

Statement of Environmental Effects.

Introduction.

I, Douglas Cope have been engaged by Ms Kristen Fleet to prepare and submit a Development Application for the proposed alterations and additions at No. 256 (Lot 1) Main Arm Road, Mullumbimby.

The nature of the proposed alterations at No. 256. Main Arm Road, is the alterations and additions to part of the existing single storey detached timber clad, metal roof dwelling, (bedrooms and sunroom). To create ensuite bedrooms to the 3 existing bedrooms. And divide the existing sunroom, off the existing bedrooms to create private sunrooms accessed from each bedroom. A new verandah is proposed to be constructed on the southern and eastern side of the existing dwelling. Linking the existing front porch area and providing covered outdoor space of each of the 3 existing bedrooms/sunrooms. The aim of the planning of the dwelling is to provide 3 bedroom/retreat area's within the dwelling, with access to the covered verandah, which will be utilised as private open space. To meet the needs of the property owner.

The proposed altered dwelling has a gross floor area of 465.5m². (Garage, laundry area's is 63.5m²). The site area for Lot 1. is 40.47 Hectares. The development will be provided with adequate car parking facilities, 2 covered parking spaces, 1 uncovered parking space, plus 3 additional parking spaces on the driveway for visitor use.

Statutory Planning and Zoning.

Byron Local Environmental Plan. 2014.

The site is zoned part RU1, part RU2 under the provisions of Byron L.E.P. 2014. The proposal complies with the L.E.P. as follows -

Zone No. RU1 (Primary Production). The proposal is consistent with the objectives for the Rural RU1 zone. - to encourage sustainable primary industry production by maintaining and enhancing the natural resource base.

- to encourage diversity in primary industry enterprises and systems appropriate for the area.
- to minimise the fragmentation and alienation of resource lands.
- to minimise conflict between land uses within this zone and land uses within adjoining zones.
- to encourage consolidation of lots for the purposes of primary industry production.

Clause 2.5. Additional permitted uses for particular land. The proposed altered detached dwelling is permissible with the development consent of Council in this RU1 Primary Production Zone.

Clause 4.3. Height of Buildings. The proposal complies with the 9.0 metre maximum building height.

Clause 4.3. Floor Space Ratio. Zone RU1. Primary Production. Maximum Floor Space Ratio. Not Applicable.

Clause 6.6. Essential Services. Sewerage, water, electricity & Telstra services are available to the allotment.

Development Control Plan 2014.

Chapter D2. Residential Accommodation and Ancillary Development in Rural Zones.

The proposed altered dwelling on Lot 1. Main Arm Road. Mullumbimby. complies with the D.C.P. 2014. as follows.

Introduction. The proposed development is consistent with the D.C.P. objectives.
"to promote a high design standard of design for development in rural lands that is sensitive to and enhances the natural and physical environment and the social fabric particular to Byron Shire"
"to accommodate a variety of residential forms and dwelling sizes to reflect the growing diversity of household types, sizes, incomes, lifestyles and needs"
"to promote energy efficiency and consideration of the Shire's climatic characteristics in the design process"
"Where possible, to limit potential for additional traffic on the road system and to reduce car dependence through facilitation of public transport, cycling and walking."

D2.2.1. Location and Siting of Residential Accommodation and other buildings: The proposed altered dwelling due to its existing location and the extent (size) of the proposed additions is consistent with the objectives, performance criteria and guiding principles of the clause.

D2.2.2. Setback from Boundaries: 1. Minimum Road Frontage Setbacks. 15 metres from the boundary of other roads. (Main Arm Road). The proposed altered dwelling complies.
2. Minimum Side and Rear Boundary Setbacks. The proposed altered dwelling complies.

D2.2.3. Character and Visual Impact: The proposed altered dwelling is in keeping with the surrounding architectural styles, character and scale, with a pleasing visual appearance. The development will sit well and enhance the immediate and surrounding rural residential areas.

D2.3.1 On Site Car Parking and Vehicle Access: D4.2.12 Parking schedules. Table B4.1. Parking Rates. A Dwelling House.
2 Spaces per Dwelling. The proposed development will provide 2 covered carparks, with additional uncovered parking provided on the existing driveway.

D2.3.2. Recycling and Waste Management and On-site Sewerage Management:
Road side garbage and recyclables collection is available to property.
There is an existing On-site sewerage management system on the property. The existing system will be either upgraded or replaced by a new On-site sewerage management system to meet the capacity needs resulting from the additions to the existing dwelling. Which will be subject to a separate application.

Development Control Plan 2014.

Chapter C2. Areas Affected by Flood.

Lot 1. No. 256 Main Arm Road, Mullumbimby is designated as being in a flood prone area.

The 2050 Flood Planning Level for the property is RL 12.70 AHD.

The finished floor levels of the existing dwelling and the proposed additions are above the 2005 Flood Planning Level. The existing and proposed finished floor level of the dwelling is RL 13.10 AHD.

Environmental Impact Summary.

In my opinion the proposed alterations and additions at No. 256 Main Arm Road, Mullumbimby. will have no adverse social and environmental effects, and a minimal impact on the resources and services of the Byron Shire.

As listed previously the development complies with all the relevant clauses of the Byron L.E.P. 2014, and the D.C.P. 2014, apart from those listed above.

The allotment of the proposed altered dwelling is of a suitable size and shape to accommodate the development and allow for an appropriate, climatically suitable (solar orientated) design, incorporating ample recreation space. The design of the new altered dwelling has taken into account, the adjoining properties, solar and prevailing breeze access, traffic movement along Main Arm Road and has carefully considered issues of privacy between adjoining properties. As part of the building works the new and existing landscaping on the site will create an appealing setting, and reducing the likelihood of soil erosion.

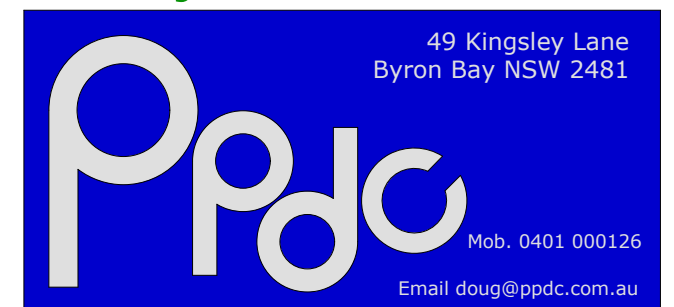
The characteristics (density, scale, height, design, aesthetics, siting etc) of the proposed altered dwelling, and the relationship to surrounding developments is sympathetic with the character of the Mullumbimby/ Main Arm area and the amenity of the adjoining properties.

The proposed development is of a density that will not result in excessive demands on council services, transport systems and amenities.

The development will add a positive social and economic element to the area.

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