



Statement of Environmental Effects

Project Details

Client: Mrs. Mellanie Sutton and Mr. Matthew Sutton
Lot / Section / Deposited Plan: 33 / / 286523
Street Address: 2 Olax Place, Diamond Beach, 2430
Local Government Area: Mid-Coast Council
Zoning: SP3





Overview

Site

The site is a vacant greenfield site in the Locality of Diamond Beach. It has a frontage to the North Direction of 25.315m to Olax Place, a length of 19.945m and an area of 536.8m² with a gentle slope of approximately 1m.

The site is affected by the following conditions:

Flood:	No
Bushfire:	BAL 12.5
Acid Sulphate:	Class 5
Heritage:	No
Coastal:	No

Proposal

The proposed tourist-based development consists of a single-story residence with attached double garage. The accommodation is of typical modern scale and construction allowing for low maintenance due to reduced occupation during the off-season.

Ancillary Development

No Ancillary Development is proposed.

Proposal density

The Greater Taree Local Environmental Plan outline a FSR/Site coverage for the site is 0.6:1. The proposed accommodation has a total area of 166.2m² across a site area of 536.77m². This equates to an effective FSR/Site coverage of 0.36:1 FSR.

Height of Buildings

The Greater Taree Local Environmental Plan stipulates a maximum build height of 8.5m for the site. The proposal has a maximum building height of 5.071m as shown on the elevations of the associated plan set.



Streetscape

The accommodation has been designed to address the street, while providing ample off-street parking and passive surveillance of the public domain. It maintains a bulk and scale consistent with the surrounding area and a complimentary material palette of Brick veneer, Lightweight Cladding and a Metal Sheet roof. The proposed accommodation maintains a front setback of 4.5m to the main front wall and 5.537m to the garage.

Side & Rear Setbacks

The accommodation maintains a side setback of 2.006m & 9.958m respectively and a rear setback of 4.358m. The setback as shown on the site plan of the associated plan set is compliant with the council controls.

Landscaped Area

The proposed development is comprised of the following breakdown

- 166.2m² of building footprint
- m² of ancillary structures
- 27.97m² of hardstand area

The remainder of the site is available for landscape with sufficient area for deep soil planting.

Private Open Space

The proposed accommodation is oriented with main and outdoor living areas to the West direction. the 4m x 4m principal private space is provided directly off the alfresco and the proposal has 16m² of total private open space.



Privacy

The proposed accommodation is a Single Story structure, ground floor windows will be screened by dividing fences. The private open space and outdoor living areas have been oriented to the rear of the block to enhance the privacy of the occupants.

Solar Access

The proposed accommodation is a Single Story structure and has been sited so there is minimal impact of building shadows on neighbouring sites. The main living, outdoor living & private open space have been oriented to the South direction to ensure access to sun during mid-winter.

View Sharing

The accommodation is located on a greenfield site, the proposal is of a similar bulk and scale to those expected in the area. As the location, bulk and scale of the development is typical for the area there is no detriment to view sharing expected.

Earthworks

The proposed site has a gentle slope, as such the expected cut and fill maintains a maximum of 310mm of equal cut and 150mm of fill with no import / export required

Retaining walls

Retaining walls are not required.

Car Parking & Vehicular Access

Off street parking is provided via the attached double garage, with additional parking within the property boundary on the driveway. The driveway has been designed to AS2890 and councils' standard details. Due to the scale of the development, it is expected that no additional traffic movements will be generated.

Conclusion

As shown through the above the proposed tourist-based development is appropriate regarding its impact on the street, its neighbours and context. This is shown through adherence to the relevant planning legislation and instruments.