Tasman Engineering Consultants

STRUCTURAL ▪ CIVIL ▪ GEOTECHNICAL
ENVIRONMENTAL ▪ CONSTRUCTION

Statement Of Environmental Effects For Development Application

JOB NUMBER	**C-519**
ADDRESS	**3 GORDON CRESCENT, SMITHS LAKE, NSW 2428**
CLIENT	**MILO CLOUSTON**
DATE	**30.10.2025**
PREPARED BY	**IZABELA HELAK**

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STATEMENT OF ENVIRONMENTAL EFFECTS

Development Application – Alterations & Additions Including New Swimming Pool
Address: 3 Gordon Crescent, Smiths Lake NSW 2428
Lot / DP: Lot 79 DP 259857
Applicant: Tasman Engineering Consultants
Owner: Mr Milo Clouston

1. Introduction

This Statement of Environmental Effects accompanies a Development Application (DA) for alterations and additions to an existing dwelling together with the construction of a new in-ground swimming pool. The document addresses the matters required by Section 4.15 of the Environmental Planning and Assessment Act 1979 and has been prepared having regard to the Great Lakes Local Environmental Plan 2014 (GLEP 2014) and the MidCoast Development Control Plan, as they apply to the subject land.

2. Site Description

The site comprises Lot 79 DP 259857, 3 Gordon Crescent, Smiths Lake, within the R2 Low Density Residential Zone of the Great Lakes Local Environmental Plan 2014 (GLEP 2014).

- Total site area ≈ 590 m²
- Gently sloping coastal block with established dwelling
- Fully serviced by reticulated water, sewer, stormwater and power
- Not flood-prone, not heritage-listed, BAL-12.5 bushfire-prone land

Surrounding development consists of detached dwellings of one and two storeys in a vegetated coastal setting.

3. Scope of Works

3.1 Internal Reconfiguration and Lower-Level Addition

- Enclosure and reconfiguration of the existing undercroft (≈ 53 m²) to form new habitable floor area.
- New internal staircase connecting levels.
- Addition of a powder room/toilet within the lower-level storage zone.
- No increase to the approved building height or external footprint.

3.2 External and Structural Works

- Construction of a new in-ground swimming pool (≈ 58 kL) with compliant fencing per AS 1926.1–2023.
- Existing two × 10,000 L rainwater tanks (20,000 L total capacity) retained to collect roof runoff and supply tap within 10 m of pool.
- Addition of a small timber deck adjoining the lower level.

3.3 Finishes and Compliance

- External finishes to match the existing dwelling (low-reflective cladding, metal roof).
- Construction materials to achieve BAL-19 performance, exceeding the minimum BAL-12.5 requirement for the site.

4. Planning Controls and Assessment

Control	Requirement	Proposal	Compliance
Zoning	R2 Low Density Residential	Dwelling & pool permitted	✓
Height	8.5 m max (LEP Cl. 4.3)	< 7 m	✓
FSR	0.5 : 1 max (LEP Cl. 4.4)	0.34 : 1	✓
Setbacks	Front 7 m min / Side 900 mm–1.5 m / Rear 3 m	No encroachment beyond existing walls	✓
Private Open Space	≥ 25 % of site area	> 30 % landscaped area	✓
Bushfire	BAL-12.5 (min.)	BAL-19 materials adopted	✓
Pool Safety	AS 1926.1 + Swimming Pools Act 1992	Fully compliant barriers shown on plans	✓
BASIX	Energy & Water targets	Compliant – BASIX Certificate No. A1820220 (issued 4 November 2025)	✓

Great Lakes Region DCP § 2.2 Setbacks – Single Dwellings
*The key development standards applicable to the proposal are contained in the **Great Lakes Local Environmental Plan 2014** and the **MidCoast Development Control Plan (Great Lakes Region DCP)**.*

5. Environmental Effects

5.1 Natural Environment

No vegetation removal or excavation beyond minor pool excavation and landscaping. Stormwater managed on site via roofwater capture and lawful discharge to Council network. No adverse impact on waterways, soil stability or biodiversity.

5.2 Built Environment and Amenity

Additions remain within the existing built envelope — no new overshadowing or view loss. The dwelling's form and scale are compatible with adjoining residential development. Materials and finishes are consistent with coastal character and DCP objectives.

5.3 Infrastructure and Services

Connected to reticulated water, sewer and power. Existing driveway retained; no new access required. Construction waste to be managed in accordance with MidCoast Council (Great Lakes Region) Waste Management Guidelines.All connections to Council's infrastructure will be undertaken by licensed contractors in accordance with Council's Development Servicing Plan and specifications.

5.4 Bushfire Assessment

Site BAL-12.5; works exceed minimum with BAL-19-rated cladding, roof and glazing. No increase in bushfire risk to adjoining properties.

5.5 Social and Economic Impacts

The proposal enhances local housing stock, supports construction employment and maintains visual cohesion within the Smiths Lake locality.

6. BASIX and Sustainability

BASIX Certificate No. A1820220, issued 4 November 2025, confirms full compliance with NSW sustainability requirements for the proposed alterations and additions.
All measures—including water efficiency, energy performance, and landscaping commitments—have been incorporated into the design and documentation in accordance with the approved BASIX commitments.

7. Conclusion

The proposed works represent a modest, environmentally responsible improvement to the existing dwelling that aligns with the Great Lakes Local Environmental Plan 2014, the MidCoast Development Control Plan (Residential Design Chapter 3) and the relevant BASIX requirements. The development will not result in adverse environmental or amenity impacts and is considered acceptable and worthy of approval. The proposal satisfies the objectives of the R2 Zone and will preserve the established coastal residential character of Smiths Lake.

This report has been prepared by Izabela Helak

Approved by

Adam Helak
(M.Sc.Eng, Eur Ing, M.I.E Aust)