

Statement of Environmental Effects
Proposed New 3-bedroom Dwelling & Secondary Dwelling
At 111B Balemo Drive, Ocean Shores NSW 2483
LOT 1 D.P.862364

Prepared by
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Proposed New 3-bedroom Dwelling and Secondary Dwelling

Planning Controls: Byron Local Environmental Plan 2014

The site is Currently Zoned: R2- Low Density Residential

Minimum Lot Size LEP 2014: 600sqm

Floor Space Ratio: 0.5:1 (50%)

Height of Building: 9m

Heritage: N/A

Land Reservation Acquisition: N/A

Foreshore Building Line: N/A

Parking requirements: 2 parking spaces

Flood Prone land: YES

Bushfire Prone land: YES, Vegetation Buffer

Acid Sulfate Soils LEP 2014: Class 5

Area of High Environmental Value 2017: No

Property

The subject site is described in real property terms as
111B Balemo Drive, Ocean Shores NSW Lot 1/DP 862364
Property has a site area of 602.3sqm.

Location

The site is located at No. 111B Balemo Drive, Ocean Shores NSW.
The site is located at the Northern end of Balemo Drive,
The site is vacant land, it has frontage to Balemo Drive.



1 Site Lot 1 DP862364



2 Site Contours

Site

The site was granted approval (DA 10.2020.587.1 23/4/2021) for subdivision .
The property description is Lot 1, DP 862364, 111B Balemo Drive, Ocean Shores NSW 2083.
The site is sloping up towards the south boundary, the site is currently vacant.

Proposed New 3 Bedroom Dwelling and a Secondary Dwelling

The proposed new dwelling is a single storey building with a 7.5-degree roof parallel to the site slope.
And the secondary Dwelling will be a single storey, with a 7.5-degree roof.
The proposed buildings have been designed to suit the site in terms of scale and bulk.
The Main dwelling will have a floor Area of 105.06 sqm plus deck area of 18.4sqm and the
Secondary dwelling will have the floor area of 39.7sqm plus a deck area of 15.25sqm.
The proposed Dwellings will be constructed of light timber construction with a colorbond metal roof ,fibre cement
and corrugated colorbond Cladding.

Streetscape

The proposed dwelling will not have an impact on the existing streetscape (Balemo Drive), the proposed S.D.
building (deck) is 7.115m setback from the street frontage and is of similar design to existing dwellings in the area.

Access

The proposed dwellings will have vehicle access via Balemo Drive. The proposed design allows for 2 carspaces
and a turning area, so to ensure the safe and efficient circulation of vehicle entering and leaving the site.

Impact on existing amenity of the location

The proposed infill dwelling will not increase the impact to the existing amenity of the location.

Waste Disposal

Waste management will be achieved by providing a 240L Rubbish Bin and a 240L Recycling Bin collected by
council.
Building Waste will be removed from the site and kept to a minimum.

Sewage Effluent

Effluent from the proposed dwellings will be via the existing sewer line.

Stormwater Disposal

Stormwater from the proposed Main dwelling will be connected to the 2500L rainwater tanks and the requirements
set out in Section B3.2.3 and B3.2.4 relating to stormwater management.

Power

Power requirements by local service providers

Telephone

Via NBN connection.

Water Supply

The Dwellings will be connected to the existing water main.

Acid Sulphate Soils

The site is identified as having Acid Sulphate Soil Class 5 in the BS LEP 2014

Bushfire

The site is in a Bushfire Buffer Zone area. See Bushfire report

Effects on historical, aboriginal heritage and archaeological aspects

No impact to historical, aboriginal heritage and archaeological aspects.

External appearance

The proposed is a light timber frame dwelling compatible with existing buildings in the area, refer to elevations.

Flood planning level

The site is subject to flooding, the proposed buildings will be above the required 2100 Flood Planning Level of 3.63m A.H.D., the main dwelling floor level will be R.L. 6.70m A.H.D., the Secondary will have a floor level of R.L. 3.8m A.H.D. (700mm above natural ground level).



3 Flood Map

High Conservation Value vegetation

The proposed building will not impact with the high conservation value vegetation.



4 High Conservation Value vegetation

WILDLIFE CORRIDORS

The proposed site is not in a Wildlife Corridor.

KOALA HABITAT

The proposed site is not in a Koala Habitat Area.

THREATENED FAUNA HABITAT

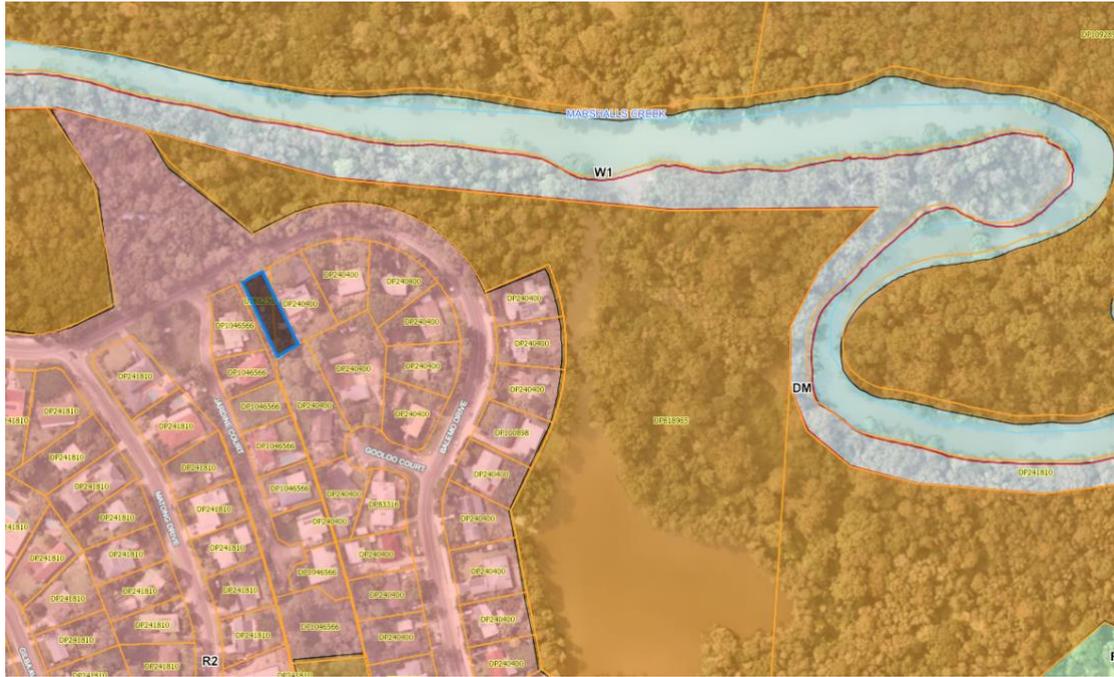
The proposed building will not impact with the Threatened Fauna Habitat to the west of the site.

ECO WETLAND

The proposed site is not in an Eco Wetland Area.

Byron Local Environmental Plan 2014

**2.1 LAND USE ZONE:
LOCALITY AND ZONE PLAN**



5 Zone Mapping

Zoning of Land

The site is located within the Zone R2 Low Density Residential

Zone R2 Low Density Residential Zone

1 Objectives of zone

- 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.

2 Permitted without consent.

Environmental protection works; Home-based childcare; Home occupations

3 Permitted with consent.

Attached dwellings; Bed and breakfast accommodation; Boarding houses; Business identification signs; Centre-based childcare facilities; Dual occupancies; **Dwelling houses**; Group homes; Health consulting rooms; Home industries; Multi dwelling housing; Neighbourhood shops; Oyster aquaculture; Pond-based aquaculture; Respite day care centres; Roads; Secondary dwellings; Seniors housing; Tank-based aquaculture; Any other development not specified in item 2 or 4

Heritage:

The proposed is not in a heritage area.

Height of Building:

Maximum Building Height 9m

The proposed building roof will be 4.03m for the main dwelling roof and 4.03m for the SD above existing ground level.

Floor Space Ratio:

Floor space Ratio	0.5:1 (50%)	
Site area	603.3sqm	
Total Floor area allowed	301.1sqm	
Proposed Main Dwelling F.A.		105.06sqm
Proposed S.D. F.A.		39.7sqm
Total Floor Area		144.76sqm

Total floor Area proposed: 144.76 sqm (24%)

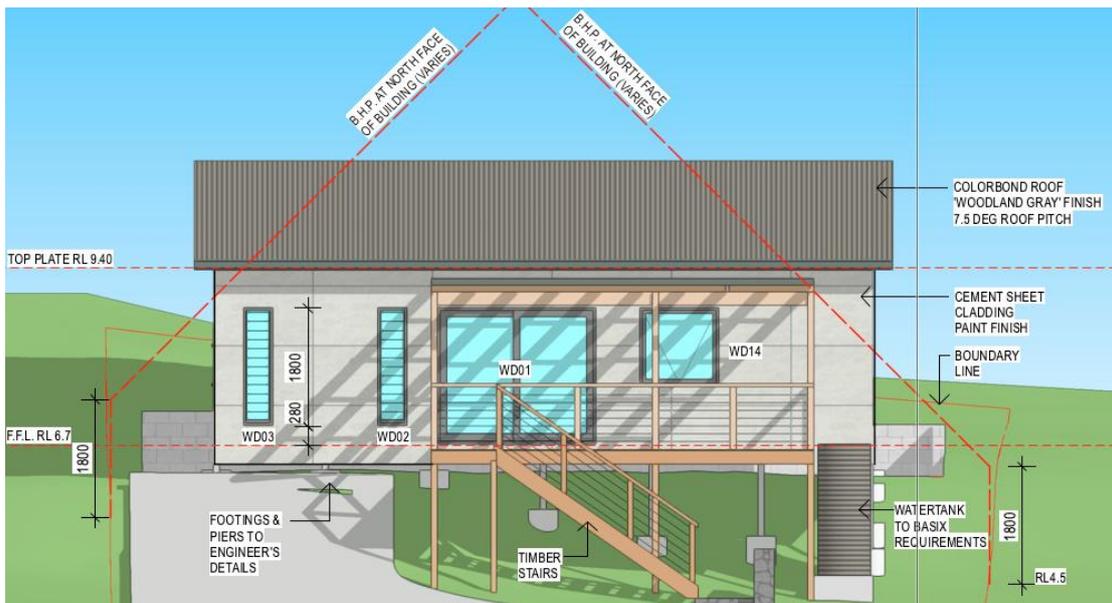
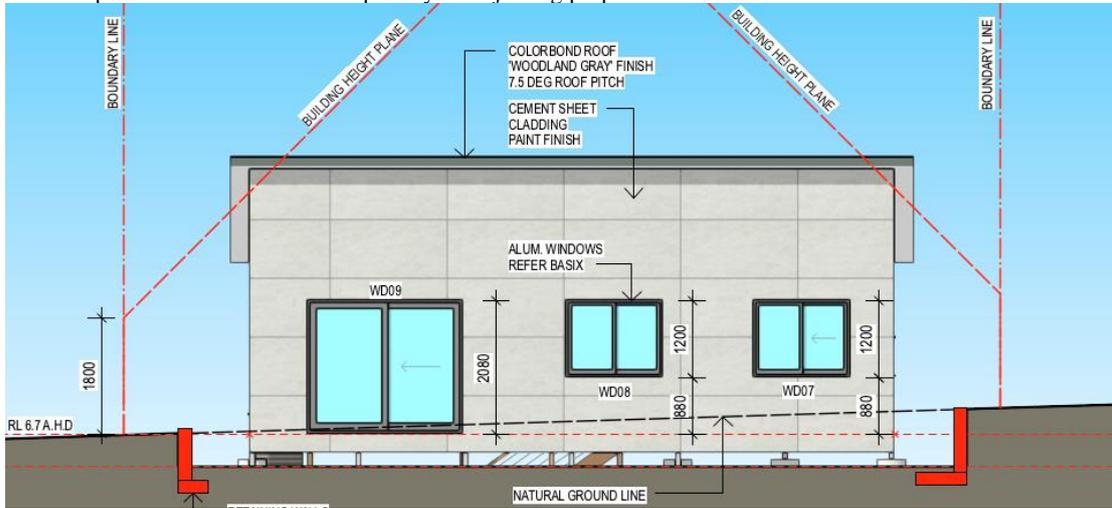
Building Height Plane

Objectives

1. To ensure that residential development is designed to minimise impacts on solar access and privacy on adjoining properties, and on the views from adjacent existing buildings.
2. To ensure that the occupants of the building or buildings will enjoy the optimum use of winter sunlight and summer shade.

The proposed dwellings comply with the building height plane, at the Northern and South boundary.

The proposed development does not comply with the requirements of the building Height Plane, the encroachment is low impact to the solar access and privacy on adjoining properties. refer elevation below:



BSC DCP2014 GENERAL PROVISIONS AND REQUIREMENTS

CONTROL	REQUIREMENTS	PROPOSED	COMPLIES
PART B			
B2.1 Tree Preservation	<i>To protect existing vegetation and biodiversity</i>	No trees to be removed with this application	Y
B3.2.1 Provision of Services	<i>Ensure adequate water, electricity, sewerage, drainage, road and telecommunication facilities are provided to development;</i>	The proposed will be connected to Existing water, electricity, sewerage, drainage, road and telecommunication facilities	Y
B4 Vehicle Parking and Access	<i>2 spaces per dwelling</i>	2 car spaces	Y
B4.2.1 Traffic Impact	<i>To ensure the safe and efficient circulation of vehicles entering and leaving the site</i>	No Impact to existing traffic Flow	Y
B4.2.2 Parking Layout	<i>Car parking requirements, parking layout, driveway widths and vehicle manoeuvring areas are to be in accordance with the relevant sections of the current editions of Australian Standard 2890.</i>	As per site drawing DA01	Y
B4.2.5 Parking Requirements	<i>2 spaces per dwelling</i>	2 parking Spaces	Y
B6 Buffers and Minimising Land Use Conflicts	<i>To ensure that existing legitimate development and land uses are not compromised by new development.</i> <i>1.To avoid land use conflicts between proposed new development and existing, legitimate land uses.</i> <i>2. To outline controls for buffers aimed at reducing land use conflicts between proposed new development and existing, legitimate land uses where development design and siting cannot deal satisfactorily with land use conflict.</i> <i>3. To provide for existing, legitimate agricultural and associated rural industry uses to take precedence over other rural land uses within primary production rural zones and where appropriate in other rural zones.</i> <i>4. To protect significant environ</i>	Table B6.1 Grazing of Stock From rural dwelling (NAI) Not an Issue Forestry & Plantation (SSD) Site Specific determination (No standard or simple distance applies) Table B6.3 Recommended minimum buffer (metres) for other land use Dip Sites 200m Residential development proposed within this zone should be subject to a contaminated lands assessment to determine the extent of contamination and risks posed by contamination. The assessment and any proposed remediation works must also meet the requirements of State Environmental Planning Policy No. 55 – Remediation of Land. avoided where possible	Y
B8 Waste Management	<i>Waste minimisation</i> <i>1.To minimise resource requirements and construction waste through reuse and recycling and the efficient selection and use of resources.</i> <i>2.To minimise demolition waste by promoting adaptability in building design and focussing upon end of life deconstruction.</i> <i>Byron Shire Development Control Plan 2014 – Chapter B8 – Waste Minimisation and Management Adopted 26 June 2014 Effective 21 July 2014 5</i> <i>3.To encourage building designs, construction and demolition techniques in general which minimise waste generation.</i>	See Site Waste Minimisation and Management Plan (SWMMP) No demolition	Y

	<p>4.To maximise reuse and recycling of household waste and industrial/commercial waste. Waste management</p> <p>5.To assist applicants in planning for sustainable waste management, through the preparation of a Site Waste Minimisation and Management Plan.</p> <p>6.To assist applicants to develop systems for waste management that ensure waste is transported and disposed of in a lawful manner.</p> <p>7.To provide guidance in regards to space, storage, amenity and management of waste management facilities.</p> <p>8.To ensure waste management systems are compatible with collection services.</p> <p>9.To minimise risks associated with waste management at all stages of development.</p>		
B9.5 Landscaping	<p>A Landscape Plan must be submitted with all Development Applications, other than applications for:</p> <ol style="list-style-type: none"> 1. minor development with minimal environmental impact (e.g. shed, fence, garage); 2. dwelling houses (unless on sites which are steeply sloping, in an area that Council considers to be environmentally sensitive, or on bushfire prone land); 	Landscaping Plan is not required	Y
B14 Excavation and Fill	<p><i>Objectives</i></p> <ol style="list-style-type: none"> 1. To ensure that towns, villages, commercial, industrial, residential and rural areas maintain overall compatibility with the Shire's natural features and its historical built character. 2. To control the extent, character, bulk and scale of earthworks so that both individual and cumulative earthworks over time do not detract from the existing and desired future character of their immediate locality, and the surrounding area. 3. To promote the use of earthworks to create landscapes and streetscapes that make a positive contribution to the existing and desired future character of their immediate locality and the surrounding area. <p>Excavation and filling must be limited to a depth of 1 metre</p>	Excavation and fill will be minimal, the proposed dwellings will require minimal earthworks.	Y
Part D: Chapter D1	Residential Development in Urban and Special Purpose Zones		
D1.2.1 Building Height Plane	<p><i>Objectives</i></p> <ol style="list-style-type: none"> 1. To ensure that residential development is designed to minimise impacts on solar access and privacy on adjoining properties, and on the views from adjacent existing buildings. 2. To ensure that the occupants of the building or buildings will enjoy the optimum use of winter sunlight and summer shade. 	<p>The proposed main dwelling does comply with the building height plane, at the Northern and South boundary.</p> <p>The Proposed main dwelling does not comply on the Eastern and Western Boundary.</p> <p>The SD complies on the Eastern Boundary but does not on the Western Boundary.</p>	N Refer page 6

D1.2.2 Setback from Boundary	<i>Local Roads - A minimum setback of 4.5 metres must be maintained from the primary front boundary. Side and rear setbacks are to be a minimum 900mm, with all dwellings also complying with the requirements of the building height plane.</i>	Proposed front boundary setback will be 9.615m, (7.115m plus 2.5m deck) S.D. West side boundary of 945mm The main dwelling will have a setback of 6m from the rear lane boundary. Side Boundary, 1.745-1.995m on the West and 1.575-1.615 on the East Boundary.	Y
D1.2.2 Screening the underfloor Space of Building.	<i>1. To improve the external appearance of elevated buildings. 2. To provide for compatibility in appearance and character between buildings in the locality.</i>		Y
D1.2.4 Character & Visual Impact	<i>1. To retain and enhance the unique character of Byron Shire and its distinctive landscapes, ecology, towns, villages, rural and natural areas. 2. To ensure that new development respects and complements those aspects of an area's natural and built environment that are important to its existing character.</i>	Design in keeping with adjoining buildings, suitable verandahs, open space, building materials are compatible with their surrounding environment. Colorbond Cladding and Fibre Cement Sheets (paint finish), Colorbond metal roof. 'Woodland Grey' finish.	Y
D1.2.5 Fence		No fence to the front boundary is proposed with this application, the rear and side boundary have an existing colorbond & timber 1.8m fence	Y
D1.2.6 Balconies		The proposed deck is at the Northern side of the main dwelling, no visual impact to the street scape. Timber screen are proposed to diminish privacy issues with the adjoining residence.	Y
D1.3.1 On- Site Car Parking	<i>To provide adequate and visually compatible accommodation for vehicles.</i>	2 car spaces provided.	Y
D1.3.2 Landscaping	<i>To enhance the visual quality of residential areas and to improve the residential amenity of the Shire. 2. To limit stormwater runoff from residential areas.</i>	Refer above B9 The site is cleared land	Y

Conclusion:

The proposed dwellings have been designed to be complimentary to existing character of the locality and streetscape and will be consistent with the objectives of the R2 Low Residential Zone. The buildings are well setback from Balemo Drive and side boundaries, the proposed Secondary Dwelling is lower than the main dwelling to minimise the bulk and scale to the existing streetscape.

The proposed buildings generally comply with the relevant planning instruments and is a sensible solution to an infill development while providing much needed family housing in the shire.

Should you have any issues or require any additional information for this D.A. application, please contact me on 0403564721 or luis@bigpond.com

Kind regards,
Luis Cristia
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