

Statement of Environmental Effects

Development Application for alterations and additions to existing dwelling at 420 Goremans Road, Eureka 2480



Prepared by

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Disclaimer

This report was prepared for the exclusive use of the stated client to accompany a development application to Byron Shire Council relating to alterations and additions to existing dwelling. The report is not to be used by another other person or entity without approval from the author. No responsibility for any loss or damage resulting from unauthorised use of the report is accepted.

Document Control

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Introduction

Development Approval is sought from the consent authority, being Byron Shire Council. This Statement of Environmental Effects has been prepared on behalf of the above-mentioned client to accompany the development application pertaining to proposed alterations and additions. It is noted that the proposal does not entail any sort of tree or vegetation removal.



Site Characteristics

The subject site is described as Lot 1 in DP602058, no. 420 Goremans Road, Eureka. The land has an area of 7821m² with existing access via Goremans Road. The site is adequately serviced by electricity, telecommunication, on-site sewage treatment and water storage. The site contains an existing dwelling, swimming pool and ancillary shed and water tanks.

Development Proposal

The proposal involves alterations and additions to the existing dwelling. The proposal specifically incorporates:

- Ensuite addition under existing roof over patio
- Reconfigure internal layout per plans.

Variations Sought

The latter part of this report assesses the proposal against the applicable planning provisions. No variations to the LEP or DCP are sought.



Site Constraints

Land Contamination

It is unlikely that the land would have been contaminated from past land uses therefore no further investigation is necessary.

Bushfire Prone Land

The subject site is mapped as being Bushfire Prone Land pursuant to NSW Planning Portal Mapping. An assessment accompanies the application.



Heritage

A review of local and state government mapping has found that the subject site is not located within a heritage conversation area.

Acoustics

Not Applicable.

Flooding

The subject site is not mapped to be flood prone.

Planning Assessment

State Environmental Planning Policy (Resilience & Hazards) 2021

Chapter 2 – Coastal Management

The subject site is located within both a Coastal Use area and a Coastal Environment area. The proposal will not lead to impacts upon the biological, hydrological or ecological environment. Erosion & sediment control devices will be employed during construction to



ensure overland flows do not transfer sediment to nearby watercourses The development does impede upon access or views to public coastal locations.

SEPP - Building Sustainability Index: BASIX 2004

A BASIX assessment has been prepared in accordance with the SEPP requirements. A certificate accompanies the development application. The proposed development meets water, thermal comfort and energy targets.

Byron Local Environmental Plan 2014

Much of the subject site is zoned RU1 – Primary Production. The objectives of this zone are as follows:

- 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.
- To enable the provision of tourist accommodation, facilities and other small-scale rural tourism uses associated with primary production and environmental conservation consistent with the rural character of the locality.
- To protect significant scenic landscapes and to minimise impacts on the scenic quality of the locality.



The proposed alterations and additions do not seek a change in use to the site but rather improvements to the existing development.

Clause 4.3 Height of Buildings

The height of the development will remain as is at 6.05m from natural ground to ridge line of the roof.



Clause 4.4 Floor Space Ratio

Not applicable.

Clause 6.2 Earthworks

The existing ground levels will be maintained with only minor pier excavation required to construct footings for the ensuite floor.

Byron Shire Development Control Plan 2014

Byron Shire Development Control Plan 2014 – Chapter B1 Biodiversity

Part of the subject site is mapped to contain both Endangered Ecological Communities and High Environmental Value Vegetation. The proposal seeks only to carry out alteration work wholly within the existing footprint of the existing dwelling. No works are proposed which propose disturbance or removal of the vegetation on the site.



Byron Shire Development Control Plan 2014 – Chapter B2 Tree & Vegetation Management

The proposal does not involve the removal of any trees or vegetation.

Byron Shire Development Control Plan 2014 – Chapter B4 Traffic Planning, Vehicle Parking, Circulation & Access

Existing access to the site will be provided via Goremans Road. The existing garage will be retained and continue to provide for undercover car spaces.

Byron Shire Development Control Plan 2014 – Chapter B8 Waste Minimisation & Management

A separate waste management plan accompanies the development application detailing measures employed during and after construction. Waste generated after occupation is to be stored and collected in accordance with the applicable council policy.

Byron Shire Development Control Plan 2014 – Chapter D2 Residential Accommodation & Ancillary Development in Rural Zones

D2.2.1 Location & Siting of Residential Accommodation & other Buildings.

The proposal seeks only to carry out alteration work wholly within the existing footprint of the existing dwelling. As a result, the location of the dwelling will remain as is.



D2.2.2 Setbacks From boundaries

Given the proposal seeks only internal renovation and addition under existing roof line, the setbacks of the existing dwelling will remain unchanged.

D2.2.3 Character & Visual Impact

The proposed development is compliant with height and setback controls hence its bulk and scale can be considered appropriate. All new external cladding and windows will seek to match existing ensuring a pleasing composition overall.

D2.3 Dwelling Houses

D2.3.1 On-Site Car Parking

The proposed development will maintain sufficient parking provisions.

D2.3.2 Recycling & Waste Management and On-site Sewage Management

An existing wastewater treatment system currently services the existing dwelling. Greg Alderson & Associates have inspected the existing OSMS and concluded it is in working order and suitable for the proposed alterations and additions. A copy of this correspondence accompanies the application.

D2.3.3 Expanded House

Not Applicable.

Sediment & Erosion Control

The following plan will be implemented prior to and during construction works as to ensure that erosion and the run off of sediment does not affect neighbouring sites nor enter into waterways or streams nearby.

- All erosion and sediment control measures are to be installed prior to the commencement of any work, including cutting and filling.
- All sediment control measures are to be constructed to prevent sediment from leaving the site or entering downstream properties, drainage lines or watercourses.
- Disturbance of the site must be minimised.
- A sediment control fence must be installed at the downslope perimeter of the disturbed area to prevent sediment and other debris from leaving the site.
- Sediment fencing is to be trenched in at least 150mm and buried with the ends turned upslope.
- Where catchment area is more than 0.5ha direct up slope runoff around the site, by the use of a diversion bank or channels. These devices may require measures to control erosion depending on the volume of flow anticipated.
- Vehicular access is to be restricted to one stabilised access point which is to be constructed of 40mm crushed stone aggregate or recycled concrete 150mm deep, 2.5m wide and extend from the kerb line to the slab or building line or for at least 15m on rural allotments.
- Stockpiles of erodible materials (sand, soil, spoil and vegetation) must be protected by a sediment fence or bund. If the stockpile area is to prone to high winds or is to be there for a long time then the stockpile must be covered.



- Stockpiled material must be stored clear of any drainage line and within the property boundary. NOTE: Stockpiles are not permitted on footpaths or roads.
- Immediately following installation of the roof cladding, all guttering and downpipes are to be connected to the stormwater system. Inspection of the frame is not to be arranged until this is completed.
- All erosion and sediment control measures are to be regularly maintained in good working order at all times and inspected for adequacy following any rainfall event.
- All trenches within the development site are to be backfilled and compacted to a level of 75mm above adjoining ground level. This may not apply on public land, consult with Council staff.
- All disturbed areas are to be made erosion resistance by vegetation (ie min 70% coverage), turfing or stabilised by paving on completion of the works and prior to occupation and/or use of the building or, all necessary erosion and sediment control devices are to be left in place.

Traffic Management

Additional traffic levels as a result of the proposed development are considered to be negligible and in accordance with those levels expected of the area. The management of traffic during the delivery of supplies to site will be undertaken by the site supervisor.

Conclusion

The proposed alterations and additions represents a logical, well-designed development of residential land and is a product of the building design standard as set by council. The subject site can safely accommodate the proposed development without generating negative impacts upon the surrounding built and natural environment or the amenity of the immediate locality. As a result, council support for the development is respectfully requested.

