

Statement of Environmental Effects

Proposed Secondary Dwelling

At No.22 Left Bank Road, Mullumbimby NSW 2482

LOT 6, D.P.793261

Prepared by

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Property

The subject site is described in real property terms as

No.22 Left Bank Road, Mullumbimby NSW Lot 6/ Sec- /DP 793261

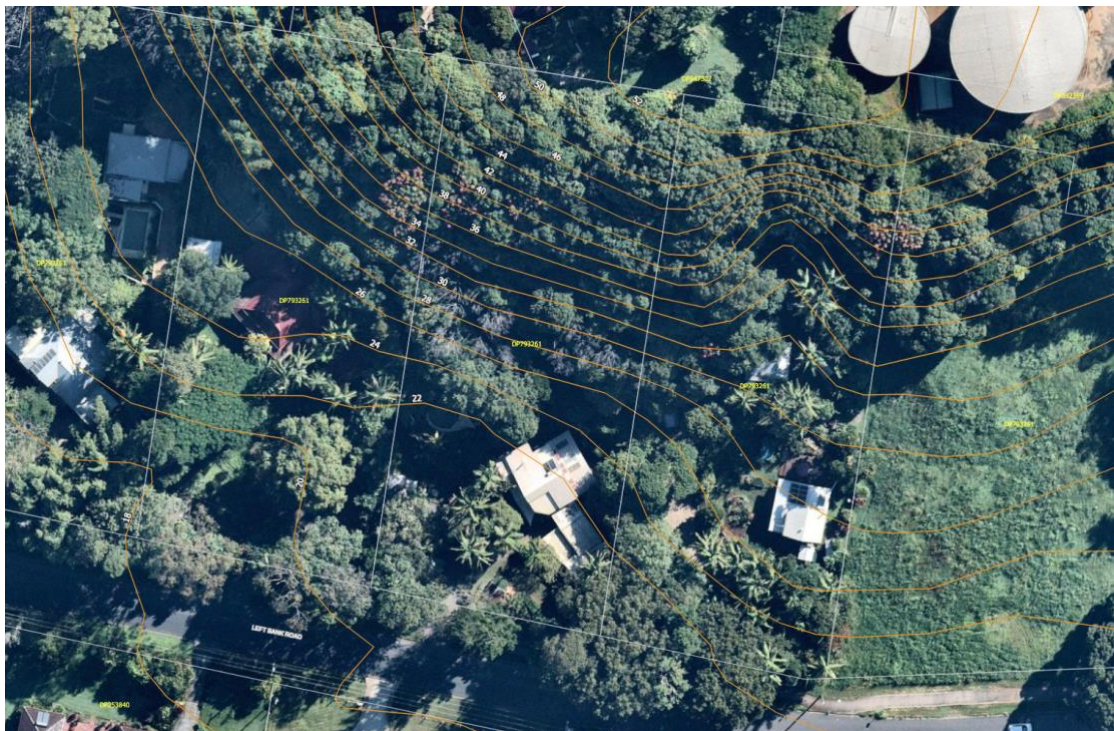
Property has a site area of 4004sqm.



Location

The site is located at No.22 Left Bank Road, Mullumbimby NSW
The site has frontage to Left Bank Road.

Site Lot 6 DP 793261



Site contours

Site

The site slopes up from South (Left Bank Rd) to North, with a two storey timber dwelling and approved studio and carport, Development Approval was obtained for the Main Dwelling in 1989, the Studio was approved (DA99.821) on the 03/02/2000, Construction Certificate was obtained 99/3478 and the final inspection was completed on the 28/3/2001.

Proposed Secondary Dwelling/ Change of Use of existing studio.

The proposed is to obtain approval to change the use of the existing studio and enclosed carport to a Secondary Dwelling with floor area of 39sqm, the Studio and Carport was approved on the 03/02/2000 (DA99.821), Construction Certificate was obtained 99/3478 and the final inspection was completed on the 28/3/2001. The approved carport was enclosed with timber stud walls and an ensuite added, within the approved carport footprint.

Streetscape

The proposed dwelling will not have an impact on the existing streetscape (Left Bank Rd), given that the proposed has a setback of 11.42m from the front boundary of the site.

Access

No change to the existing access.

Impact on existing amenity of the location

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

Waste Disposal

Waste management will be achieved by the existing arrangement, a 240L Rubbish Bin and a 240L Recycling Bin collected by council.

Sewage Effluent

Effluent from the proposed dwellings will be upgraded, refer On-site Wastewater Management Assessment Report by Greg Alderson & Associates.

Stormwater Disposal

Stormwater from the proposed dwelling will be connected to existing stormwater pit.

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 not identified as Acid Sulphate Soil LEP 2014

Bushfire

The site is in a Bushfire Buffer Zone area. Refer 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

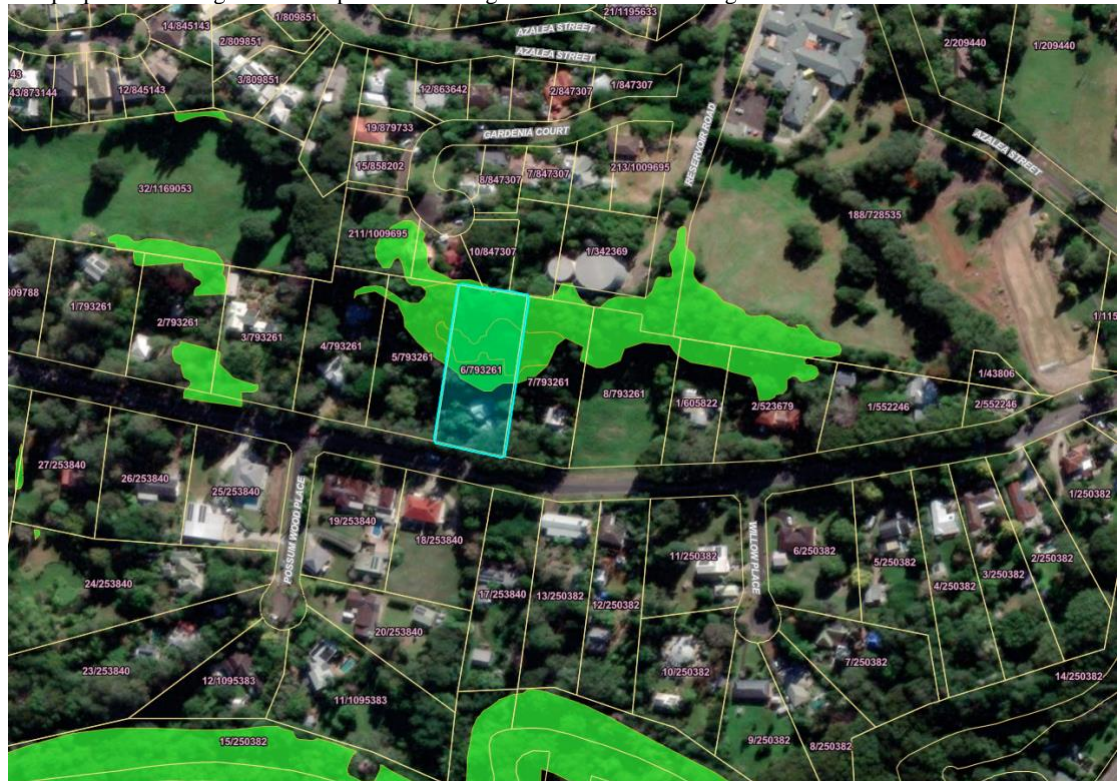
The site is not flood prone.



Flood Map

High Conservation Value vegetation

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



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

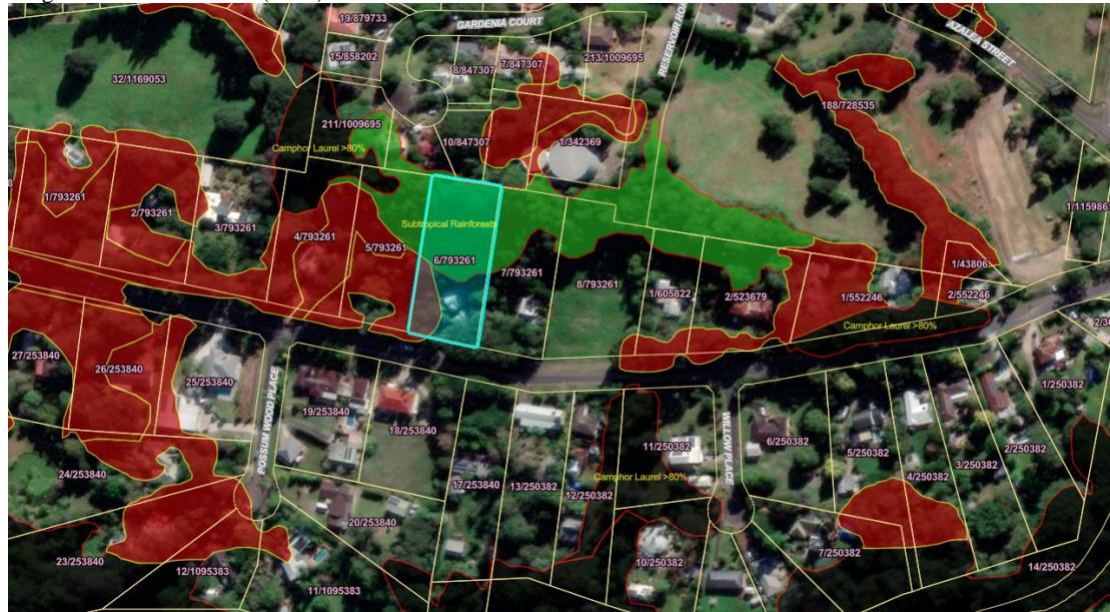
The proposed building will not impact with the Threatened Fauna Habitat to the west of the site.

ECO WETLAND

The proposed site is not in an Eco Wetland Area.

VEGETATION COMMUNITIES

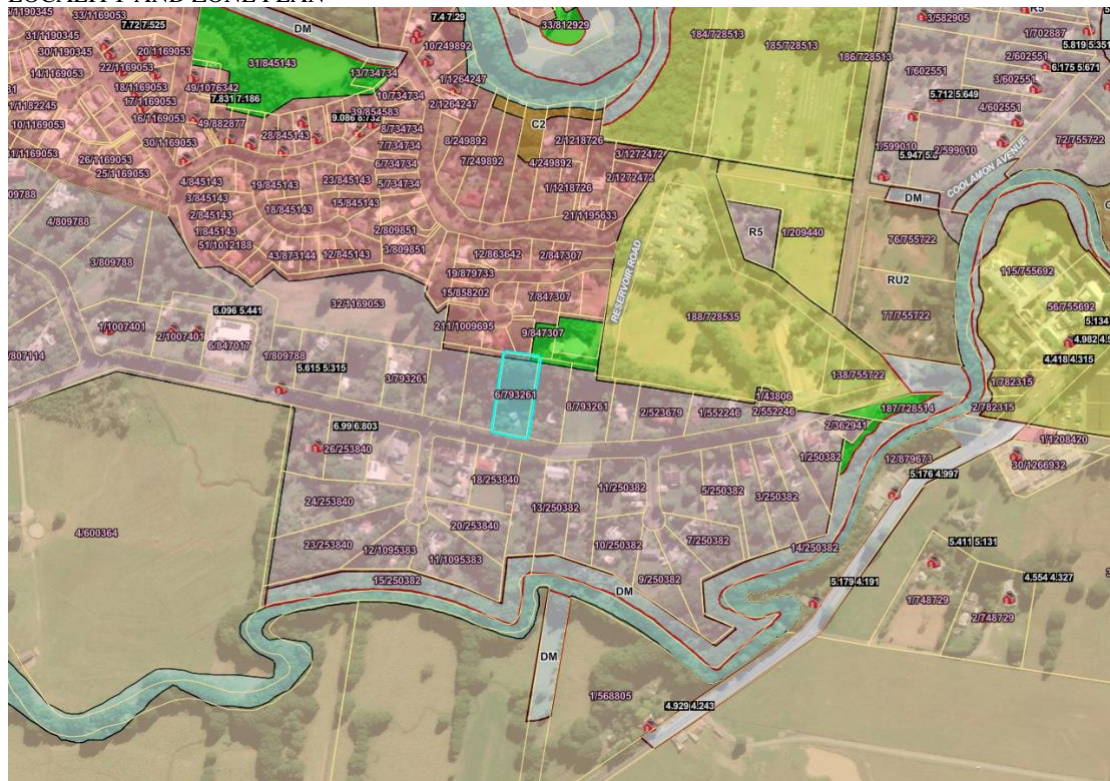
Vegetation Communities (2021)



Byron Local Environmental Plan 2014

2.1 LAND USE ZONE:

LOCALITY AND ZONE PLAN



Zone Mapping

Zoning of Land

The site is located within the Zone R5 Large Lot Residential

Zone R5 Large Lot Residential**Objectives of zone**

- To provide residential housing in a rural setting while preserving, and minimising impacts on, environmentally sensitive locations and scenic quality.
- To ensure that large residential lots do not hinder the proper and orderly development of urban areas in the future.
- To ensure that development in the area does not unreasonably increase the demand for public services or public facilities.
- To minimise conflict between land uses within this zone and land uses within adjoining zones.

Permitted with consent

Bed and breakfast accommodation; Business identification signs; Dual occupancies; Dwelling houses; Extensive agriculture; Home industries; Neighbourhood shops; Oyster aquaculture; Plant nurseries; Pond-based aquaculture; Roads; Roadside stalls; **Secondary dwellings**; 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 3.98 above natural ground level.

Floor Space Ratio:

Allowed	FSR N/A
Site area is	4004 sqm
Total Floor area allowed	N/A sqm

Existing Main Dwelling	Floor Area	105.13sqm
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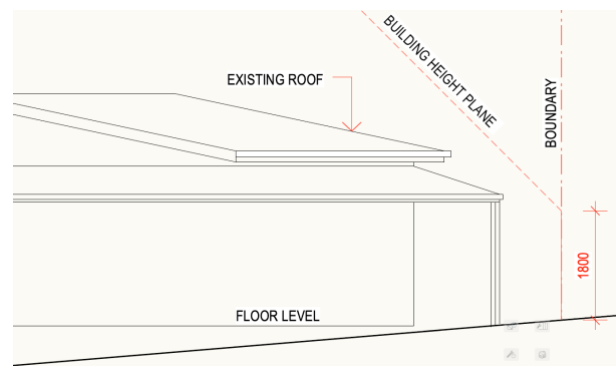
Proposed		
Secondary Dwelling	<u>Floor Area</u>	<u>39 sqm</u>
	Total	144.13 sqm

Total floor Area proposed: 144.13 sqm (3.6%)

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. Refer shadow diagrams

The proposed development does comply with the requirements of the building Height Plane, refer section below:



1 SECTION AT EAST BOUNDARY

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 SD will be connected to Existing water, electricity, drainage, and upgrade On-Site Sewer system (refer report)	Y
B4 Vehicle Parking and Access	<i>2 spaces per dwelling for main dwelling, parking not required for SD</i>	2 car space for Main Dwelling, None for SD	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&02	Y
B4.2.5 Parking Requirements	<i>2 spaces per dwelling for main Dwelling, nil for S.D.</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)	Y

	<p>4.To maximise reuse and recycling of household waste and industrial/commercial waste.</p> <p>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> <p>1. minor development with minimal environmental impact (e.g. shed, fence, garage);</p> <p>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);</p>	Landscaping Plan is not required	Y
B14 Excavation and Fill	<p><i>Objectives</i></p> <p>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.</p> <p>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.</p> <p>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> <p>Excavation and filling must be limited to a depth of 1 metre</p>	<p>Excavation and fill will be minimal, reuse of existing concrete slab (to structural engineer's approval)</p> <p>The proposed change of use does not require excavation or fill.</p>	Y
Part D: Chapter D1	Residential Development in Urban and Special Purpose Zones		
D1.2.1 Building Height Plane	<p><i>Objectives</i></p> <p>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.</p> <p>2. To ensure that the occupants of the building or buildings will enjoy the optimum use of winter sunlight and summer shade.</p>	<p>The proposed Secondary dwelling does comply with the building height plane.</p> <p>The proposed building will have a minimum 2.4m setback from the side boundary which will minimise the impact on the solar access and privacy on adjoining properties.</p>	Y

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 will have boundary set back of 11.42m from the front south boundary and 2.4m from 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>	N/A Concrete slab on ground	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 / hardwood timber cladding, Colorbond metal roof 'shale grey' finish.	Y
D1.2.5 Fence		No new fence	Y
D1.2.6 Balconies		N/A	Y
D1.3.1 On- Site Car Parking	<i>To provide adequate and visually compatible accommodation for vehicles.</i>	2 car spaces provided for Main Dwelling	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 established gardens and Subtropical Rainforest to the North	Y

Conclusion:

The proposed secondary dwelling has been designed to be complimentary to existing character of the locality and streetscape and will be consistent with the objectives of the R5 Large Lot Residential Zone.

The proposed building is well setback from Left Bank Road, the proposed Secondary Dwelling is located within the required setback and Building Height plane.

The proposed Secondary Dwelling complies with the requirements of the NSW Housing SEPP.

The proposed buildings will have little impact on the amenity of the neighbouring properties, while addressing the long term solution to the urgent problem of affordable Housing in the area.