



STATEMENT OF ENVIRONMENTAL EFFECTS

23 STROUD STREET BULAHDELAH

TERRY SURVEY AND DEVELOPMENT CONSULTING PTY LTD

Prepared by: Marc Terry
Our Reference: 240319

Part One – Introduction

1.1 Owner and Applicant

Owner(s): Cher Schoenfelder

Applicant(s): Terry Survey & Development Consulting Pty Ltd.
110a Belford Street
Broadmeadow NSW 2292

Phone: 02 4962 4158
Contact: Marc Terry
Email: marc@tsdconsulting.com.au

The applicant has been authorised by the owner to make this application on their behalf. A letter of Authority and the Certificate of Title will be lodged with Council separately.

1.2 Property Description

The property subject to this application is known as Lot 7 in Deposited Plan 664105, 23 Stroud Street Bulahdelah. A copy of the Title Diagram is attached as Appendix A.

A single storey weatherboard residence with an attached timber deck stands on the Stroud Street frontage and a weatherboard garage stands at the rear of the site along with associated driveways and landscaping.

The land is zoned *RU5 – Village* under the provisions of the Great Lakes Local Environmental Plan 2014. Similarly zoned properties surround the land.

The site slopes towards its north western corner at the intersection of Richmond Street and a Laneway and all essential service utilities are available within Stroud Street and Richmond Street. Pedestrian and vehicular access are available from Stroud Street and Richmond Street as well as from the Lane on the western side of the site.

A plan showing the general location of the site is shown below in Figure 1 and an aerial photograph of the site in Figure 2.

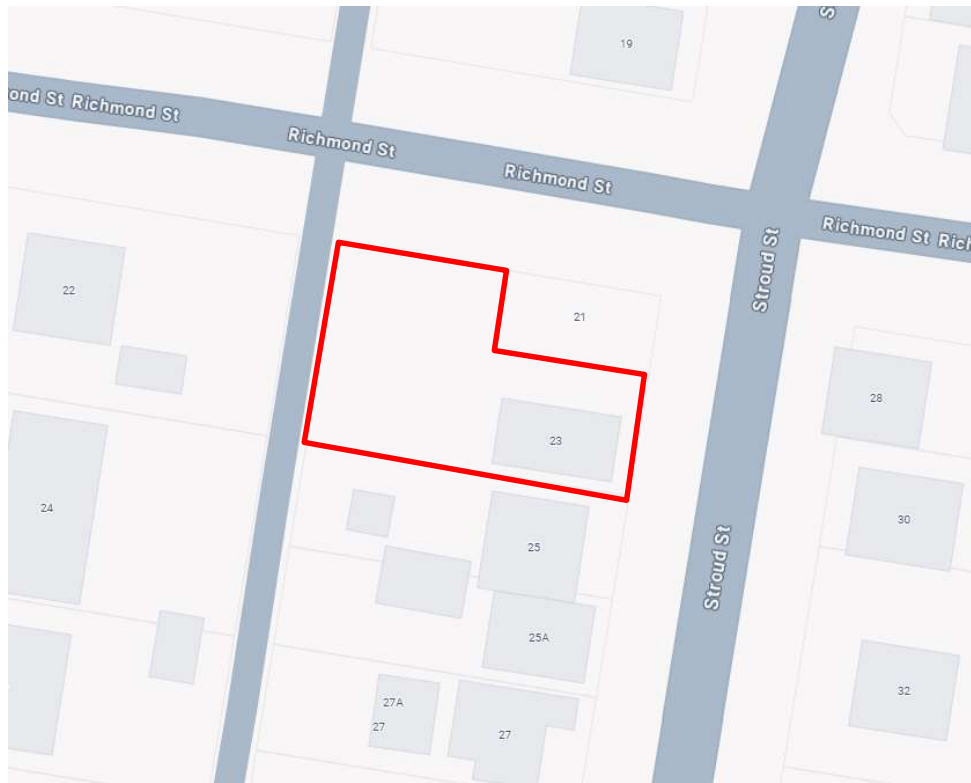


Figure 1 - Locality Plan (Source: Google Maps)



Figure 2 - Aerial Photo (Source: Google Maps)

1.3 Proposed Development

The proposed development involves the subdivision of Lot 7 into two individual lots. One lot will contain the existing dwelling and its outbuildings, the other will be vacant land.

Copies of the current Title Diagram (*Appendix A*) and the plan of proposed Subdivision (*Appendix B*) are attached for Council's consideration.

1.4 Current and Adjacent Land Uses

The property is zoned *RU5 – Village* under the provisions of the Great Lakes Local Environmental Plan 2014.

The suburb of Bulahdelah is predominately made up of residential occupations with the majority of commercial developments being centred around the southern end of Stroud Street and Bulahdelah Way.

The area directly around the subject property is made up primarily of residential occupations with some sporadically interspersed commercial occupations which is reflected in the zoning.



Figure 3 - Land Zoning Map (Source: NSW Planning Portal)

Part Two – Statutory Planning Controls

2.1 Environmental Planning Policies

2.1.1 Great Lakes Local Environmental Plan 2014 (GLLEP 2014)

Under the provisions of the GLLEP 2014, the site is zoned *RU5 – Village*.

The objectives of the RU5 zone are;

- 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 sub-division is permissible in a *RU5 - Village* zone with Council consent.

The minimum lot size for this land is 700m², at 700.2m² and 570.5m² one of the proposed lots meet this requirement and the other under-sized lot will be addressed with a Clause 4.6 Variation request.

The minimum floor space ratio for the land is 0.4:1. Being vacant land we have not calculated a Floor Space Ratio (FSR) for Proposed Lot 72, the FSR of Proposed Lot 71 is compliant at 0.36:1.

GLLEP 2014 shows no heritage items on the site and it is noted that the site has an Acid Sulfate Soils classification of Class 5.

Upon approval of this request the proposed adjustment is therefore considered to comply with the GLLEP 2014.

2.1.2 Great Lakes Development Control Plan (GLDCP)

2.1.2.1 Section 9 Subdivision

Compliance with this section of the DCP is explored in the table below;

	Comment
9.2.2 – Site Design	<p>No tree removal is intended as part of this development.</p> <p>The existing dwelling on Proposed Lot 71 will retain its existing drainage arrangements. Proposed Lot 72 being vacant land will make use of existing infrastructure provided in Richmond Street and the western lane once developed.</p>
9.2.3 - Services	<p>All essential services are available to Proposed Lot 71 on Stroud Street and Proposed Lot 72 on Richmond Street.</p> <p>Essentially Energy will be contacted regarding their connection requirements.</p> <p>We will await Mid-Coast Water's requirements regarding water and sewer connections.</p>
9.2.4 - Landscaping	N/A – No Landscaping works proposed
9.2.5 - Drainage	N/A – Drainage from both proposed lots to be directed to the existing Council infrastructure.
9.2.6 – Road Design	N/A – No Road Design Proposed.
9.3.1 – Allotment Dimensions	<ol style="list-style-type: none"> 1. "Gun Barrel" lots avoided 2. N/A 3. Lot 71 Contains an existing compliant building, lot 72 provides adequate building area 4. N/A 5. N/A 6. 40% absorbent surfaces maintained. <p>A minimum street frontage greater than 12.6m has been provided to both lots.</p>



9.3.2 – Allotment Orientation	N/A – Infill development
9.3.3 – Sloping Sites	1. N/A – 5% Slope 2. N/A 3. N/A – Battle-axe not proposed
9.3.4 – Allotments in Cul-de-sacs	N/A
9.3.5 – Battle-axe Allotments	N/A
9.3.6 – Vehicle Access Design Considerations	1. N/A 2. N/A 3. N/A
9.3.7 – Lots Smaller than the Minimum Lot Size	1. The undersized lot proposed to be created contains an existing housing development which we will show is compliant. 2. (a) sds (b) N/A (c) (d) The dwelling on Lot 71 will retain its existing access to sun and natural light. The size and orientation of Lot 72 will provide flexibility with building design with regards to the above. (e) Lot 71 will retain its existing arrangements, Lot 72 has adequate space to contain any retention requirements for future development.
9.3.8 – Road Network	N/A
9.3.9 – Public Open Space	N/A
9.4 – Commercial and Industrial Subdivision	N/A
9.5 – Large Lot Residential, Rural and Environmental Subdivision	N/A

2.1.2.2 Section 5 Single Dwellings, Dual Occupancies, Villas and Townhouses

Compliance with this section of the DCP is explored in the table below;

	Comment
5.1 - Solar Access and Overshadowing	N/A - Unchanged by the development
5.2 - Views and Privacy	N/A – Unchanged by the development
5.3 – Energy Efficiency	The existing dwelling on Lot 71 will be made BASIX Compliant.
5.4 – General Building Design	N/A – No new building works proposed
5.5 - Setbacks	<p>No new buildings works are proposed however it is noted that the existing dwelling on proposed Lot 71 generally complies with the lot layout example provided.</p> <p><u>Primary Road Setback</u> No change is proposed however it is noted that the existing dwelling on proposed Lot 71 generally follows the established building line and is located at least 4.5m from Stroud Street. No development exists within the articulation zone.</p> <p><u>Side and Rear Setback Controls</u> Minimum side setbacks comply for the primary dwelling. The rear wall is located 6.4m from the rear boundary and therefore complies, the existing deck is located 3m from the existing rear boundary and therefore no further controls are required.</p>
5.6 – Building Heights	N/A – No Change to building height proposed
5.7 – Cut and Fill	N/A – No cut and fill are proposed

5.8 – Private Outdoor Areas	<p>1. A private open space area has been provided between the existing dwelling on proposed Lot 71 and the northern boundary of the lot, this area can be accessed from the main living area via the existing timber deck.</p> <p>2. N/A</p> <p>3. Complies</p>
5.9 – Fencing and Walls	A fence to a maximum height of 1.8m is to be constructed on the proposed subdivision boundary.
5.10 – Detached Garages, Carports, Sheds and other Outbuildings	<p><u>Maximum Floor Area</u> The existing carport and shed are compliant with a combined area of less than 45m²</p> <p><u>Front & Secondary Setback Controls</u> Not Applicable</p> <p><u>Side and Rear Setback Controls</u> A minimum setback of 0.9m has been provided from the existing shed to the proposed boundary. The existing carport is not intended to be modified but it is noted that it is positioned within the minimum 0.9m setback to the southern boundary.</p>
5.11 – Development on Lots Under the Minimum Lot Size	The proposed lot is not less than 450m ² and does not have a frontage of less than 12.6m.
5.12 – Dual Occupancies Within Large Lot Residential and Environmental Zone	N/A
5.13 – Dual Occupancies Within the Rural Zone	N/A



2.1.2.3 Section 10 Car Parking

The existing dwelling on proposed Lot 71 has a floor level of greater than 125m² and therefore two spaces have been made available for parking on the southern side of the dwelling. One of these spaces is covered by the existing carport. Both spaces are located behind the existing building line.

2.2 The Likely Impacts of the Development

As required by the Environmental Planning and Assessment Act 1979, the likely impact of the development requires assessment including addressing matters such as:

- Context and Setting;
- Access and Traffic;
- Utilities;
- Heritage;
- Water and Sewer;
- Natural Hazards;
- Social Impact in the Locality;
- Economic Impact in the Locality;
- Site and internal design;
- Construction; and
- Cumulative Impacts

While it is noted that most development types will create some level of environmental change and/or impact, it is considered that the cumulative impacts associated with the proposed strata sub-division will be negligible.

2.3 The Suitability of the Site for the Development and Summary of Report

The proposed subdivision is considered compatible with a sustainable use of the site, due to its negligible environmental impacts and positive social impacts. The proposal is also compatible with the existing and desired future use of the site.

2.4 Any Submissions made in accordance with the Act or the Regulations

Public participation is addressed under Section 79A of the Environmental Planning and Assessment Act, 1979 for advertised development and other notifiable development.

The consent authority must ensure a development application is advertised/notified in accordance with this clause and any relevant development planning instrument and/or development control plan. In this case, Chapter 7.3 Notification of Development Applications specifies the requirements for advertising of such development.

2.5 Public and Public Authority Submissions

Under the Environmental Planning and Assessment Act, 1979 (for Integrated Development), Council must notify the appropriate authorities of the proposal within a period of two (2) days upon receipt of

such a development application. General conditions from the authorities should be included in the conditions of consent issued by Council.

2.6 The Public Interest

The public's interest will not be compromised by the proposed development and it is understood the application will be notified/advertised in accordance with Clause 79A of the Environmental Planning and Assessment Act, 1979, any relevant environmental planning instrument and development control plan to ensure the public are notified accordingly and given their right to be heard.

3. Conclusion

The concept of sustainable development recognises the link and importance of social, economic and ecological consequences of a proposal.

The proposal is a minor development and will not have any significant adverse environmental effects, as clearly outlined and demonstrated under the relevant sections of this SEE. The proposed development simply seeks to place a dividing boundary between the lots to reflect the current usage.

In conclusion, the proposed development will result in minimal environmental or amenity impacts and accordingly justifies a favourable determination by Council.

Sincerely,

Terry Survey & Development Consulting

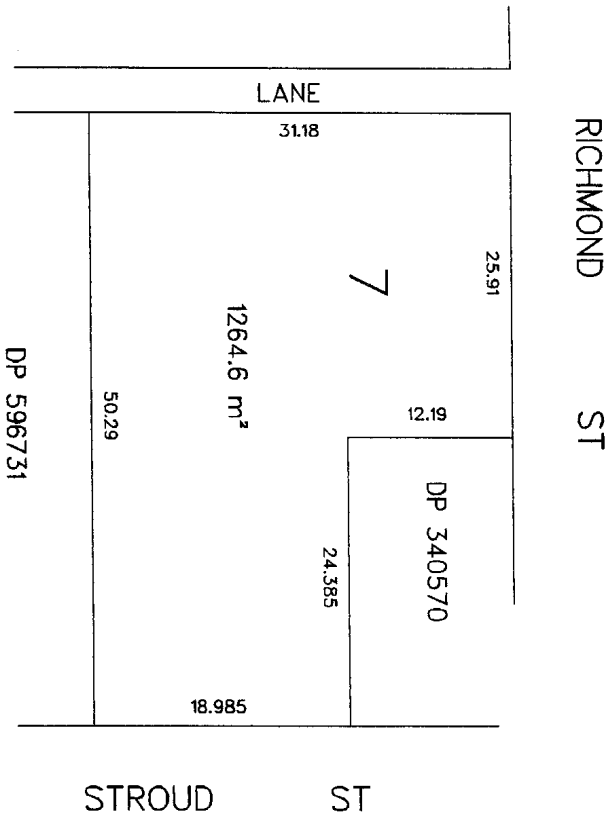


Marc Terry
Registered Surveyor

Appendices

- A. Copy of Deposited Plan No. 664105;
- B. Draft Subdivision Plan, 240319SUB_B dated 22nd November 2024;

APPENDIX A



RICHMOND ST

STROUD ST

D P 6 6 4 1 0 5

Registered:  20.11.1996

Title System: TORRENS

Purpose: DEPARTMENTAL

Ref. Map: TN BULAHDELAH (79)#

Last Plan: 19.1891

THIS PLAN HAS BEEN CREATED
TO PROVIDE A UNIQUE IDENTIFIER
TO ENABLE THE ISSUE OF AN
AUTOMATED TORRENS TITLE
FOR THE LAND COMPRISED IN
FOLIO OF THE REGISTER

VOLUME 5072 FOLIO 210

FORMERLY KNOWN AS PART

ALLOT 7 SEC. 19

Lengths are in metres.

Reduction Ratio : NOT TO SCALE

L.G.A.: GREAT LAKES

LOCALITY: BULAHDELAH

PARISH: BULAHDELAH

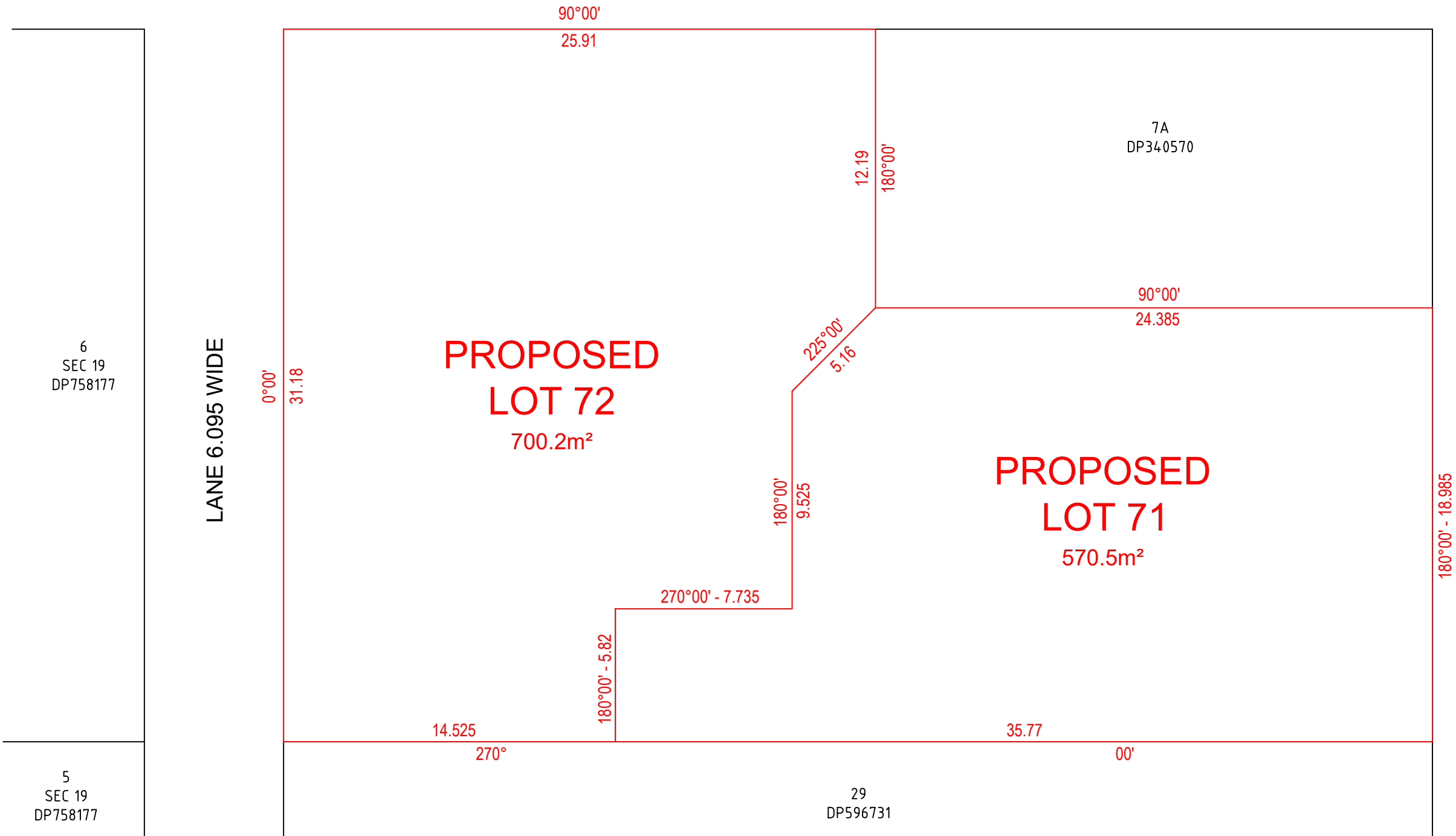
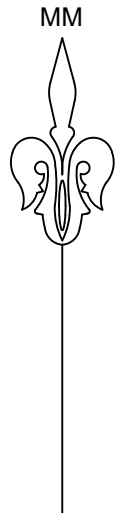
COUNTY: GLOUCESTER

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G.D.B. ---

APPENDIX B

PRELIMINARY ONLY
ALL DIMENSIONS, AREAS AND EASEMENTS
SHOWN ARE APPROXIMATE ONLY AND ARE
SUBJECT TO COUNCIL APPROVAL, CONSTRUCTION,
FINAL SURVEY AND REGISTRATION OF THE PLAN
AT THE LAND REGISTRY SERVICES



NOTE:

FINAL BEARINGS, DIMENSIONS, AREAS AND EASEMENTS ARE
APPROXIMATE ONLY AND ARE SUBJECT TO FINAL SURVEY.



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PROPOSED SUBDIVISION
OF LOT 7 IN DP664105

CLIENT: NATHANIEL SWANNELL AND CHER SCHOENFELDER
PROJECT: 240319 - BULAHDELAH
ADDRESS: 23 STROUD STREET, BULAHDELAH

JOB No.: 240319

PLAN No.: 240319SUB-B

DATE: 22/11/2024

SURVEYED: N/A

CHK: MT

LGA: MID-COAST

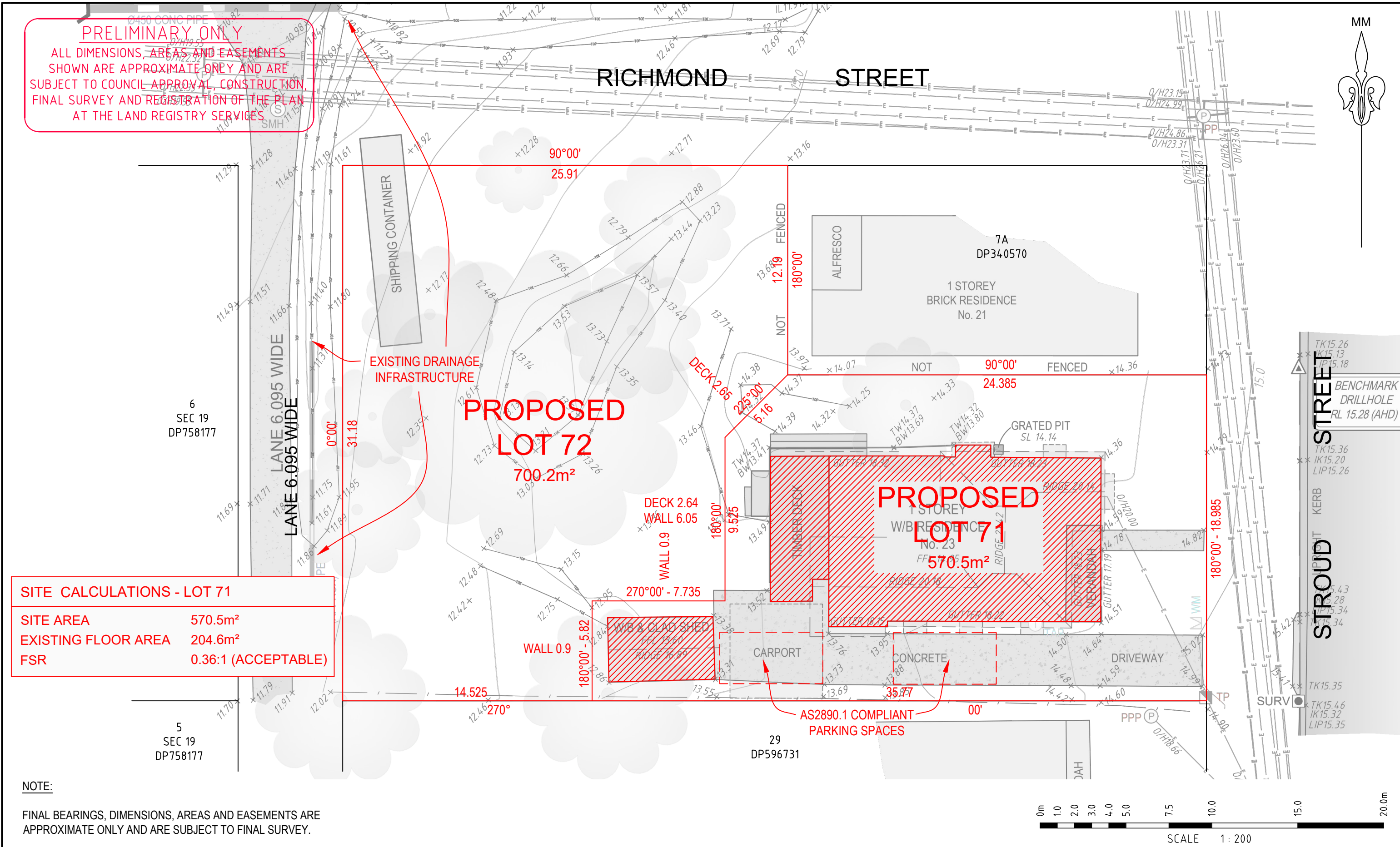
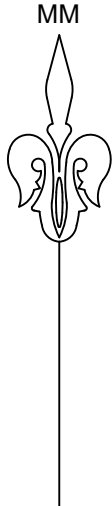
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SCALE: 1:200@A3

DRAFTED: SK

SHEET 1 OF 3

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SITE CALCULATIONS - LOT 71	
SITE AREA	570.5m²
EXISTING FLOOR AREA	204.6m²
FSR	0.36:1 (ACCEPTABLE)

NOTE:
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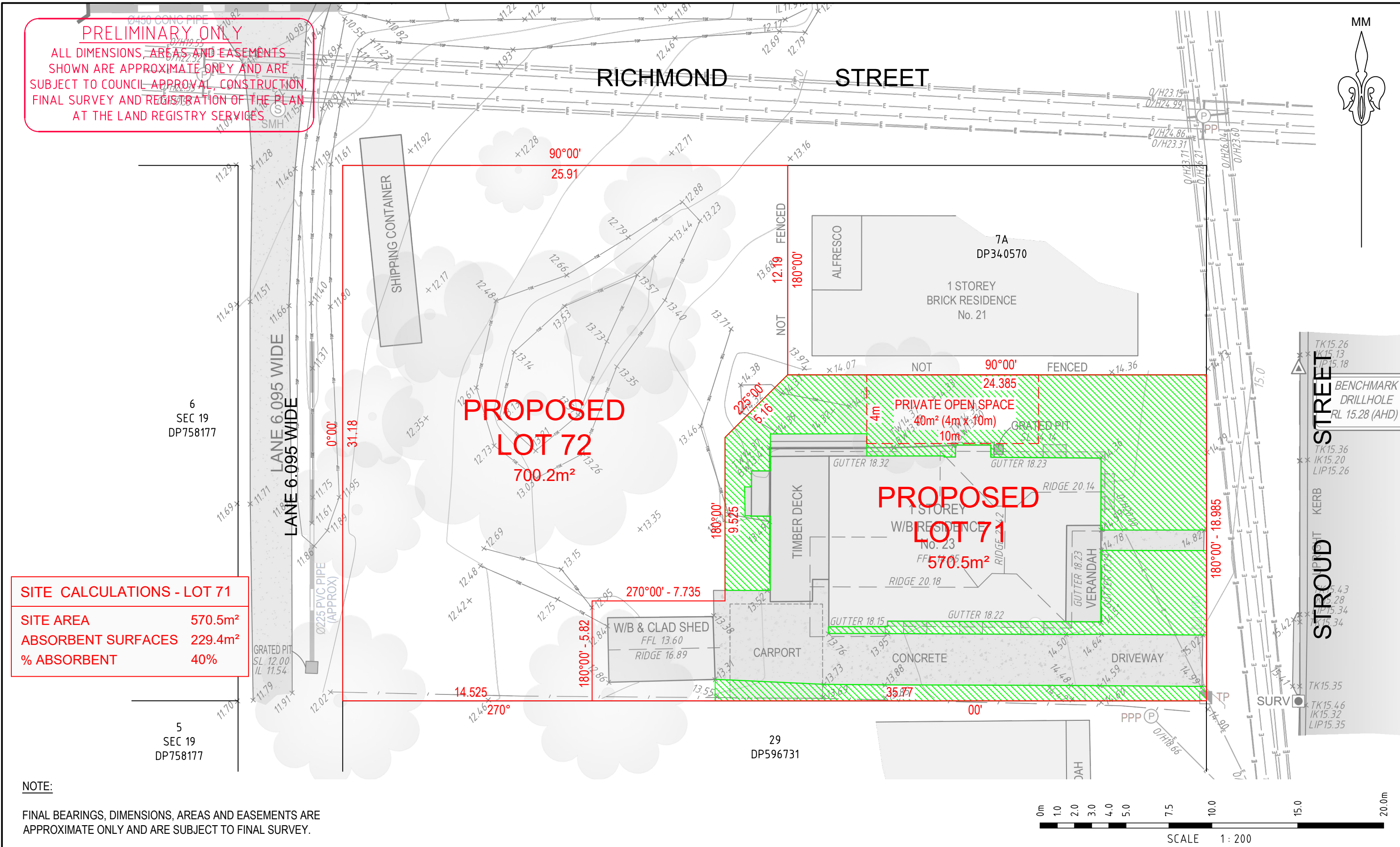
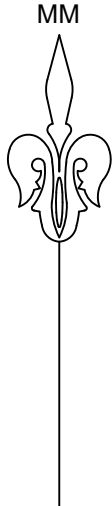
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FSR & SITE ANALYSIS	
PROPOSED SUBDIVISION OF LOT 7 IN DP664105	
CLIENT:	NATHANIEL SWANNELL AND CHER SCHOENFELDER
PROJECT:	240319 - BULAHDELAH
ADDRESS:	23 STROUD STREET, BULAHDELAH

JOB No.: 240319	LGA: MID-COAST
PLAN No.: 240319SUB-B	DATUM: N/A
DATE: 22/11/2024	SCALE: 1:200@A3
SURVEYED: N/A	DRAFTED: SK
CHK: MT	SHEET 2 OF 3

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SITE CALCULATIONS - LOT 71	
SITE AREA	570.5m²
ABSORBENT SURFACES	229.4m²
% ABSORBENT	40%

NOTE:
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ABSORBENT SURFACES AND PRIVATE OPEN SPACE PROPOSED SUBDIVISION OF LOT 7 IN DP664105	
CLIENT:	NATHANIEL SWANNELL AND CHER SCHOENFELDER
PROJECT:	240319 - BULAHDELAH
ADDRESS:	23 STROUD STREET, BULAHDELAH

JOB No.: 240319	LGA: MID-COAST
PLAN No.: 240319SUB-B	DATUM: N/A
DATE: 22/11/2024	SCALE: 1:200@A3
SURVEYED: N/A	DRAFTED: SK
CHK: MT	SHEET 3 OF 3