



Our Ref: 407110_REO_007.doc- ATTACHMENT 1

13 February 2008

The General Manager
Great Lakes Council
PO Box 450
Forster NSW 2428

Attention: Nick Green

Dear Nick

RE: DEVELOPMENT APPLICATION (DA-279/2008). PROPOSED DWELLING AND BOUNDARY ADJUSTMENT - LOTS 101 AND 104 DP 1049845, BUNDABAH ROAD, BUNDABAH

We refer to the above and Council's request for additional information required to assess DA-279/2008. This Statement of Environmental Effects has been prepared as required by Item 3 on your letter dated 23 January 2008.

1. Background to Dwelling

The proposed development is a dwelling house that will be used by the owner of the land and his extended family as a residence. The dwelling includes facilities needed for hosting personal functions and given the size of the residence, quarters are provided for kitchen staff within the residence.

The proposed residence has 8 main bedrooms with en-suites and an additional 3 bedrooms within amenities for staff. Other features include entertainment areas such as lounge rooms, games rooms, dining rooms, swimming pool and personal bar.

2. Planning Context

Great Lakes Council Local Environmental Plan 1996

The relevant planning instrument applying to the land is Great Lakes Local Environmental Plan 1996 (LEP 1995). The subject site is zoned 1(a) - Rural and is located within the NSW Coastal Zone. The proposed construction of a dwelling is permissible within the 1(a) zoning with development consent from Council.

Environmental Planning, Assessment & Management

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SEPP 71 – Coastal Protection

SEPP 71 requires Council to take into account the matters outlined in Clause 8 of the SEPP when determining Development Applications. These matters and an assessment against the proposed dwelling are outlined in Table 1.

Table 1 - SEPP 71, Part 2, Clause 8 – Matters for Consideration

Clause	Comments
8(a)	Consistent with the aims of SEPP 71
8(b)	No coastal foreshores issues
8(c)	No coastal foreshores issues
8(d)	Consistent with other development, being rural dwellings, in the area
8(e)	No coastal foreshores issues
8(f)	No impact on scenic qualities of the coast
8(g)	No significant Threatened Species issues
8(h)	No aquatic flora/fauna issues
8(i)	No impact on wildlife corridors
8(j)	No impact of coastal processes or hazards
8(k)	No land/water based conflict issues
8(l)	No Aboriginal archaeology issues
8(m)	No water quality issues
8(n)	No heritage/archaeological issues
8(o)	Not applicable
8(p)(i)	No cumulative impact issues
8(p)(ii)	The proposed dwelling will be required to meet NATHERS and BASIX requirements.

3. Environmental Effects

Ecology

The potential impact upon flora and fauna as a result of the proposal has been assessed in a separate report submitted with council (Orogen, 2007a). This report determined that the proposed clearing is unlikely to cause a significant effect on any *Threatened species, populations or ecological communities or their habitats within the locality*.

Bushfire

The site is located within bushfire prone land and therefore a bushfire risk assessment report has been prepared and submitted with council (Orogen, 2007b). This report concluded that the proposed development is able to satisfy the planning requirements of the Rural Fire Service, subject to demonstrating adherence to particular recommendations.

Soils and Effluent disposal

A geotechnical investigation regarding the sites capability for on site effluent disposal will be submitted to council. This report will include best practise design for the treatment of effluent on site based on the capability of the land as determined by the geotechnical assessment.

Soils Erosion

The proposed site is located on relatively flat land at the top of a hill. Notwithstanding, given the surrounding steep slopes, the erosion potential of any exposed surface is considered to be relatively high. A sedimentation and erosion control plan will therefore be required to be designed and implemented during the construction of the proposed dwelling.

4. Summary

Although the proposed dwelling a relatively large structure, the proposal is consistent with the relevant planning instruments, and the land is capable of supporting this development. There are no significant constraints to prevent the construction and ongoing safe use of the proposed dwelling. The proposed development will, however, need to adhere to a number of recommendations as detailed in the various assessment reports submitted with the Development Application for the proposal.

5. References

Orogen Pty Ltd (2007a). *Flora and Fauna Assessment. Clearing for a Proposed Dwelling and Asset Protection Zone. Lot 104 DP 1049845 Bundabah Road, Bundabah*. Unpublished report prepared for Tea Gardens Farms Pty Ltd.

Orogen, (2007b). *Bushfire Hazard Assessment. Proposed Residential Dwelling Lot 104 DP 1049845 Bundabah Road, Bundabah*.

Yours faithfully
Orogen Pty Ltd

A handwritten signature in black ink, appearing to read 'Tony Fish', is written over the printed name.

TONY FISH
Business Manager/Project Director