eaves of width 450mm, 600mm, and 960mm proposed to the western perimeter of the dwelling	Yes Yes Yes Yes

5.4 General Building Design	Building designs to be stepped to follow the contours of the site rather than extensive cut and fill	No cut or fill proposed	Yes
	Colour and materials to be sympathetic to existing character of street and locality. Highly reflective materials should be avoided.	Proposal incorporates a variety of cladding types and metal sheet roofing to ensure consistency with the existing residential character	Yes
5.4 General Building Design	Attached garages and carports min 500mm setback from front building line of dwelling	Existing attached garage	As existing
	Attached garages and carports setback 6m		As existing
	Door openings of attached garages max 6m width and max 50% of building width		As existing
5.5 Setbacks	Where existing neighbouring houses within 40m, primary road setback should be average of setbacks of nearest 2 houses with same primary frontage	Proposed front setback 5.76m In consideration of the arc of the cul-de-sac, the proposed front setback is consistent with the front setback of neighbouring dwellings	Yes
	Where no neighbouring houses, min setback from primary frontage will vary: Min 4.5m on lot < 900m ²	Proposed front setback 5.76m	Yes
	Articulation zone 1.5m forward of front building line	N/A	N/A
	Max 50% articulation zone may include building elements	N/A	N/A
5.5.2.5 Side Setback	Min 900mm for building with max wall height 3.8m	North: 142mm South: 1.548m as existing	No As existing
	Where wall height > 3.8m, setback shall be 900mm + (building height over 3.8m / 4)		
5.5.2.5 Rear Setback	Min 3m for building with max wall height 3.8m	Existing rear setback	As existing
	Where wall height > 3.8m, setback shall be 3m + (building height over 3.8m / 4)		

5.5.2.5 Side and Rear Setback	Windows, balconies and decks closer than 3m from side or rear boundary may require privacy screening	Only a bathroom window is proposed closer than 3m from side boundary	Yes
	Min setback 3m where adjoining a reserve	N/A	N/A
5.5.5 Waterways	40m setback to permanent or intermittent waterway	Existing rear setback to waterway	As existing
5.6 Building Heights	Floor level of upper habitable floor max 5.1m above ground level on sites with slopes greater than 1:6	Site slope less than 1:6	N/A
	Exposed sub-floor for any building should be minimised where possible	N/A	N/A
5.6.1 Outbuildings – Residential and Village Zones	Max height 4.8m above existing ground level	N/A – no outbuildings proposed	N/A
5.7 Cut and Fill	Visually exposed retaining walls and terraces max 600mm on street frontage and 1.2m elsewhere	Existing retaining walls No retaining walls proposed	N/A
	Cut and fill involving benched areas for landscaping max 25m ² per dwelling	No cut or fill proposed	N/A
5.8 Private Outdoor Areas	Ground level outdoor living space with direct access from main living areas with min 24m ² and min length and width 4m	Existing outdoor living spaces	As existing
	Where main living areas not at ground level, a balcony or deck of min 16m ² and min dimension 2m with access from main living area	Existing deck	As existing
	Not located within front building line setback	Existing outdoor living areas not within the front setback	As existing
5.9 Fencing and Walls	Fences within front setback area from primary road max 1.2m high and min 50% open construction for upper two thirds of fence	No front fencing proposed	N/A

5.10 Detached Garages, Carports, Sheds and other Outbuildings	Max floor area for detached garages, carports, sheds and other outbuildings:	No outbuildings proposed	N/A
	60m ² for lots 600m ² – 900m ² Detached garages, carports and outbuildings min 6m front setback		N/A
10.3 Car Parking	Dwelling with floor area 125m ² or less = min 1 covered parking space		
	Dwelling with floor area >125m ² = min 2 spaces, 1 of which must be covered	Existing garage	As existing
10.3.3 Vehicle Access and Driveways	Crossover min 1m from side boundary	Existing driveway crossover	As existing
	Driveways and crossovers limited to 1 per frontage and located to minimise removal of street trees		As existing
12 Vegetation Mapping	Removal or pruning of vegetation on land to which the State Environmental Planning Policy (Vegetation in Non-Rural Areas) 2017 applies, must comply with the process outlined in the Vegetation Management Policy	Site mapped as vegetation management policy. However, the proposal does not include the removal of vegetation	Yes
13.1.2 Landscaping and Open Space	Min 30% site area for landscaping. This area excludes garages, driveways and pools	As existing - approx. 46% of the site landscaped	As existing
	At least 50% landscape area is to include deep soil zones	More than 50% of the landscape area includes deep soil zones	As existing
	Landscaping behind and in front of building line. Landscaping of less than 1.5m in length and width excluded from calculations	Existing landscaping behind and in front of the building line	As existing
	Min 1.5m landscape strip adjacent driveway and adjoining property	Existing driveway	As existing
	Where removal of koala food trees unavoidable, replacement plantings may be required	No removal of koala food trees	N/A

8.2 Non-Compliances

We provide the following in relation to the non-complying issues identified in the table above:

Issue: Northern side setback 142mm

DCP Part 5.5.2.5

The proposal includes an extension to the ground floor level, with a northern side setback of 142mm. This is not consistent with part 5.5.2.5 of the DCP, which states that a residential building must be setback from its side boundaries a minimum of 900mm for a building with a maximum wall height of 3.8m.

The proposed dwelling alterations and additions to the existing dwelling includes the extension of the ground floor level, to provide a bedroom. The proposed bedroom is to be setback 142mm from the northern side boundary. Notwithstanding the proposed northern side setback, the proposal will not detrimentally impact upon the amenity, privacy and solar access of any neighbouring dwellings or private outdoor areas.

The subject site is adjoined by a 3m wide footpath to the north, and therefore is not adjoined by a dwelling or private outdoor area to the north. The existing dwelling is separated from the northern neighbouring dwelling by approximately 7m, and the proposed alterations and additions will therefore maintain neighbour amenity.

As demonstrated by the shadow diagrams, the proposal will not result in any shadowing to the northern neighbouring dwelling. Therefore, notwithstanding the proposed reduced side setback, the proposal will retain solar access to the internal and outdoor living areas of the northern neighbouring dwelling on 21 June.

The proposed bedroom addition to the ground floor level does not incorporate any windows to the northern elevation, and will therefore not result in privacy impacts to the northern neighbouring dwelling. To the northern elevation, the proposal incorporates a bathroom window to the ground floor level and a bathroom window to the upper floor level, and will therefore maintain privacy. The proposal also incorporates a bedroom window to the northern elevation of the dwelling, with an increased side setback to ensure privacy is maintained. The proposed dwelling alterations and additions have been designed to maintain visual and acoustic privacy to the northern neighbouring dwelling and private outdoor area, with no

windows proposed to the northern elevation of the ground floor level addition.

The proposed dwelling alterations and additions have been designed to maintain the residential character of the dwelling and locality, and will not result in overbearing or perceptions of building bulk to neighbouring properties or to the streetscape. The northern elevation of the dwelling incorporates articulation to the ground floor level and upper floor level, a variety of window sizes, and a variety of external materials and finishes including brick and different cladding types to provide further visual interest. The proposed ground floor level addition contributes to the articulation of the dwelling, and will not result in perceptions of building bulk.

It is therefore considered that the proposed dwelling alterations and additions, including ground floor level extension, will not impact upon the amenity, privacy, or solar access to any neighbouring dwellings or private outdoor areas. The subject site is adjoined by a pathway to the north, thereby providing separation to the northern neighbouring dwelling. As demonstrated by the shadow diagrams, the proposal will not result in any overshadowing to the northern neighbouring dwelling or private outdoor areas, and with no windows proposed to the ground floor level addition, the proposal will also maintain visual and acoustic privacy to the northern neighbouring property. The proposed development will therefore maintain neighbour amenity and maintain the residential character of the locality.

9.0 Conclusion

The above assessment has been completed and the proposed dwelling alterations and additions at 11 Barromee Way, North Arm Cove complies with:

- the State Environmental Planning Instruments;
- Great Lakes Local Environmental Plan 2014; and
- Great Lakes Development Control Plan

The proposal will not adversely impact on the natural or built environment.

The proposal will benefit the community, both socially and economically.

The proposal is suitable for the site.

This Statement of Environmental Effects is submitted to MidCoast Council for review.