

Our Reference 322500-004

11 June 2025

Planning Department  
Mid-Coast Council

## **Lodgement via NSW Planning Portal**

Dear Sir/Madam,

### **Development Application to Install a Relocatable Home Statement of Environmental Effects 8 Pleasant View Parade, Bundabah**

#### **1. INTRODUCTION**

Spiire Australia has been engaged by Charles Penn to seek consent for the installation of a relocatable home on land at 8 Pleasant View Parade, Bundabah.

The following forms part of the Development Application to Mid-Coast Council, the determining authority. The purpose of this document is to provide background information about the subject site and surrounding environs, a detailed description of the proposal and an assessment against the relevant planning instruments and a Statement of Environmental Effects.

This document should be read in conjunction with the following documents:

- ▶ Proposed Relocatable Dwelling Plans, prepared by BIT Architects
- ▶ Proposed Colour Scheme, prepared by 6 Homes
- ▶ Water Sensitive Design Plan Sheets 1-2
- ▶ Copy of Title

#### **2. SITE DESCRIPTION AND CONTEXT**

##### **2.1 The Site**

The subject site is located within the township of Bundabah, a small coastal village on the North Arm Cove, which is a point on the Karuah River where the Bundabah Creek and Bulga Creek meet. The site is approximately 40km northeast of Newcastle Central Business District or 80km via road travel. Formally known as Lot 1, Section 5 in Deposited Plan 10915, the site is approximately 1,000m<sup>2</sup> in area and has dual frontage of 40m to Central Avenue to the north and 25m to Pleasant View Parade to the west.

The site is rectangular in shape and currently contains a small brick shed. Vehicle access is via an existing crossover fronting Central Avenue which leads to a paved driveway. Both Central Avenue and Pleasant View Parade contain large set road reserves with open drains.

There is group of large trees along the northern boundary, largely inside the Central Avenue road reserve. The remainder of the property is clear of significant vegetation, as detailed in the site photos of Figures 2-4.

There is no easements that burden the site. Refer to the title documentation submitted for details.



Figure 1: Subject site (source: NSW Planning Portal)

## 2.2 Adjoining Properties

The subject site is bordered to the north by Central Avenue and the Pleasant View Parade to the west, beyond these local roads and to the east and south is properties of similar size to the subject site containing single low set dwellings and associated ancillary buildings.

The streetscape of the area is quite diverse, as there is no formalised setback pattern in the street frontages or formalised crossover dimensions, due to the large road reserves and access points generally being made of compacted earth and gravel over open drains and culverts. The cladding and form of these dwellings that form the streetscape are also diverse, with;

- ▶ 4 Central Avenue (abutting the subject site to the east) being constructed with white corrugated iron walls and flat silver corrugated iron roof.
- ▶ 10 Pleasant View Parade (directly to the north of the subject site) being constructed of cream brick and pitched, brown tiled roof.
- ▶ 6 Pleasant View Parade (abutting the subject site to the south) is a mixture of grey corrugated iron and grey weatherboard walls with a gambrel, corrugated iron roof.
- ▶ 2 The Point (directly to the west of the subject site) being constructed of cream fibre sheet walls and iron. Low-pitched roof.



## 2.3 Site Photos



**Figure 2: View looking south-east from the corner of Pleasant View Parade and Central Avenue**



**Figure 3: View looking east from Pleasant View Parade**





**Figure 4: View looking south from Central Avenue**

## 2.4 Relevant Planning Controls

The relevant statutory planning instruments and planning controls affecting the site include:

- ▶ Environmental Planning and Assessment Act 1979, as amended (EP&A)
- ▶ Great Lakes Local Environmental Plan 2014
- ▶ Great Lakes Development Control Plan 2014

An assessment of the proposal against the relevant planning instruments and controls is provided in Section 4 below. A response to the matters for consideration by a consent authority listed under Section 4.15 of the EP&A Act is addressed in Section 4.

## 3. DEVELOPMENT PROPOSAL

This development application seeks consent to install a relocatable dwelling home at 8 Pleasant View Parade, Bundabah.

The proposed relocatable dwelling will be single storey, installed on micropile footings and sited centrally along the south boundary of the property. The dwelling will have a floor area of approximately 42m<sup>2</sup> and comprise two bedrooms, one bathroom, kitchen/living/dining and laundry.

The relocatable dwelling will be setback approximately 19.8m from the north (front, facing Central Avenue) boundary, 1.9m from the south (rear boundary) boundary, 15m from the eastern (side) boundary and 13m from the western boundary (Pleasant View Parade facing).

The dwelling will be clad in horizontal timber cladding in light oak colour. Window and door details will be painted in black in contrast to the timber cladding.

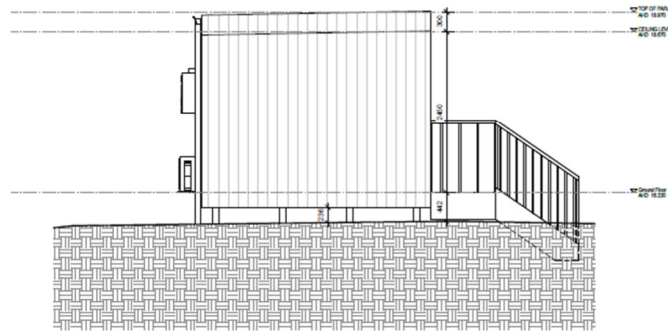
Vehicle access to the site will be via the existing crossover fronting Central Avenue.

[illegible]

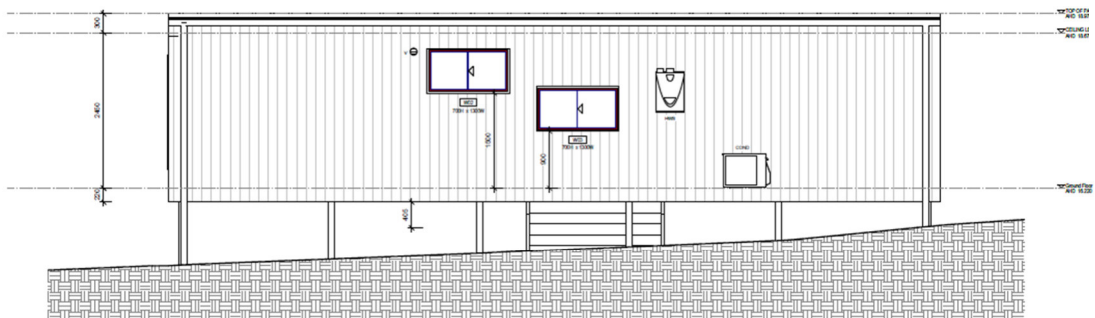
5



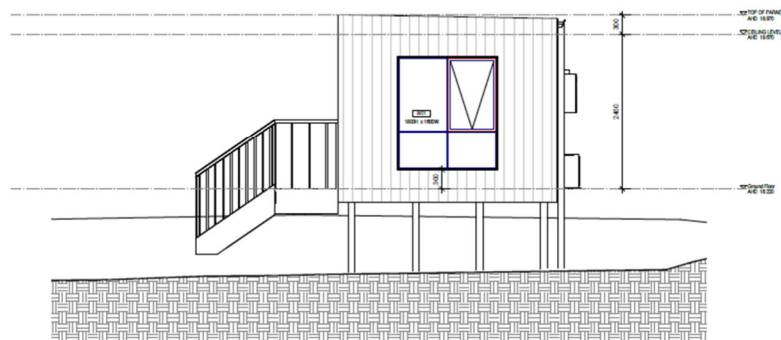
① NORTH ELEVATION  
1:25



② EAST ELEVATION  
1:25



① SOUTH ELEVATION  
1:25



② WEST ELEVATION  
1:25

Figure 7: Proposed Elevations

## 4. PLANNING ASSESSMENT

### 4.1 Great Lakes Local Environmental Plan 2014

Under the provisions of the Great Lakes Local Environment Plan 2014 (LEP), the site is zoned RU5 - Village.

The objectives of Zone RU5 include:

- ▶ *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 development can be best defined as a 'relocatable home' as defined in the *Local Government (Manufactured Homes Estates, Caravan Parks, Camping Grounds and Moveable Dwellings) Regulation 2021* (LG Regulation 2021). The LG Regulation 2021 defines a 'relocatable home' as:

- ▶ *'A manufactured home or other moveable dwelling, other than a tent, caravan, campervan or vehicle capable of being registered -*
  - a. Whether or not self-contained, and*
  - b. That consists of at least 1 major section, including an associated structure forming part of the dwelling.'*
- ▶ A 'manufactured home' is a dwelling that includes at least one kitchen, bathroom, bedroom and living area and that also includes a toilet and laundry facilities.
- ▶ An 'associated structure' includes a carport garage, shed, pergola, verandah or other structure designed to enhance the amenity of a moveable dwelling.

Under the EP&A Act and provisions of the zone, development consent is required to install a relocatable home.

The installation of a relocatable home on land other than a caravan park or Manufactured Home Estate requires approval under section 68 of the LG Act. This DA also seeks consent and approval to install a relocatable home in accordance with 4.12(3)-(6) of the EP&A Act.

As a relocatable home is not within the definition of building under the EP&A Act, a BASIX certificate is not required.

The proposed relocatable home is consistent with the objectives of the zone, as outlined in the following sections. As required by the LEP, the maximum height of the proposed dwelling does not exceed 8.5m above natural ground level at any point, and the proposed dwelling does not exceed the maximum Floor Space Ratio of 0.4:1.



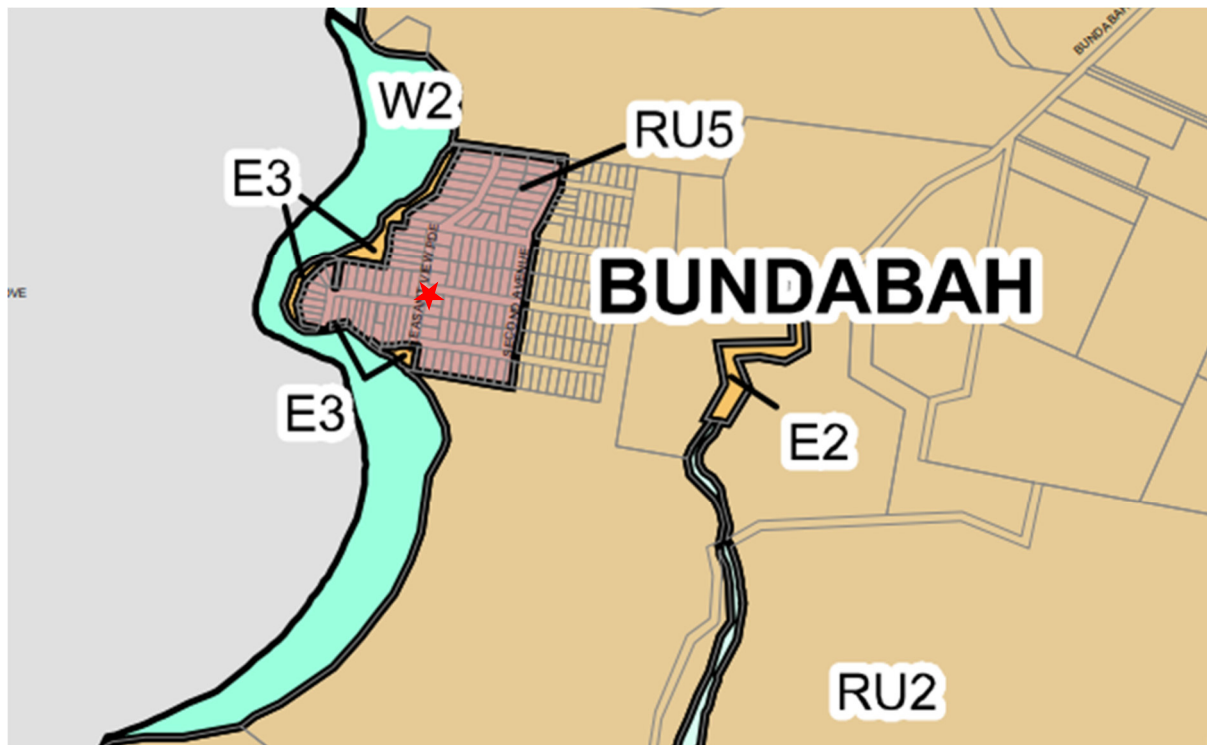


Figure 8: Zone Map (subject site indicated in red)

#### 4.2 Great Lakes Development Control Plan 2014

Part 5 (Single Dwellings, Dual Occupancies, Villas and Townhouses), Part 11 Water Sensitive Design and Part 14 Waste Management of the Great Lakes Development Plan 2014 (DCP) is relevant to this application. The following table responds to the relevant objectives and requirements of the DCP.

Response to Part 5, 10 and 14 of the DCP

5 Single Dwellings, Dual Occupancies, Villas and Townhouses	Response
<b>5.1 Solar Access and Overshadowing</b>	<p><b>Complies</b></p> <p>Overshadowing on the principal living areas and private open space of adjoining development is avoided.</p> <p>The dwelling is orientated and generously setback to allow adequate daylight access, sufficiently allowing for two hours of sunshine upon the internal and outdoor living areas of adjacent dwellings and between 9.00 am and 3.00 pm 21 June.</p> <p>Due to the low, small scale of the proposed dwelling as detailed in the proposed elevation and site layout designs, shadow diagram are not necessary.</p>
<b>5.2 Views and Privacy</b>	<p><b>Complies</b></p> <p>The dwelling is appropriately sited and designed to ensure the private indoor and outdoor living areas of adjoining properties is not negatively impacted by overlooking.</p> <p>It is considered that the proposed development will not adversely impact on the availability of views from adjacent properties. The proposed dwelling is modest in scale, and given the slope of the land, is sited to minimise visual obtrusiveness within the streetscape. View lines through the property to the north and east</p>



from the streetscape are maintained. Combined with the chosen construction materials and flat roof pitch, the proposal is reasonable and impact on the existing availability of views from surrounding dwellings is negligible. On this basis, it is considered the concept goals of *View Sharing* has been achieved in this proposal.

<b>5.3 Energy Efficiency</b>	<b>Complies</b> The building design and orientation ensures adequate solar access to the proposed development and principal living areas (including any future balcony area), and adjacent properties.
<b>5.4 General Building Design</b>	<b>Complies</b> The proposed relocatable dwellings is low scale, and generously setback to ensure the development is responsive to the existing amenity and desired future character of the area. The dwelling is designed with a colour palette to ensure a mix of raw materials (timber, stone and concrete) in contrast with black detailing to achieve a contemporary design. The colour and texture of the materials ensure a reduction in glare onto neighbouring properties whilst also being sympathetic to the natural environment that surrounds.  The proposed dwelling will contribute to an active street by having windows to the living space along with bedrooms facing both street frontages. The dwelling frontage also contains the front door. Access to the dwelling is via a set of stairs that clearly identifies the front door from both street frontages. There is no attached garage or carport in the proposal.
<b>5.5 Setbacks</b>	<b>Complies</b> The proposed dwelling meets the setback requirements of the 5.5.2.1 Primary Road Setback Controls for Village Zones within the DCP, having a minimum 6m from the primary road frontage for the proposed carport. Also due to having existing neighbouring houses within 40m, the primary road setback of the dwelling is an average of the setbacks of the nearest two neighbouring houses within Pleasant View Parade (being 12 and 4 Pleasant View Parade). This also meets the corner setback requirements of 5.5.2.4, being 3m of the longest street frontage. The proposal meets the side setback minimum of 900mm for dwelling walls with a maximum of 3.8m and the rear setback of 3m.
<b>5.6 Building Heights</b>	<b>Complies</b> In accordance with Clause 4.3 of the LEP, the maximum building height for the lots within the Bundabah area is 8.5m. The proposed development does not exceed 4m at its highest point above natural ground level. Based on the above, the proposal will not be visually obtrusive when viewed from adjacent properties and will be well proportioned when viewed from neighbouring properties and the streetscape.
<b>5.7 Cut and Fill</b>	<b>Complies</b> No retaining walls and terraces are proposed or cut and fill required for landscaping.
<b>5.8 Private Outdoor Areas</b>	<b>Complies</b>

	The proposal meets the required outdoor living space minimum area of 24m <sup>2</sup> and minimum length and width of 4m located to the rear of the property.
<b>5.9 Fencing and Walls</b>	<b>Complies</b> No fencing is proposed.
<b>5.10 Detached Garages, Carports, Sheds and other Outbuildings</b>	<b>Complies</b> No garage, carport or sheds proposed.
<b>5.11 Development on Lots Under the Minimum Lot Size</b>	<b>N/A</b>
<b>5.12 Dual Occupancies Within Large Lot Residential and Environmental Zones</b>	<b>N/A</b>
<b>5.13 Dual Occupancies within the Rural Zone</b>	<b>N/A</b>
<b>Part 11 Water Sensitive Design</b>	<b>Response</b>
<b>11.4 Development Type</b>	
<b>11.4.1 Single Dwellings &amp; Dual Occupancies</b>	<b>Complies</b> The development is for the construction of one relocatable dwelling only.
<b>11.4.1.2 Un-serviced Sites (not connected to reticulated water)</b>	<b>Complies</b> The subject site is not connected to reticulated water therefore 11.4.1.2 requirements apply. Refer to the Water Sensitive Design Plans for a detailed response.
<b>Part 14 Waste Management</b>	<b>Response</b>
<b>14.0 Objectives</b>	<b>Complies</b> The proposed dwelling will utilise the existing waste management system, via collection service in place within the area.
<b>14.1 Demolition</b>	<b>Complies</b>  No demolition is proposed. All waste throughout the construction phase will be managed appropriately.  The relocatable design of the proposed modular dwelling creates for a flexible end of life of the building. This will ensure alternative choices can be made if the dwelling is no longer required to reduce and minimise waste by either relocating the dwelling or to reuse the materials of the structure.

#### 4.3 Statement of Environmental Effects

Under the provisions of Section 4.15 of the EP&A Act 1979, in determining a development application, a consent authority must consider the following matters which are relevant to this application:

(a) *the provisions of—*

- (i) *any environmental planning instrument, and*
- (ii) *any proposed instrument that is or has been the subject of public consultation under this Act and that has been notified to the consent authority (unless the Planning*

*Secretary has notified the consent authority that the making of the proposed instrument has been deferred indefinitely or has not been approved), and*

- (iii) *any development control plan, and*  
*(iiia) any planning agreement that has been entered into under section 7.4, or any draft planning agreement that a developer has offered to enter into under section 7.4, and*
- (iv) *the regulations (to the extent that they prescribe matters for the purposes of this paragraph), that apply to the land to which the development application relates,*  
*(b) the likely impacts of that development, including environmental impacts on both the natural and built environments, and social and economic impacts in the locality,*  
*(c) the suitability of the site for the development,*  
*(d) any submissions made in accordance with this Act or the regulations,*  
*(e) the public interest.*

In response to the matters above, the following is provided:

- ▶ The proposed development accords with the relevant requirements of the Great Lakes Local Environmental Plan 2014 (LEP) and the Great Lakes Development Control Plan (DCP) applying to the land, as outlined in Section 4.1 and 4.2 above.
- ▶ There are no draft planning instruments or planning agreements that would prevent the assessment or approval of the development.
- ▶ There are no relevant matters prescribed by the regulations that apply to the land.
- ▶ The proposal is for the installation of a relocatable dwelling on land zoned for residential purposes. The site is suitable for development of this nature. As described in Section 4.2, there will be no impacts from this development on both the natural and built environments.
- ▶ Residential development on appropriately zoned residential land accords with relevant strategy for the Bundabah area. In the interest of the public, appropriate development of a similar scale and size of the surrounding built environment is required. The proposed development achieves this.

Table 1 identifies potential impacts which may occur as a result of the proposed development and are relevant matters for the consideration of the DA under Section 4.15(1)(b) to (e) of the EP&A Act 1979.

**Table 1: Assessment of Impacts**

Relevant Matters	Response
<b>Context and Setting</b>	The proposal is for the construction of a dwelling on a residential lot in an established residential area.
<b>Privacy</b>	The proposal is not considered to impede on the existing privacy of neighbouring properties.
<b>Traffic Access &amp; Carparking</b>	The proposal does not introduce any new traffic or access requirements that are considered out of character. Vehicle access will be via the existing crossover and ample space on site for car parking.
<b>Infrastructure</b>	The dwelling will be connected to existing infrastructure available. A onsite pump out septic tank will be installed for waste water. A section 68 application has been approved by Council.



Relevant Matters	Response
<b>Heritage</b>	There are no heritage items or heritage conservation areas in the immediate surrounds. The subject land is a highly modified site and has very little likelihood of any items of containing cultural heritage.
<b>Soils &amp; Erosion</b>	The proposal will not involve earthworks, and existing conditions are considered adequate for the proposed development.
<b>Flora &amp; fauna</b>	The proposal will not involve a significant impact to biodiversity.
<b>Stormwater</b>	Stormwater will be appropriately managed, refer to the Water Sensitive Design Plan submitted with the proposal..
<b>Landscaping</b>	There is sufficient space on site for landscaping.
<b>Natural Hazards</b>	The land is not mapped within any natural hazards.
<b>Safety, security &amp; crime prevention</b>	The proposal is not considered to change existing safety, security & crime prevention within the site or broader locality.
<b>Construction</b>	Installation of the dwelling will occur over a short period of time and only between appropriate hours of operation.
<b>Social &amp; economic impacts</b>	The proposal is considered to create a positive social & economic impact as it will provide an additional house in an establishing residential area.
<b>Suitability of the site for development</b>	The proposal is for a new house on existing residential lot.
<b>The public interest</b>	As outlined, it is considered that approval of the application is consistent with the public interest. The development of land in an orderly and economic way is in the public interest.

## 5. CONCLUSION

As outlined above, the proposed development is satisfactory when assessed under the matters for consideration under Section 4.15 of the *Environmental Planning and Assessment Act 1979*. No adverse environmental impacts have been identified, therefore, no measures in mitigation are proposed.

The installation of a relocatable dwelling on land at 8 Pleasant View Parade Bundabah is appropriate in the context of the site and its surrounding environment and will positively contribute to the surrounding residential character.

Having regard to all relevant planning considerations, it is considered that the design, location, nature and scale of the proposal is commended to Council as one seeking to achieve the relevant strategic direction for residential development within the Mid-Coast Council.

Yours sincerely,

A handwritten signature in blue ink, appearing to read 'Casey', with a stylized flourish at the end.

Casey Collins  
Senior Associate – Planning

Enclosure:           As above