

STATEMENT OF ENVIRONMENTAL EFFECTS

14 CRAWFORD STREET, BULAHDELAH

**DEMOLITION AND CONSTRUCTION OF A MULTI
DWELLING HOUSING DEVELOPMENT**

**PREPARED ON BEHALF OF
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MAY 2025

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1. INTRODUCTION

This application seeks approval for the demolition of the sites existing structures followed by the construction of a multi-dwelling housing development upon land at Lot 4, Section 31 in DP 758177 which is known as **No. 14 Crawford Street, Bulahdelah**.

In preparation of this development application consideration has been given to the following:

- Environmental Planning & Assessment Act, 1979.
- State Environmental Planning Policy (Sustainable Buildings) 2022.
- Great Lakes Local Environmental Plan 2014.
- Great Lakes Development Control Plan 2014.

The following details and documents have been relied upon in the preparation of this document:

- Detailed Survey Plan.
- Architectural Plans including Smart Eco Group, Project No. 24003, Revision 01 and dated 13/04/2025.
- Stormwater Management Plan prepared by Partridge Hydraulic Pty Ltd, Job No. 2025H0075, Revision P1 and dated May 2025.
- BASIX Certificate #1797146M and dated 27/05/2025.

This Statement describes the subject site and the surrounding area, together with the relevant planning controls and policies relating to the site and the type of development proposed. It provides an assessment of the proposed development against the heads of consideration as set out in Section 4.15 of the Environmental Planning and Assessment Act 1979. As a result of that assessment it is concluded that the development of the site in the manner proposed is considered to be acceptable and is worthy of the support of the Council.

2. SITE DESCRIPTION AND LOCALITY

The subject site is identified as Lot 4, Section 31 in DP 758177 which is known as 14 Crawford Street, Bulahdelah. The site is rectangular in shape and is located on the eastern side of Crawford Street. The site has an area of 1,664.2m² with the western boundary having a street frontage of 33.092m and the property having a depth of 50.292m. The sites eastern boundary has a frontage to Booloombayt Lane, which is unformed road. The locality is depicted in the following map:



Site Location Map

The site currently comprises a single storey weatherboard dwelling with a pitched metal roof. The dwelling is located towards the front northwest corner of the site. There is no significant vegetation on site.

The site has a gradual slope from the rear southeast corner (RL 18.31) towards front northwest corner (RL 14.98). Consistent with the fall of the land stormwater can be discharged to the street gutter.

The site is depicted in the following photographs:



View of Subject Site from Crawford Street



View of Rear Yard

The existing surrounding development comprises a mix of original housing stock, nursing home, motel and community facilities. The site is located in close proximity to local services and facilities, schools and a number of playing fields.

The subject site and existing surrounding development are depicted in the following photographs:



Aerial Photograph of Locality

3. THE DEVELOPMENT PROPOSAL

This proposal seeks approval for the demolition of the existing structures and construction of multi dwelling housing development comprising 10 dwellings and associated stormwater and landscaping.

The proposed development comprises two separate single storey buildings each comprising 5 attached dwellings. The development is provided with a setback of 4.8m to the Carew Street frontage. Setbacks of 3.0m are provided to the sites northern and southern side boundaries, respectively.

The development is provided with a setback of generally 6.5m as measured from the Sorlie Road frontage and setbacks ranging from 3.2m as measured from the wall of the building to the Springvale Avenue frontage. A setback of at least 1.003m is provided to the sites eastern side boundary. A setback of 6.517m is provided to the rear boundary fronting Booloombayt Lane.

The multi dwelling housing comprises a total of 10 dwellings, consisting of 2 x 2 bedroom units and 8 single bedroom units. The units essentially comprise:

Units 1 & 2: Entry, living, kitchen, dining area, laundry, two bedrooms and bathroom.

Units 3-10: Entry, living, kitchen, dining area, laundry, bedroom and bathroom

Parking

Each unit is provided with a single at grade parking space, located behind the front building line. Two separate visitor spaces are located at the rear of the site. The site and the parking area accessed via a single vehicular access point from Crawford Street. The driveway is located centrally with a width of 6.0m, to enable two vehicles to pass. There is sufficient area on site for all vehicles to enter and leave the site in a forward direction.

Stormwater

The proposal provides for all collected stormwater to be discharged to the street gutter in Crawford Street via a combined rainwater/detention tank as detailed in the Stormwater Management Plan prepared by Partridge Hydraulic Pty Ltd.

Landscaping

The proposal does not require the removal of any protected vegetation. Each unit is provided with an area of private open space within the side boundary setback. This area includes a soft landscaped area and small deck.

The proposal will result in the following numerical indices:

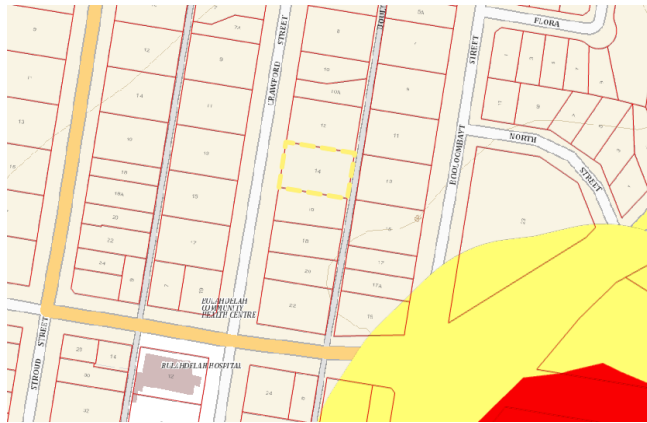
Site Area:	1,664.2m ²
Floor Space:	471.36m ² or 0.28:1
Landscaped Area:	504.51m ² or 30.3%

4. ZONING & DEVELOPMENT CONTROLS

The proposed development is identified as development requiring the consent of the Council under the provisions of the Environmental Planning and Assessment Act 1979, as amended. The following is an assessment of the proposal against the relevant provisions of the Act and all of the relevant planning instruments and policies of Mid-Coast Council.

4.1 Planning for Bushfire Protection 2019

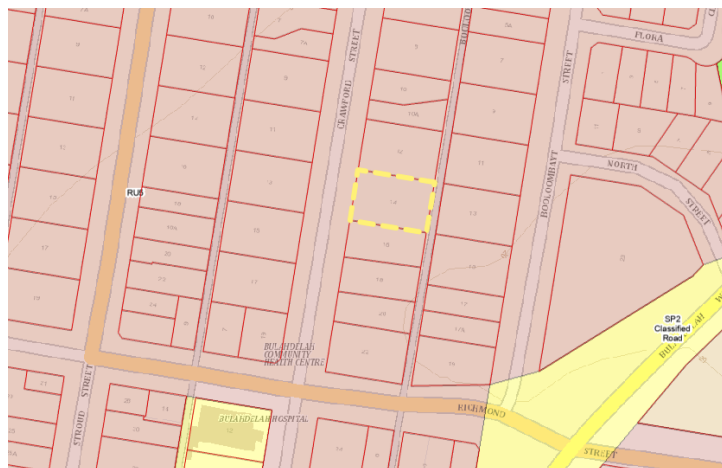
The subject site is not identified as bushfire prone land on Council's Bushfire Prone Land Map and therefore the provisions of Planning for Bushfire Protection 2019 do not apply.



Extract of Bushfire Map

4.2 Great Lakes Local Environmental 2014

The Great Lakes Local Environmental Plan 2014 (LEP 2014) applies to the site.



Extract of Zoning Map

The site is zoned RU5 Village. Multi-dwelling housing is permissible as an innominate use in the RU5 zone, being neither specifically prohibited or permitted. The stated objectives of the RU5 Village 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.*

It is considered that the proposed multi dwelling housing development will achieve the relevant objectives. It will provide for an alternative form of housing for people who work in the rural village setting.

The following Development Standards specified in the LEP are relevant to the proposed development:

Clause	Development Standard	Proposal	Compliance
4.3 Height	8.5m	Refer to Plans <8.5m	Yes
4.4 Floor Space Ratio	0.4:1	0.28:1	Yes

There are no other provisions of the Warringah Local Environmental Plan 2011 that apply to the proposed development.

4.4 Great Lakes Control Plan

The Great Lakes Development Control Plan (DCP) provides detailed planning and design guidelines to support the LEP. A summary of the relevant provisions of the DCP is provided below.

The following table provides a summary of the relevant controls of the DCP:

Clause	Requirement	Compliance
Chapter 3 – Character Statements		
3.2.2 Inland Villages Additional Character Statements	Bulahdelah is identified as an inland village and is to be compatible with the desired future character.	Yes The proposed development is designed to address Crawford Street.

Clause	Requirement	Compliance
		The development is single storey and presents as low scale residential development. The development comprises two separate built forms with a simple gable roof form. External finishes will be compatible with the natural environment and surrounding development.
Chapter 5 - Single Dwellings, Dual Occupancies, Villas and Townhouses		
5.1 Solar Access and Overshadowing	<p>Buildings should be designed to allow 2 hours of sunshine to internal and outdoor living areas of adjacent dwellings between 9am-3pm on the winter solstice.</p> <p>Where the possibility of overshadowing may occur, shadow diagrams are to be submitted.</p>	<p>Yes</p> <p>The proposal provides for a single storey development with generous setbacks to all boundaries of the site. Shadow diagrams have been submitted which demonstrate that adjoining properties will receive adequate solar access as required by this clause. It is noted that the proposed shadowing does not extend to habitable areas of the adjoining property.</p>
5.2 Views and Privacy	<p>View Sharing is to be adopted by considering the impact of building on views enjoyed by neighbours.</p> <p>Visual privacy to adjoining properties to be considered.</p>	<p>Not Applicable</p> <p>The site is relatively level and the site and adjoining properties do not currently enjoy any significant views.</p> <p>Yes</p> <p>The proposed development is single storey and provided with substantial setbacks to all boundaries.</p>

Clause	Requirement	Compliance
	Where windows/balconies are within 9m of windows/balconies of other dwellings, some form of screening is to be provided.	The windows are setback more than 9.0m from habitable buildings of the adjoining properties. The single storey nature and substantial setbacks will ensure an appropriate level of privacy to the adjoining properties. An appropriate level of privacy will be obtained between the individual units via the orientation and boundary screening/fences.
5.3 Energy Efficiency	Residential buildings to comply with SEPP (BASIX)	Yes A BASIX Certificate has been submitted.
5.4 General Building Design	<p>Articulated built form, maximum wall length of 12m (this does not apply to single storey dwelling).</p> <p>Window to living area or bedroom fronting the primary street.</p> <p>Attached garage/carport to be minimum 500mm setback from front building line and 6m from the front property boundary.</p>	<p>Yes Single storey building form which is well articulated with wall lengths not exceeding 12m.</p> <p>Yes Unit 1 and 2 are orientated towards the street, with windows from the living room and bedrooms facing the street.</p> <p>Yes. Parking behind front building line.</p>

Clause	Requirement	Compliance
	Openings of attached garages maximum width of 6m or 50% of width of the building.	Yes Carport not visible from street.
	Building entries to be visible from street.	Yes Unit 1 and 2 have the front door fronting Crawford Street.
	Eaves width of 600mm for 70% of external walls.	Appropriate design is incorporated.
	Step buildings to follow contours of land.	Yes The development steps down the site.
	Colours and materials to be sympathetic with the existing character of the street.	Yes Refer to plans.
5.5.2 Residential and Village Zones Setbacks		
Primary Road Setback	Average of the setbacks of the nearest 2 dwellings.	Yes Setback of 4.8m provided which is the average of the adjoining dwellings.
	Garages/carports and open parking spaces setback 6m from road frontage.	Yes All parking is provided behind the front units.
Side Setbacks	900mm for wall height up to 3.8m	Yes 3.0m setback proposed to both side boundaries.
Rear Setbacks	3.0m for wall height up to 3.8m	Yes Setback of 6.517m provided to the rear boundary.

Clause	Requirement	Compliance
	Windows, balconies and decks closer than 3m from boundaries may require privacy screening.	The external wall of the development is provided with a setback of at least 3m to all boundaries. The proposed decks slightly encroach this setback, however these elements are located at ground level and will not permit views into the adjoining properties with standard boundary fencing.
5.6 Height Controls	8.5m Two storey	Yes Single storey development complies with this clause.
5.7 Cut & Fill	Exposed retaining walls/terraces not to exceed 0.6m in height on the street frontage and 1.2m in other areas. Cut and fill benched for landscaping restricted to a maximum 25m ² .	Yes Development steps down the site and does not require any significant cut or fill or retaining walls.
5.8 Private Outdoor Areas	Ground level outdoor living with minimum area of 24m ² and minimum dimension of 4m. Not to be located within the front setback.	Each unit is provided with a sufficient area of private open space. Units 3-10 provide for only 1 bedroom and as such the private open space of at least 21m ² is considered sufficient. The private open space is directly accessible from the internal living areas and is of sufficient dimension.

Clause	Requirement	Compliance
		All private open space is located behind the front building line.
Chapter 10 – Car Parking, Access, Alternative and Active Transport		
10.3.1.1 Car Parking Rates – Villas and Townhouses	Where floor area <125m ² must be provided with one covered parking space.	Yes Each dwelling is provided with one covered space. Two additional visitor spaces are located at the rear of the site.
10.3.3.1 Vehicle Access and Driveways	Cross overs to be located a minimum 1m from the side boundary. One driveway/cross over per frontage. All vehicles can enter and leave the site in a forward direction. To comply with AS2890.1 and Council policy.	Yes Driveway well setback from the side boundaries. All vehicles can enter and leave the site in a forward direction.
Chapter 13 Landscaping and Open Space		
13.1.2 Landscape Controls	30% of site to be provided for landscaping. At least 50% of the landscaping is to be deep soil. Minimum dimension 1.5m 1.5m landscape strip adjacent to driveway.	Yes Proposal provides for a landscaped area of 504.51m ² or 30.3% of the site area. All of the landscaped area is deep soil. The proposal complies with this clause.

Chapter 11 Water Sensitive Design

A Stormwater Management Plan has been prepared by Partridge Hydraulic Pty Ltd which provides for all collected stormwater to be discharged to the street gutter. The proposal complies with this clause.

Chapter 14 Waste Management

A Waste Management Plan has been submitted with the application.

There are no other provisions of the DCP that apply to the proposed development.

4.5 Draft Midcoast Local Environmental Plan

The Draft Midcoast LEP has been endorsed by Council and has been submitted to the NSW Department of Planning, Housing and Infrastructure.

Under the Draft LEP the site remains zoned RU5 Village, however the land use table is proposed to be amended. In this regard 'multi-dwelling housing' is not listed as a permitted use and therefore is identified as 'prohibited' (Prohibited uses are those not specified as exempt or permitted with consent).

Notwithstanding, the proposal will be consistent with the objectives of the RU5 Village zone which are stated as:

- *To provide for a range of land uses, services and facilities that are associated with a rural village.*
- *To enable diverse housing and employment uses to create inclusive communities consistent with the village character.*
- *To enhance the historical significance and scenic quality of village settings.*

The proposed multi dwelling housing provides for 8 single bedroom units and 2 x 1 bedroom units. This provides for an alternative form of housing and provides for more inclusive community enabling housing for a range of demographics including essential workers, low income earners and single people. The proposal will continue to comply with the floor space ratio and height controls of the Draft LEP.

5. EP & A ACT - SECTION 4.15

The Provisions of any Environmental Planning Instruments

The proposal is subject to the provisions of the Great Lakes Local Environmental Plan 2014. The site is zoned RU5 Village under the provisions of the LEP. Construction of multi-dwelling housing is permissible as an innominate use with the consent of It is considered that the provisions of this document have been satisfactorily addressed within this report and that the proposal complies with the relevant provisions.

There are no other environmental planning instruments applying to the site.

The Likely Impacts of the Development

It is considered that the development will provide for the construction a multi-dwelling housing development without any detrimental impact on the environment, social and economic status of the locality. All collected stormwater will be discharged to the street gutter and the proposal will not result in any additional runoff to the adjoining properties. The development has been provided with generous setbacks to all boundaries of the site and the proposal does not require the removal of any vegetation.

The Suitability of the Site for the Development

The subject site is zoned RU5 Village and the construction of a multi dwelling housing development in this zone is permissible with the consent of Council as an innominate use. The resultant building is of a bulk and scale that is compatible with the existing surrounding development.

For these reasons it is considered that the site is suitable for the proposed development.

The Public Interest

It is considered that the proposal is in the public interest in that it will provide for an alternative form of housing that is consistent with other development in this locality without impacting the amenity of the adjoining properties or the public domain.

6. CONCLUSION

This application seeks approval for the demolition of the existing structures and construction of multi dwelling housing development. As demonstrated in this report the proposal is consistent with the aims and objectives of the Greater Lakes Local Environmental Plan 2014. The proposed development does not have any detrimental impact on the amenity of the adjoining properties or the character of the locality.

It is therefore considered that the proposed demolition and construction of a multi-dwelling housing development upon land at **No. 14 Crawford Street, Bulahdelah** is worthy of the consent of Council.

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May 2025