

13.06.2025

STATEMENT OF ENVIRONMENTAL EFFECTS

DEVELOPMENT APPLICATION FOR PROPOSED ALTERATIONS AND ADDITIONS TO THE EXISTING RESIDENCE, CARPORTS AND STORE.

At –

46 YAMBA STREET HAWKS NEST NSW 2324

For –

MR. & MRS. HALL

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THE PROPOSAL

The proposal is for Proposed Alterations and Additions to the Existing Residence, Carports and Store at 46 Yamba Street Hawks Nest NSW 2324.



SITE SUITABILITY

The site known as Lot 18 DP 245221 has an area of 674.39m² and is zoned as Zone R2 – Low Density Residential. The subject site is located in the Mid Coast Council area and the land is governed by the Great Lakes (LEP) 2014 and the Great Lakes Region Development Control Plan (DCP) and has been applied to this development proposal. The block is accessed via Yamba Street.

There exists on the site a Single Storey Brick Residence to be demolished in part, subject to structural considerations and a Brick/ Fibro Garage. The neighbourhood is residential and consists of homes of mixed age and style. Public transport, shops, and schools are readily accessed from the location.

The site is within Bushfire Prone Land.

PRESENT & PREVIOUS USES OF LAND

The site is residential and as far as is known has been since its initial development.

COMPLIANCE WITH DEVELOPMENT STANDARDS

The site is zoned R2 – Low Density Residential and is subject to the requirements of the Great Lakes (LEP) 2014, and the Great Lakes Region Development Control Plan (DCP). A table of the relevant key numerical controls follows.

COMPLIANCE TABLE

Key Numerical Control	Requirement	Proposed	Compliance
Zoning	R2 – Low Density Residential		
Site Area	674.39m ²		
Floor Space Ratio	0.5:1 (337.19m ²)	0.25:1 (168.57m ²)	Yes
Landscape area	30% (202.31m ²)	44.24% (298.37m ²)	Yes
Front Boundary Setback	6.0m (Carport Primary) 8.65m (Average Primary)	4.0m 9.855m	Yes
Side Boundary Setback	0.45m (Carport) 0.9m	0.45 – 0.55m 1.16 – 2.56m	Yes Yes
Rear Boundary Setback	3.0m	17.49m	Yes
Height of Building	8.5m	5.00m	Yes

Requests for variation to the relevant planning controls outlined in the MidCoast Council Planning Rules have been included at the end of this document in the Appendices.

ZONE – R2 – LOW DENSITY RESIDENTIAL

Objectives –

- To provide for the housing needs of the community within a low-density residential environment.
- To enable other land uses that provide facilities or services to meet the day to day needs of residents.

The Proposed Alterations and Additions to the Existing Residence comply with the above objectives.

BUILDING SETBACKS – (STREET SETBACKS & SIDE AND REAR SETBACKS)

Objectives –

- To ensure residential buildings have sufficient separation to provide privacy, solar access, landscaping opportunities and amenity for occupants.
- A residential building must be setback from its primary road frontage a sufficient distance to ensure safe vehicular access and egress from the site.

The Proposed Alterations and Additions to the Existing Residence, Carports and Store requests a variation to the front setback of the carport which is included at the end of this document in the Appendices.

SOLAR ACCESS & OVERSHADOWING

Objectives –

- To ensure solar access to private outdoor areas and minimise the impacts of overshadowing.

The Proposed Alterations and Additions to the Existing Residence, Carports and Store complies with the above.

GENERAL BUILDING DESIGN

Objectives –

- To provide a high quality design of new residential development that responds to the environment in which it is located.
- Attached garages and carports are located and designed so that they do not dominate the streetscape or adversely affect the adjoining properties.

The proposed Alterations and Additions to the Existing Residence, Carports and Store complies with the above objectives.

VIEWS AND PRIVACY

Objectives –

- To protect the amenity and privacy of indoor and outdoor living areas of new and existing residential development.

The proposed Alterations and Additions to the Existing Residence, Carports and Store complies with the above objectives.

ENERGY EFFICIENCY

Objectives –

- To provide thermal comfort and minimise the need for electrical lighting, heating, and cooling and greenhouse gas emissions.

The proposed Alterations and Additions to the Existing Residence , Carports and Store complies with the above objectives.

DRAINAGE

Storm water drainage system to comply with AS3500.3:2003 and to connect into the existing storm water drainage system.

EROSION & SEDIMENTATION CONTROL

Temporary erosion & sedimentation control measures will be employed during construction as outlined in the plans. This will include temporary barriers along the perimeter of the proposed works on the down-water side.

SITE MANAGEMENT

Public access to the site will be restricted during construction. There is adequate provision on site for the storage of building materials and waste.

PHOTOS

Photographs of the subject site and surrounding location follow –



THE EXISTING RESIDENCE



THE NORTH SIDE OF THE EXISTING RESIDENCE



THE SOUTH SIDE OF THE EXISTING RESIDENCE

THE REAR YARD OF THE SUBJECT PROPERTY



THE ADJOINING RESIDENCES



48 YAMBA STREET, HAWKS NEST NSW 2324



44 YAMBA STREET, HAWKS NEST NSW 2324

CONCLUSION

This Statement of Environmental Effects accompanies the application for the Development Consent for the Proposed Alterations and Additions to the Existing Residence, Carports and Store for the Residents at 46 Yamba Street Hawks Nest NSW 2324.

The proposal is permissible within R2 – Low Density Residential under the Great Lakes (LEP) 2014 and performs favourably in relation to the relevant aims objectives and development standards of that instrument and the relevant Great Lakes Region Development Control Plan (DCP).

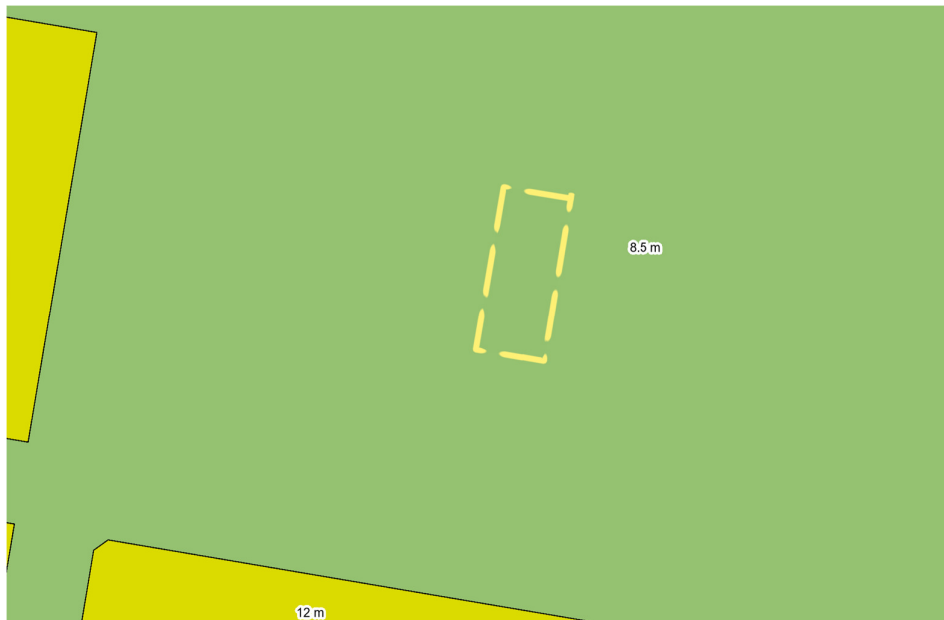
Given the evidence contained within this document and appendices attached, it is shown that the proposal has been appropriately designed and will not result in any adverse impacts on the neighbouring residences or location. It is thought, given the circumstances and lack of detrimental impacts, the proposal is considered appropriate and should receive favourable consideration by Council.

MAPS

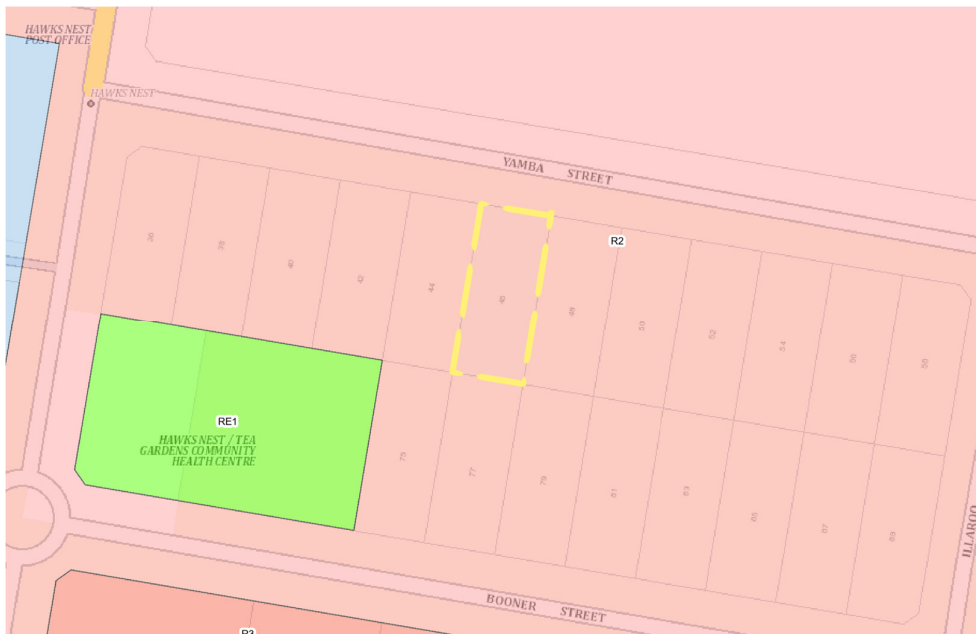
MAXIMUM FLOOR SPACE RATIO – 0.5:1



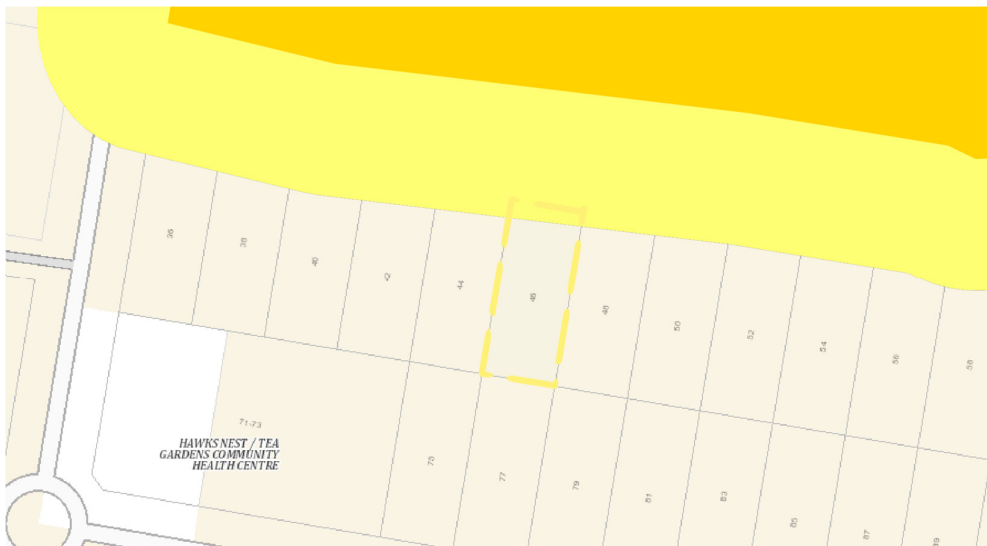
MAXIMUM BUILDING HEIGHT – 8.5M



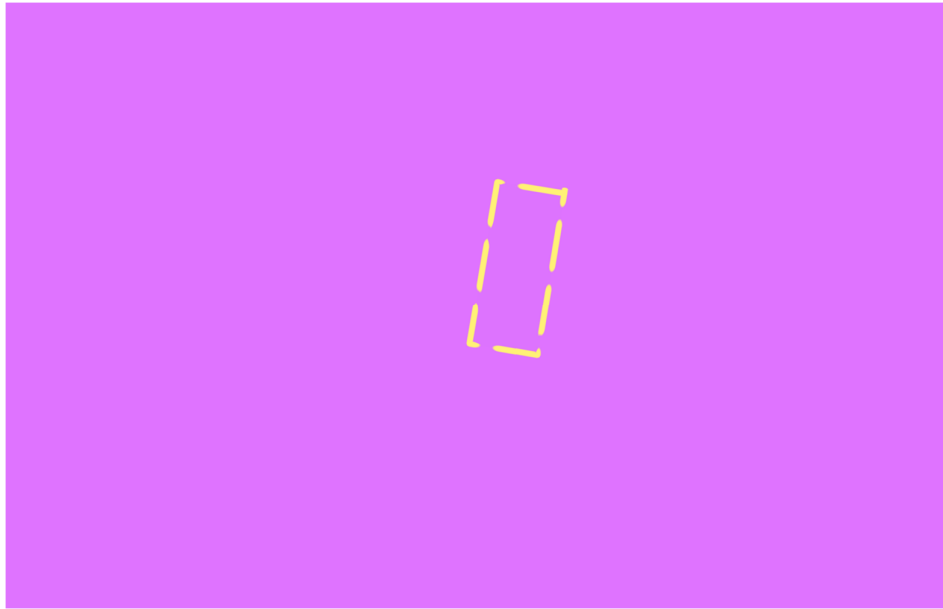
LAND ZONING – R2



BUSHFIRE PRONE LAND – VEGETATION BUFFER



ACID SULFATE SOILS – CLASS 4



15.5.2025

APPENDIX A – VARIATION LETTER: FRONT SETBACK (CARPORT)

AT 46 YAMBA STREET HAWKS NEST NSW 2324

Dear General Manager,

MidCoast Council

E: council@midcoast.nsw.gov.au

P: 02 7955 7777

Letter of Variation –

The proposal is for Alterations and Additions to the existing Residence at 46 Yamba Street Hawks Nest NSW 2324.

This letter of variation is submitted in respect to the Development Application for Alterations and Additions at 46 Yamba Street Hawks Nest NSW 2324, in particular the construction of the Proposed Carport at the front of the dwelling.

The MidCoast Council Planning Rules is the planning instrument control for the subject site. The planning control which is being varied is in regard to 5.10 Detached Garages, Carports, Sheds, and other Outbuildings, and particularly the minimum required front setback of 6m.

The proposal seeks a reduced front setback of 4m for the front carport. It is considered, that this would be acceptable, as per the objectives and controls in this chapter as the proposal provides for staggered setbacks for residence and the carport. The proposal enables connection to the streetscape, visually, practically, and socially.

Objectives

Detached garages, carports, and other outbuildings are located and designed so that they do not dominate the streetscape or adversely affect the adjoining properties.

The proposed variation to the front boundary setback is able to meet the objectives of this

design standard and there are no adverse consequences for the landscape quality of the streetscape and will not have any adverse impacts on adjacent properties in terms of solar access, visual intrusion, view loss or privacy.

In this instance, strict compliance with the MidCoast Council Planning Rules, regarding the front boundary setback requirements for the Proposed Carport is considered unreasonable and unnecessary given the nature of the proposal to the site location. It is felt that this variation is of merit and should receive favourable consideration by Council.

If you should require any further information or wish to discuss, please contact the writer.

Regards

A handwritten signature in black ink, appearing to be 'JH' with a stylized flourish.

John Hatch