

To the General Manager, Byron Shire Council,

STATEMENT OF ENVIRONMENTAL EFFECTS
Environmental Planning & Assessment Regulation 2000, Clause 50

1. Details of applicant

Nature of Development: Demolition of existing dwelling, construction of a *temporary* new single dwelling on lot 9, DP 60419, 9 Leslie Street, Bangalow.

The temporary dwelling is a prefabricated timber kit home.

This report is for a temporary dwelling. The existing approved DA for this block is requested to remain.

Location:

9 Leslie Street, Bangalow NSW 2479

Lot 9, DP 6041

2. ENVIRONMENTAL CONSIDERATIONS	NO (give reason)	Yes (expected effects)	Action proposed to minimise the effect on the environment
Will environmental features of the land and other land in the locality be adversely affected by the development during and after construction?	No. Construction on cleared land		
Will the development have any long-term effects on the environment?	No, dwelling being constructed on cleared land.		
Will the development cause any environmental impact on the ecosystems of the locality?	No, not close to ecosystems		
Is the land subject to any unusual risks (flooding, slip, bushfire, etc)?	No Developed urban site		
Will the development cause any soil erosion?	No Developed urban site		
Will the development cause any significant increase in traffic flows?	No. Single dwellings will not cause significant traffic		
Will the development endanger any species of fauna (see page 4)?	No, construction on cleared land		

2. ENVIRONMENTAL CONSIDERATIONS	NO (give reason)	Yes (expected effects)	Action proposed to minimise the effect on the environment
Will the development cause a reduction in the aesthetic, recreational, scientific, or environmental quality or of the locality?	No, single dwelling is minimal impact		
Will the development cause any environmental problems associated with the disposal of waste?	No, Council household collection available		
Will the development cause any increased demands on resources, natural or otherwise, which are, or are likely to become, in short supply?	No, no resources required upon completion of construction.		
Will the development cause any pollution of the environment?	No, single dwellings do not pollute environment.		
Are adequate utility services available to the site?	YES		
Will the development have any effect upon an area of land, place or building of aesthetic, anthropological, archaeological, cultural, historical or scientific value for present or future generations?	No. The development has incorporated traditional roof forms, consistent street setbacks and will be constructed of materials, which are sympathetic to the Bangalow Heritage conservation Area.		
Will the development have any effect upon the amenity of the locality, e.g. noise, odour, visual appearance	No. The development has incorporated traditional roof forms, consistent street setbacks and will be constructed of materials, which are sympathetic to the Bangalow Heritage conservation area.		

IMPACT UPON PROTECTED FAUNA

Is there likely to be a significant effect on threatened species, populations or ecological communities, or their habitats after consideration of the following factors?

(a) in the case of threatened species, whether the life cycle of the species is likely to be disrupted such that a viable local population of the species is likely to be placed at risk of extinction,

(b) in the case of an endangered population, whether the life cycle of the species that constitutes the endangered population is likely to be disrupted such that the viability of the population is likely to be significantly compromised,

(c) in relation to the regional distribution of the habitat of a threatened species, population or ecological community, whether a significant area of known habitat is to be modified or removed,

(d) whether an area of known habitat is likely to become isolated from currently interconnecting or proximate areas of habitat for a threatened species, population or ecological community,

(e) whether critical habitat will be affected,

(f) whether a threatened species, population or ecological community or their habitats, are adequately represented in conservation reserves (or other similar protected areas) in the region,

(g) whether the development or activity proposed is of a class of development or activity that is recognised as a threatened process,

(h) whether any threatened species, population or ecological community is at the limit of its known distribution.

Yes Species Impact Statement

No No further action

DETAILS:

BYRON LEP 2014

The Land Use Zone is R2, dwelling houses are permissible.

BYRON DCP 2014

In accordance with the Byron DCP 2014 – Dual Path Assessment, this proposal meets all DCP prescriptive measures.

Requirements for Heritage Impact Statements for Heritage items.**Part A - Heritage Assessment****1. Historical Development of the Site**

The site consists of a single dwelling which is not of heritage listing and will be demolished. The streetscape is of mixed design.

2. Site Assessment

The proposed dwelling has been thoughtfully planned and meets the objectives of the heritage components of the DCP.

C1 Non-Indigenous Heritage

The proposed development falls under : Development in Heritage Conservation Area – C1.1, C1.2, C1.3, C1.4, C1.6

C1.1 As the development is in a Heritage Conservation Area, it was designed to be in harmony with the surroundings, both natural and constructed, so as to enhance the physical context valued by the community and by the Shire's increasing number of visitors. The design achieved this by incorporating a gable roof design and weatherboard exterior. The windows and external doors are sympathetic to heritage design.

C1.2.1 In accordance with C1.2.1 (f) development consent is required for erecting buildings in a Heritage conservation Area.

C1.2.2 Assessment Requirements

(3) Demolition – The building to be demolished is not a heritage listed building.

C1.3.1 General Streetscape Context

The design of the dwelling is compatible with heritage buildings as it incorporates a gable roof, verandahs, weatherboard exterior, windows, external doors and colours are sympathetic to the heritage design.

The following components of the streetscape must be illustrated and addressed in detail in a development application, and must demonstrate that the proposed development complements the character and heritage significance of established streetscapes:

The front setback of dwelling is 6m from front boundary, the rear setbacks are 14m from rear boundary. The Western and Eastern side boundaries are each 900mm.

C1.4.5 Colours

The external colours are: Australian Standards Off White Y35 AS2700

The roof is: Colorbond Shale Grey

The materials will be weatherboard cladding with grey Colorbond roofing. The colours are off white and white exterior walls and windows.

Byron Shire DCP 2014 Chapter D1 - Residential development in urban zones

Floor space ratios: The dwelling's internal space is 60 square metres, 90 square metres on a 300 square metre block. This is within the required floor space ratio requirement.

Setbacks: The proposal meets all setback requirements. The front setback is 6 metres, the rear setback is 14 metres, the side setbacks are 900mm.

Height: The dwelling fits within the required building height plane.

Private Open Space: The dwelling meets the Private Open Space requirements.

Summary:

This temporary dwelling is small in comparison to the average building in the street. The roof form is a gable pitch, weatherboard exterior, windows, external doors and colours are all compatible with heritage design.

The design of this small, temporary dwelling improves the current streetscape.