

Statement of Environmental Effects

Proposed Secondary Dwelling

At 7 Gaggin Street, New Brighton N.S.W. 2483

LOT 320 D.P.755687

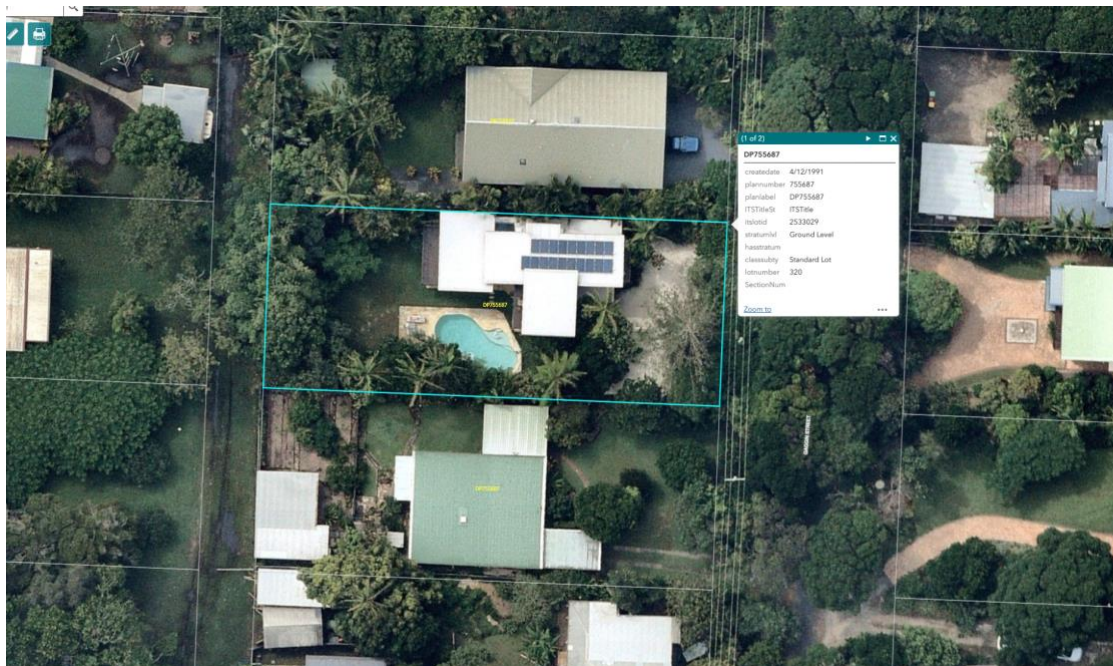
Prepared by

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1. Aerial Site Photo

Planning Controls: Byron Local Environmental Plan 2014

The site is Currently Zoned: DM

Minimum Lot Size LEP 2014: N/A

Floor Space Ratio: N/A

Height of Building: N/A

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

Acid Sulfate Soils LEP 2014: No

Area of High Environmental Value 2017: No

Property

The subject site is described in real property terms as
7 Gaggin Street, New Brighton NSW Lot 320 / DP 755687
Property has a site area of 1011.5sqm.

Location

The site is located at No. 7 Gaggin Street, New Brighton NSW
The site is located on the West side of Gaggin Street,
The site has an existing 3 bedroom dwelling, it has frontage to Gaggin Street.



2. Site Lot 320 DP755687



3. Site Contours

Site

The property description is Lot 320, DP 755687, 7 Gaggin Street, New Brighton N.S.W. 2083.
Alterations and Additions to the existing two storey dwelling was carried out in 2012,
Consent granted on the 15th August 2012 by Byron Shire Council, D.A. 10.2012.321.1

Proposed Parents Retreat

The proposed alterations and addition will have a floor area of 109.5sqm, the proposed parents' retreat is to be built to the South of the existing building and West of the existing brick garage.

The proposed buildings have been designed to suit the site in terms of scale and bulk and will be in keeping with the existing buildings.

The proposed extension will be constructed of light timber construction on a concrete slab with a metal to match existing, 'Weathertex' will be used for the extension's cladding.

The proposed will be constructed in a light timber frame to comply with the Coastal Erosion Policy and can be demolished and removed immediately.

Streetscape

The proposed dwelling will not have an impact on the existing streetscape (Gaggin Street), the existing setback to the existing dwelling is 12.17m to the front boundary, the proposed Alterations and Addition has a setback of 5.975m setback from the street frontage and is of similar design and scale to existing dwellings in the area.

Access

The existing dwelling has vehicle access via Gaggin Street.

The existing dwelling has 2 carspaces (existing garage).

Impact on existing amenity of the location

The proposed secondary 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 Alterations and addition will be connected to the existing stormwater pipes and discharged to the existing stormwater dispersion trench and 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 not identified as having Acid Sulphate Soil in the BS LEP 2014

Bushfire

The site is in a Bushfire Buffer Zone area.

Effects on historical, aboriginal heritage and archaeological aspects

No impact to historical, aboriginal heritage and archaeological aspects.

External appearance

The proposed alterations and additions to the existing dwelling external appearance will be in keeping with the existing buildings and proposed colours to match existing.

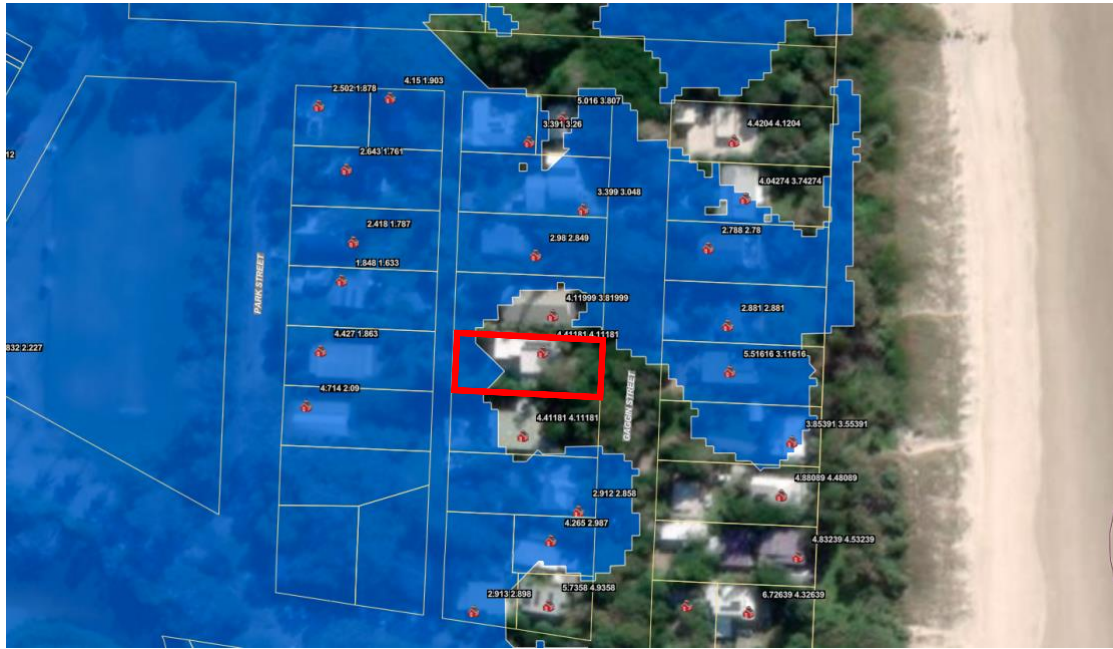
Flood planning level

The Western portion of the site is subject to flooding, refer flood mapping below.

The flood planning level for this development is R.L. 4.0m A.H.D., approved in D.A. 10.2012.321.1 Condition 7.

The proposed addition will have the same floor level as the existing dwelling, the proposed will have the F.F.L. of RL 4.23 A.H.D.

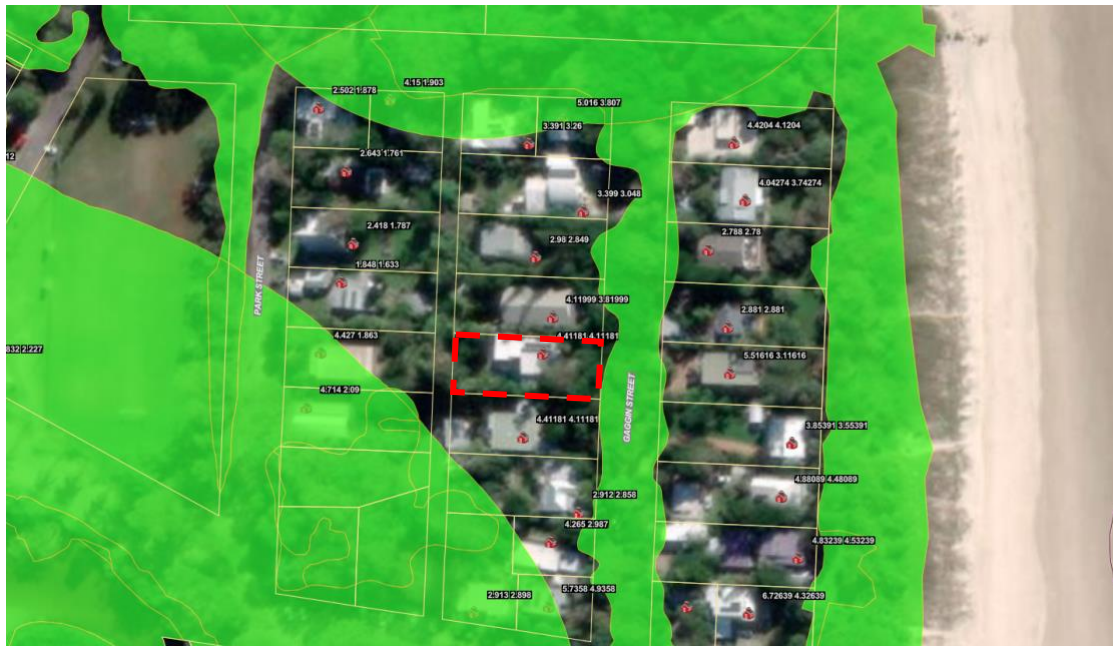
The proposed will use flood compatible materials, fixtures and power outlets where used in the building below the flood planning level.



4. Flood Mapping

High Conservation Value vegetation

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



5. 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.

ECO WETLAND

The proposed site is not in an Eco Wetland Area.

LOCALITY AND ZONE PLAN



Floor space Ratio	N/A	
Site area	1011.5sqm	
Total Floor area allowed	N/A	
Existing Dwelling F.A.	226.6sqm	
Proposed addition. F.A.	109.5sqm	
Total Floor Area	336.1sqm	(33.2%)

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 complies with the building height plane, at the Eastern and Western boundaries. Refer South Elevation below.

The proposed development has a minimal non-compliance with the requirements of the Building Height Plane on the South Boundary, the encroachment has minimal impact to the solar access and privacy on the adjoining properties to the South of the proposed addition. (refer Building Height Plane & Shadow study below.)

BS Council should support a variation to the building plane control, given that the proposed addition has minimal impact to the solar access to the adjoining property in Lot 321 DP755687 as shown in the shadow study, the proposed addition has a small increase of overshadowing between the hours of 9am and 1pm during the Winter solstice, and the additional shadow fall on the existing carport structure.

(Note: there is no overshadowing during the Summer Solstice or the Equinox)



SOUTH ELEVATION 1:100



EAST ELEVATION 1:100

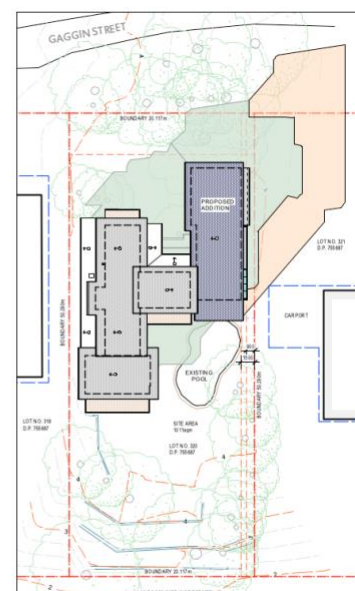


WINTER 9AM

7. Shadow Diagrams Winter



WINTER 12NOON



WINTER 3PM

EXISTING SHADOWS (WINTER 21ST JUNE)
 NEW SHADOWS BY PROPOSED ADDITION

BSC DCP2014 GENERAL PROVISIONS AND REQUIREMENTS

CONTROL	REQUIREMENTS	PROPOSED	COMPLIES
PART B			
B2.1 Tree Preservation	<i>To protect existing vegetation and biodiversity</i>	This proposal will require the removal of the following tree within the footprint of the proposed addition (refer site plan); 2 x Yucca 6m high (1.9m to existing structure) 2 x Palm 12m high	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 for main dwelling, no additional carspace required for S.D.</i>	2 car spaces for existing dwelling, access via approved driveway	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 DA02	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</i>	See Site Waste Minimisation and Management Plan (SWMMP) Minimal demolition, removal of existing garage roof.	Y

	<p><i>Adopted 26 June 2014 Effective 21 July 2014</i></p> <p><i>3.To encourage building designs, construction and demolition techniques in general which minimise waste generation.</i></p> <p><i>4.To maximise reuse and recycling of household waste and industrial/commercial waste.</i></p> <p><i>Waste management</i></p> <p><i>5.To assist applicants in planning for sustainable waste management, through the preparation of a Site Waste Minimisation and Management Plan.</i></p> <p><i>6.To assist applicants to develop systems for waste management that ensure waste is transported and disposed of in a lawful manner.</i></p> <p><i>7.To provide guidance in regards to space, storage, amenity and management of waste management facilities.</i></p> <p><i>8.To ensure waste management systems are compatible with collection services.</i></p> <p><i>9.To minimise risks associated with waste management at all stages of development.</i></p>		
B9.5 Landscaping	<p><i>A Landscape Plan must be submitted with all Development Applications, other than applications for:</i></p> <p><i>1. minor development with minimal environmental impact (e.g. shed, fence, garage);</i></p>	Landscaping Plan is not required	Y
B14 Excavation and Fill	<p><i>Objectives</i></p> <p><i>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.</i></p> <p><i>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.</i></p> <p><i>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.</i></p> <p><i>Excavation and filling must be limited to a depth of 1 metre</i></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 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.</i></p>	<p>The proposed main dwelling does comply with the building height plane, at the Eastern and Western boundary.</p> <p>The Proposed main dwelling does not comply on the South Boundary.</p>	<p>N</p> <p>Refer page 6</p>

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 5.975m to Gaggin Street boundary. The proposed ground floor will have a setback of 900mm and 1.5m for the first floor to the South 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>	N/A	
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.	Y
D1.2.5 Fence		No fence to the front boundary is proposed with this application.	Y
D1.2.6 Balconies		The proposed balcony will have a timber privacy screen to the South side, to ensure privacy to the adjoining property.	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 has an existing mature planting landscape.	Y
D1.4.1 Private Open Space	<i>Objectives Private Open Space 1. To ensure that residents of secondary dwellings have access to useable private open space.</i>	N/A	N/A
D1.4.2 Access and Car Parking	<i>Objectives Access and Car Parking 1. To ensure that the provision of access to secondary dwellings does not adversely impact pedestrian, cycle and vehicle safety in urban streets, and is compatible with urban streetscape and character.</i>	Existing Access and Parking to remain.	Y
D1.4.3 Siting, Design and Character	<i>Objectives Siting, Design and Character 1. To ensure that the siting and design of secondary dwellings do not detract from the streetscape and the residential character of urban areas.</i>	The proposed addition will not detract from the streetscape and residential character of the urban area.	Y

Conclusion:

The proposed alterations and additions to the existing 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 proposed addition is well setback from Gaggin Street.

The proposed Alterations and Addition to the existing residential building comply with the relevant planning instruments and is a sensible solution to a current problem in this area where children can't afford to move out and will be living at home for some time with the parents.

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

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