

STATEMENT OF
ENVIRONMENTAL
EFFECTS
FOR
PROPOSED DEMOLITION OF EXISTING
DWELLING AND CONSTRUCTION OF A
NEW DWELLING
AT
34 SEAVIEW STREET
FORSTER
LOT 24 SECTION 3 DP 21515



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SUBJECT SITE VIEWED FROM NORTH EAST (ELEVATED VIEW)



EXISTING DWELLING TO BE DEMOLISHED

1.0 INTRODUCTION AND BACKGROUND

This Statement of Environmental Effects has been prepared in support of a Development Application for proposed demolition of existing dwelling and construction of a new dwelling at Lot 24 Section 3 DP 21515, 34 Seaview Street Forster (subject site).

The design and location for the proposed development within the subject site will not result in any unreasonable amenity impacts in terms of privacy, overshadowing or loss of private open space.

In the preparation of this Statement of Environmental Effects, consideration has been given to the following documents: -

- Plans of the proposal prepared by Quattro Architects.
- Environmental Planning & Assessment Act 1979.
- Environmental Planning and Assessment Regulation 2000 (NSW).
- State Environmental Planning Policy (Resilience and Hazards) 2021.
- BASIX Certificate.
- Great Lakes Local Environmental Plan 2014.
- Great Lakes Development Control Plan 2013.
- Survey by G.K. Wood Surveyor dated 17 June 2023.
- Landscape Plan by Space Landscape Designs.
- Hydraulic Services, Stormwater Drainage and Sedimentation Control Plans by Scott Harris and Associates.

I am satisfied that the proposal as submitted will provide a suitable level of amenity to occupants of the subject site and adjacent sites as the proposal will be located in a position that will provide a reasonable level of amenity for future occupants of the proposed dwelling and the adjacent dwellings with no material impacts upon surrounding public spaces.

2.0 SITE AND LOCALITY



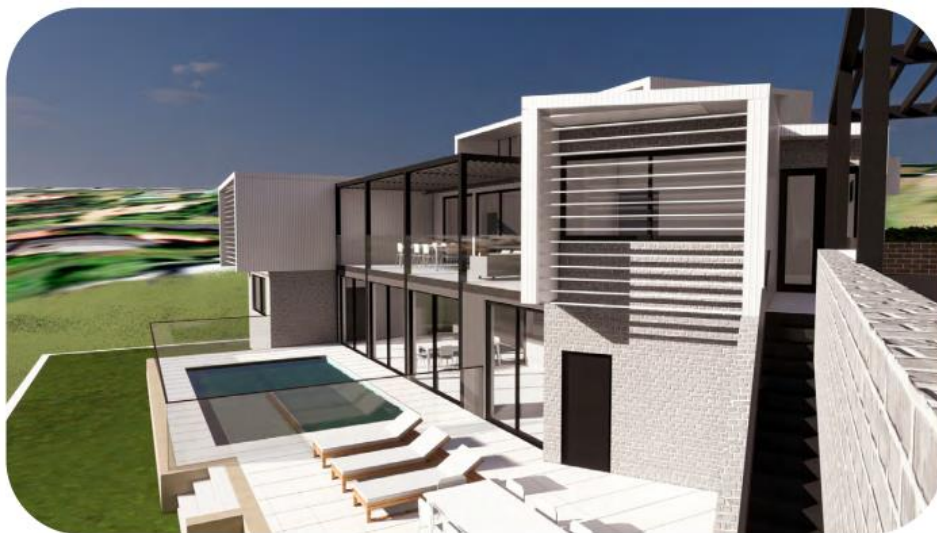
Subject Site highlighted (SIX Maps)

The subject site as shown in the photograph above from Six Maps is identified as 34 Seaview Street Forster (Lot 24/Section3/DP 21515) is located on the eastern side of Seaview Street and she has a boundary with an adjacent public reserve. The site falls from the Seaview Street frontage towards the public reserve at the rear and contains an existing dwelling as shown on page 3 of this Statement.

The subject site encompasses an area of 881 m² and is zoned Low Density residential R2 under the provisions of the Great Lakes Local Environmental Plan 2014. Site vegetation primarily comprises a variety of trees and shrubs with no significant species of native vegetation identified.

3.0 PROPOSED DEVELOPMENT

The proposal seeks consent for proposed demolition of the existing residential dwelling and construction of a new residential dwelling as shown in the below extracts from the architectural plans.



FRONT AND REAR VIEWS OF PROPOSED DWELLING

The subject proposal will contain three levels which step down the site to reduce the amount of excavation and also to ensure that the proposal is within the maximum building height control thereby minimising any potential impacts upon solar access and views across the subject site.

The proposed dwelling is generally oriented towards the ocean front and comprises the following –

Lower Ground Floor – comprises two bedrooms, Lounge and bar area, laundry, bathroom, music room, gymnasium, garage workshop along with deck containing an inground pool and external area of private open space.

Ground Floor - this level comprises two bedrooms, garage kitchen, lounge, dining area, elevated deck, media room, bathroom, office, terrace and spa.

Level I – this level comprises master bedroom with ensuite, walk in robe and study opening onto an elevated deck.

The subject proposal is compliant in terms of building height, floor space ratio, landscape open space and setbacks and is unlikely to materially impact upon the locality in terms of loss of vegetation, view sharing or solar access.

4.0 PLANNING ASSESSMENT

4.1 State Environmental Planning Policy (Resilience and Hazards) 2021

Chapter 2 Coastal Management

2.1 Aim of Chapter

The aim of this Policy is to promote an integrated and co-ordinated approach to land use planning in the coastal zone in a manner consistent with the objects of the Coastal Management Act 2016, including the management objectives for each coastal management area, by:

- a) managing development in the coastal zone and protecting the environmental assets of the coast, and*
- b) establishing a framework for land use planning to guide decision-making in the coastal zone, and*
- c) mapping the 4 coastal management areas that comprise the NSW coastal zone for the purpose of the definitions in the Coastal Management Act 2016.*

RESPONSE

The subject site is located within the Coastal Use Area, but outside the Coastal Environment Area. State Environmental Planning Policy (Resilience and Hazards) 2021 relates to commitments within a proposed development as it involves managing development in the coastal zone and protecting the environmental assets of the coast.

In relation to development on land within the Coastal Use Area, I wish to note the following points:

- (i) The proposed development does not modify the existing public access along the coastal foreshore. No public access is impacted and

remains consistent with the existing arrangement;

- (ii) The proposed development will not result in overshadowing, wind funnelling and the loss of views from public places to the foreshores;
- (iii) The proposed development will not impact on the visual amenity and scenic qualities of the coast, including coastal headlands;
- (iv) The proposed development will not impact Aboriginal cultural heritage, practices and places, and
- (v) The proposed development will not impact the cultural and built environment heritage.

Finally, I note that the proposed development is not likely to cause increased risk of coastal hazards on the subject site or adjoining properties and is considered to be in keeping with the relevant objectives of *State Environmental Planning Policy (Resilience and Hazards) 2021*.

4.1 Object of this Chapter

(1) The object of this Chapter is to provide for a Statewide planning approach to the remediation of contaminated land.

(2) In particular, this Chapter aims to promote the remediation of contaminated land for the purpose of reducing the risk of harm to human health or any other aspect of the environment—

(a) by specifying when consent is required, and when it is not required, for a remediation work, and

(b) by specifying certain considerations that are relevant in rezoning land and in determining development applications in general and development applications for consent to carry out a remediation work in particular, and

(c) by requiring that a remediation work meet certain standards and notification requirements.

RESPONSE

Due to the previous lengthy residential history of the subject site, the prevailing evidence does not indicate the existence of contamination on the subject site.

I have not been made aware of any evidence of previous contamination of the subject site.

Accordingly, I consider that no further assessment is required under State Environmental Planning Policy (Resilience and Hazards) 2021.

4.2 State Environmental Planning Policy (Sustainable Buildings) 2022.

Aims of Policy

The aims of this Policy are as follows—

- (a) to encourage the design and delivery of sustainable buildings,*
- (b) to ensure consistent assessment of the sustainability of buildings,*
- (c) to record accurate data about the sustainability of buildings, to enable improvements to be monitored,*
- (d) to monitor the embodied emissions of materials used in construction of buildings,*
- (e) to minimise the consumption of energy,*
- (f) to reduce greenhouse gas emissions,*
- (g) to minimise the consumption of mains-supplied potable water,*
- (h) to ensure good thermal performance of buildings.*

RESPONSE

The DA is accompanied by a BASIX Certificate. This BASIX Certificate confirms that the proposed dwelling will achieve compliance with the relevant objectives and requirements of the above State Environmental Planning Policy.

4.3 Great Lakes Local Environmental Plan 2014

1.2 Aims of Plan

1.2 Aims of Plan

(1) This Plan aims to make local environmental planning provisions for land in that part of the Mid-Coast local government area to which this Plan applies (in this Plan referred to as Great Lakes) in accordance with the relevant standard environmental planning instrument under section 3.20 of the Act.

(2) The particular aims of this Plan are as follows—

(aa) to protect and promote the use and development of land for arts and cultural activity, including music and other performance arts,

(a) to facilitate the orderly and sustainable economic development of land,

(b) to promote the health and well being of the population,

(c) to protect and enhance environmental, scenic and landscape assets,

(d) to facilitate cultural activities that will benefit the community,

(e) to promote the equitable provision of services and facilities for the community,

(f) to ensure that development does not create unreasonable or uneconomic demands for the provision or extension of public amenities or services,

(g) to promote public transport patronage and encourage walking and cycling,

(h) to ensure that development has regard to the capability of the land so that

the risk of degradation is minimised,

(i) to minimise land use conflict,

(j) to ensure that development meets any local water quality objectives adopted by Council in relation to groundwater, rivers, estuaries, wetlands and other waterbodies,

(k) to protect, enhance and provide for the long-term management of native biodiversity, including habitat linkages, threatened species populations and endangered ecological communities, and to identify and protect biodiversity links or corridors throughout the landscape.

RESPONSE

The proposal accords with the above objectives, where relevant as the subject proposal will have minimal impact upon the locality and does not result in the loss of any significant habitat on or around the subject site.

Zoning



EXTRACT FROM ZONING MAP

Zone R2 Low Density Residential

1 Objectives of zone

- *To provide for the housing needs of the community within a low density residential environment.*
- *To enable other land uses that provide facilities or services to meet the day to day needs of residents.*

2 Permitted without consent

Home occupations

3 Permitted with consent

Attached dwellings; Bed and breakfast accommodation; Boarding houses; Boat launching ramps; Building identification signs; Business identification signs; Camping grounds; Car parks; Caravan parks; Centre-based child care facilities; Community facilities; Dual occupancies; Dwelling houses; Educational establishments; Emergency services facilities; Environmental protection works; Exhibition homes; Flood mitigation works; Group homes; Health consulting rooms; Helipads; Home-based child care; Home businesses; Hostels; Hotel or motel accommodation; Information and education facilities; Jetties; Medical centres; Moorings; Multi dwelling housing; Neighbourhood shops; Oyster aquaculture; Places of public worship; Pond-based aquaculture; Recreation areas; Recreation facilities (indoor); Respite day care centres; Roads; Secondary dwellings; Seniors housing; Sewerage systems; Shop top housing; Tank-based aquaculture; Water recreation structures; Water supply systems; Wharf or boating facilities

4 Prohibited

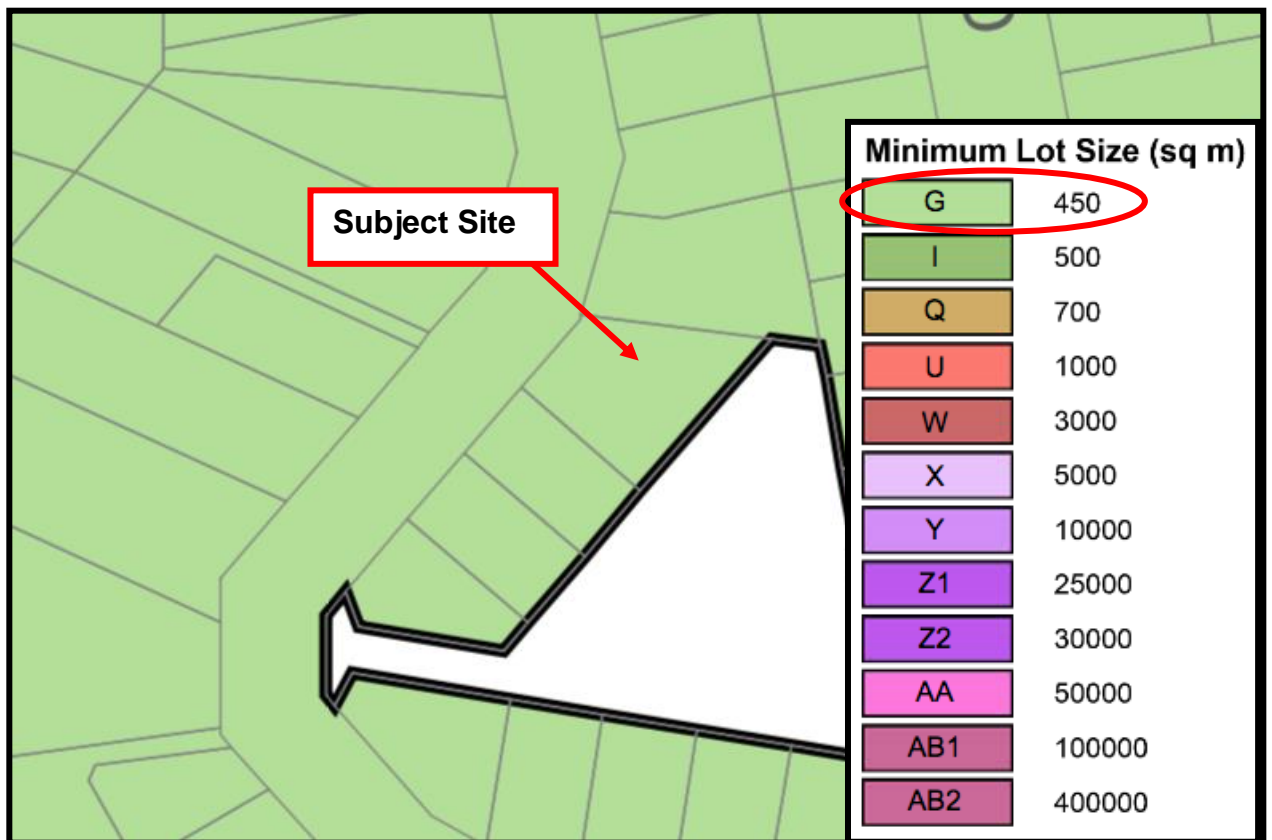
Any development not specified in item 2 or 3

RESPONSE

The proposal is permitted with consent within the R2 Zone.

Furthermore, the proposed redevelopment of the subject site endorses the relevant Objectives of the R2 Zone by providing housing that preserves the low density environment of the locality.

4.1 Minimum subdivision lot size



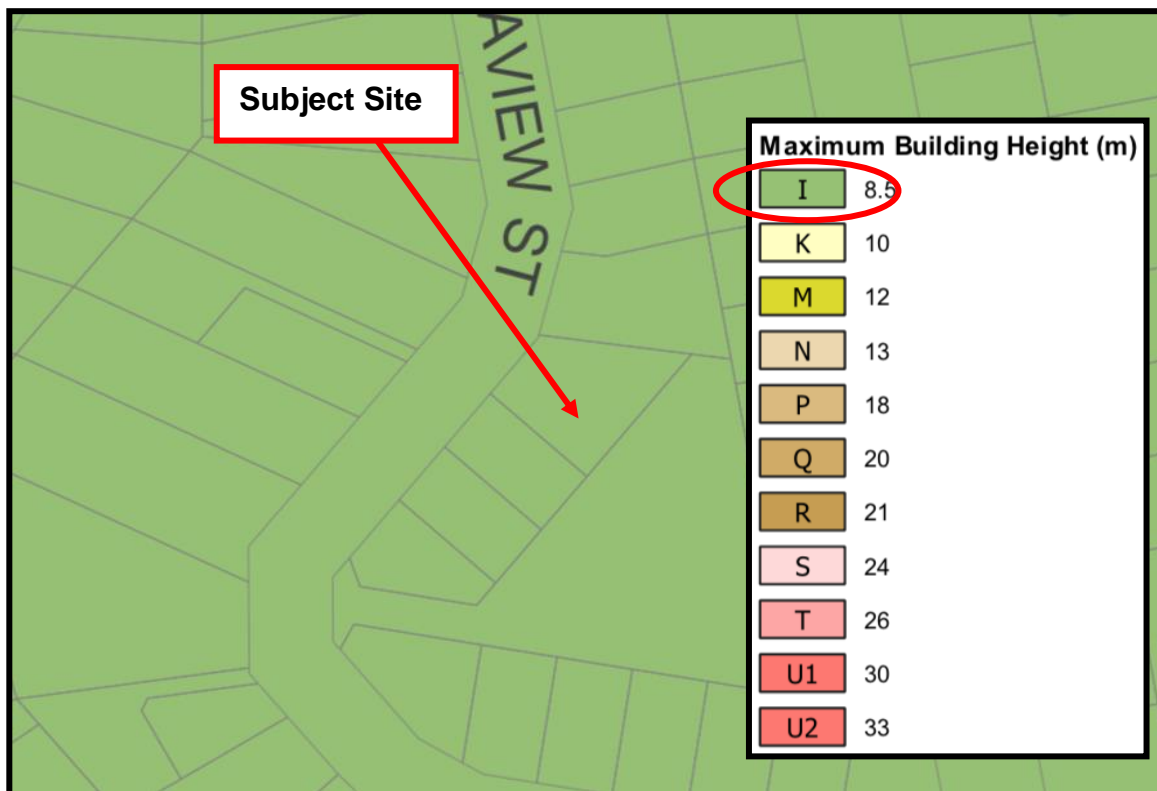
(1) The objectives of this clause are as follows—

- (a) to control the density of subdivision in accordance with the character of the location, site constraints and available services, facilities and infrastructure,
- (b) to ensure that lots are of a sufficient size and shape to accommodate future development.

RESPONSE

Although no subdivision is proposed, the existing lot size satisfies the above control.

4.3 Height of buildings



(1) The objectives of this clause are as follows—

(a) to ensure that the scale of proposed buildings is compatible with the existing environmental character and the desired future urban character of the locality,

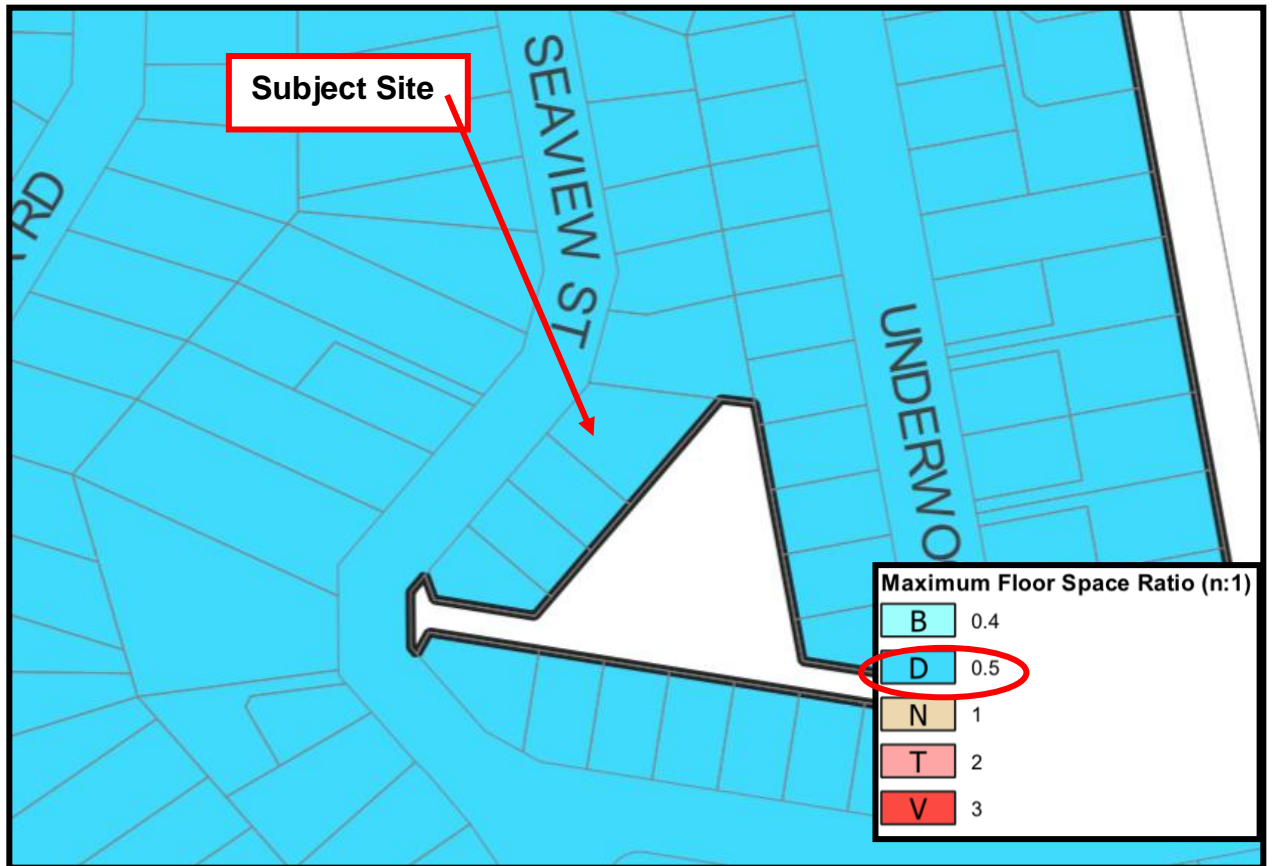
(b) to encourage residential development that is consistent with AS 4299–1995, Adaptable housing.

RESPONSE

The proposal is compliant with the 8.5 m maximum building height

development standard.

4.4 Floor space ratio



(1) The objectives of this clause are as follows—

- (a) to ensure that the scale of proposed buildings is compatible with the existing environmental character and the desired future urban character of the locality,
- (b) to encourage a diversity of development on land in Zone E1 Local Centre, Zone E2 Commercial Centre, Zone E3 Productivity Support or Zone MU1 Mixed Use, which is unlikely to prejudice the supply of retail or business floor space in those zones,
- (c) to permit a floor space ratio that will provide a transition in built form and land use intensity,

(d) to encourage residential development that is consistent with AS 4299—1995, Adaptable housing.

RESPONSE

The subject proposal will generate a gross floor area of 433 square metres which when calculated on the lot size of 881 square metres, will result in a floor space ratio of less than 0.5:1, which is compliant with the development standard.

5.10 Heritage conservation

(1) Objectives

The objectives of this clause are as follows:

- (a) to conserve the environmental heritage of Manly,*
- (b) to conserve the heritage significance of heritage items and heritage conservation areas, including associated fabric, settings and views,*
- (c) to conserve archaeological sites,*
- (d) to conserve Aboriginal objects and Aboriginal places of heritage significance.*

RESPONSE

The subject site is not located within a Heritage Conservation area, nor does the subject site contain any Item of Heritage Significance or Environmental Heritage.

5.21 Flood planning

(1) The objectives of this clause are as follows—

- (a) to minimise the flood risk to life and property associated with the use of land,*

(b) to allow development on land that is compatible with the flood function and behaviour on the land, taking into account projected changes as a result of climate change,

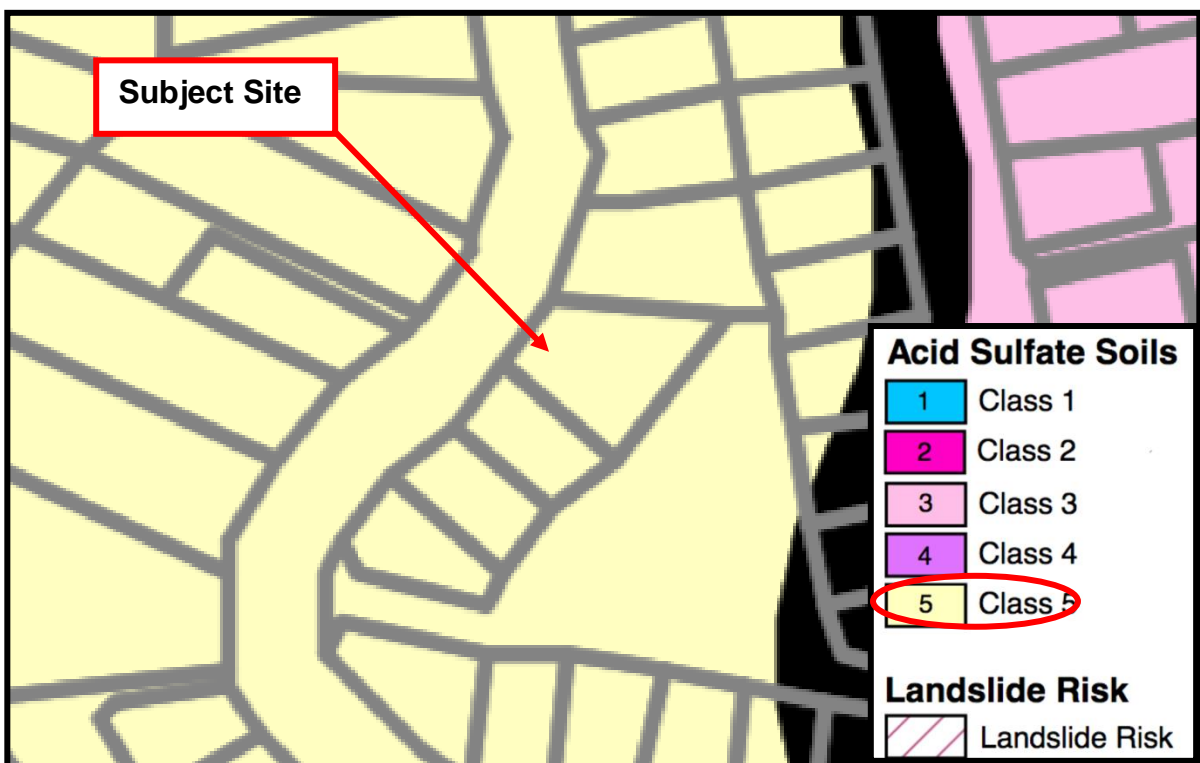
(c) to avoid adverse or cumulative impacts on flood behaviour and the environment,

(d) to enable the safe occupation and efficient evacuation of people in the event of a flood.

RESPONSE

The subject site is not located in a position whereby it is subject to any overland flows or inundation by tides or nearby watercourses.

7.1 Acid Sulfate Soils



The objective of this clause is to ensure that development does not disturb, expose or drain acid sulfate soils and cause environmental damage.

RESPONSE

The subject site being identified as comprised of class 5 Acid Sulfate Soils is unlikely to generate any acid sulphate during the excavation works.

7.2 Earthworks

(1) The objective of this clause is to ensure that earthworks for which development consent is required will not have a detrimental impact on environmental functions and processes, neighbouring uses, cultural or heritage items or features of the surrounding land.

RESPONSE

The proposal does not seek to carry out extensive excavation on the subject site. Although some site levelling is proposed overall, the proposal will not result in any over excavated areas likely to result in any hazards off site.

7.4 Coastal risk planning

(1) The objectives of this clause are as follows—

(a) to avoid significant adverse impacts from coastal hazards,

(b) to ensure uses of land identified as coastal risk are compatible with the risks presented by coastal hazards,

(c) to enable the evacuation of land identified as coastal risk in an emergency.

RESPONSE

The subject site is not identified as being likely to be impacted upon by any coastal processes.

7.5 Stormwater management

(1) The objective of this clause is to minimise the impacts of stormwater on land to which this clause applies and on adjoining properties, native bushland,

groundwater, wetlands and receiving waters.

RESPONSE

The accompanying architectural plans include a Stormwater Management Plan by Scott Harris and Associates.

7.21 Essential services

Development consent must not be granted to development unless the consent authority is satisfied that any of the following services that are essential for the development are available or that adequate arrangements have been made to make them available when required—

- (a) the supply of water,*
- (b) the supply of electricity,*
- (c) the disposal and management of sewage,*
- (d) stormwater drainage or on-site conservation,*
- (e) suitable vehicular access.*

RESPONSE

The subject site is well served by a range of services as the subject site is currently occupied as a dwelling and connected to these available services.

4.3 Great Lakes Development Control Plan 2013

The *Great Lakes Development Control Plan 2013* (DCP) applies to all forms of development within the Great Lakes locality.

3.3 Residential Development

3.3.1 Low Density Residential

These character statements apply to areas of low density residential and may include land zoned;

R2 Low Density Residential

Existing low density residential development is generally influenced by natural landform and vegetation. The following characteristics contribute to their uniqueness and character and provide the foundations for the desired future character of the low density residential setting:

- *Interaction between natural coastal vegetation and built form;*
- *Detached buildings of varying size;*
- *Few bulky buildings;*
- *High standard of individual designs sometimes emphasised by topography and usually oriented towards the view;*
- *Variety of roof forms;*
- *Wide range of materials often contrasting with the natural landscape; often buildings elevated above the site; and*
- *Strong attention to detail, with use of articulation, contrasting materials and colour to enhance their appearance.*

Designs which are not in character with these locations include:

- *Large bulky buildings*
- *Gunbarrel site layouts rectangular buildings which cover the full length of an allotment;*
- *Highly ornate buildings and buildings in imitation "styles" such as federation or Mediterranean styles.*

RESPONSE

The architectural typology of the proposal incorporates several of the above facets of the character statement by incorporating a variety of roof forms, providing a high standard of architectural and environmental design in a proposal that is well articulated and is clad in materials that contrast with the natural landscape of the locality.

4 Environmental Considerations

4.1 Ecological Impacts

Objectives

To ensure that development is designed in a manner that avoids, mitigates or offsets negative impacts on biodiversity and the quality and function of the natural environment and responds to relevant ecological constraints and opportunities.

Comment

Ecologically impacts are expected to be minimal as the subject site does not contain any vegetation of environmental significance whilst the proposed landscaping as shown in the attached Landscape Plan by Space Designs will incorporate endemic species where possible resulting in a net overall increase in native species availability for wildlife.

5.1 Solar Access and Overshadowing

Objectives

To ensure solar access to private outdoor areas and minimise the impacts of overshadowing.

RESPONSE

The provision of solar access to living areas of the subject site and the protection of solar access to living areas and open space of adjacent dwellings has been a fundamental driver of the proposal and is evident in the architectural drawings and attached shadow diagrams.

5.2 Views and Privacy

Objectives

To protect the amenity and privacy of indoor and outdoor living areas of new and existing residential development.

RESPONSE

Views across the subject site from the surrounding locality are unlikely to be materially impacted due to the sloping topography and the fact that dwellings and their viewing areas on the western side of Seaview Street are significantly elevated above the proposal.

Privacy both to and from the living areas of the subject proposal is protected as the proposed living areas and private open space areas are oriented towards the south east view corridor.

5.3 Energy Efficiency

Objectives

To provide thermal comfort and minimise the need for electrical lighting, heating and

cooling and greenhouse gas emissions

RESPONSE

The accompanying BASIX certificate confirms the environmental criteria of the proposal.

5.4 General Building Design

Objectives

To provide a high quality design of new residential development that responds to the environment in which it is located.

Attached garages and carports are located and designed so that they do not dominate the streetscape or adversely affect the adjoining properties.

RESPONSE

The attached architectural plans indicate the recessive nature of the prime garage being in a subdued colour scheme and behind the entry statement facing the street whilst the ancillary garage is well recessed and is almost imperceptible from the street.

5.5 Setbacks

5.5.1 Objectives

To ensure residential buildings have sufficient separation to provide privacy, solar access, landscaping opportunities and amenity for occupants.

A residential building must be setback from its primary road frontage a sufficient distance to ensure safe vehicular access and egress from the site.

5.5.2 Residential and Village Zones

5.5.2.1 Primary Road Setback Controls

Where there are existing neighbouring houses within 40m, the primary road setback

should be an average of the setbacks of the nearest two neighbouring houses, with the same primary road frontage.

Garages, carports and open car parking spaces must be setback at least 6m from the primary road frontage.

A reduced primary road setback may be considered when the side and rear boundaries of an allotment are located within (in whole or part) the coastal planning area. It must be demonstrated that the reduced setback does not detrimentally impact upon the amenity of adjoining properties, streetscape or vehicular access and egress from the site.

RESPONSE

The subject proposal contains a primary garage with a setback of 4.65 m from the front boundary. Despite this non-compliance, the subject garage is not a dominant visual element due to its architectural treatment and site topography.

The incursion into the front setback is due to the configuration of the subject site being almost triangular and of minimal depth.

5.5.2.5 Side and Rear Setback Controls

RESPONSE

Side boundary setbacks do not impinge upon the minimum 900 mm setback required.

The subject proposal being a two storey residential building accords with the provisions of this control by having the second storey setback further from the side boundaries as required by the formula under this control.

5.6 Building Heights

Objectives

To provide additional guidance in applying the maximum height of buildings as

shown in the Great Lakes LEP Height of Buildings Maps.

To maintain a low scale building form which responds to the topography of the site to avoid buildings dominating the streetscape or landscape setting.

RESPONSE

The subject proposal is compliant with the provisions of the Great Lakes LEP in that it is less than 8.5 m above the existing ground level.

5.6.1 Outbuildings

5.6.1.1 Residential and Village Zones

Height controls

(1) The maximum building height of an outbuilding must not exceed 4.8m above existing ground level.

RESPONSE

Not applicable.

5.7 Cut and Fill

Objectives

To maintain the open character derived from the spaces and landscaping between buildings and the street.

RESPONSE

Cut and fill within the subject site is minimised and is primarily being carried out to provide a level landscaped area within the private open space of the rear portion of the subject site.

5.8 Private Outdoor Areas

Objectives

To provide residents with functional and accessible private outdoor areas.

RESPONSE

The subject proposal is provided with a generous area of private open space with a high standard of solar access.

5.9 Fencing and Walls

Objectives

To provide residents with functional and accessible private outdoor areas whilst maintaining the open character derived from the spaces and landscaping between buildings and the street.

RESPONSE

The architectural plans submitted show that the private outdoor areas are generally only visible to residents within the subject dwelling whilst still allowing an open character to exist.

5.10 Detached Garages, Carports, Sheds and other Outbuildings

Objectives

Detached garages, carports and other outbuildings are located and designed so that they do not dominate the streetscape or adversely affect the adjoining properties

RESPONSE

Not applicable.

10 Car Parking, Access, Alternative and Active Transport

10.1 Objectives

To ensure that there is adequate and safe provision for access, manoeuvring and parking within the development.

To restrict vehicular access to buildings in a manner that is compatible with pedestrian movements and safety.

To integrate vehicle access and parking facilities without compromising street character, active street frontages or landscape.

To promote alternative and active transport for both commuting and recreational transport.

To provide an adequate level of onsite parking based upon anticipated occupancy rates and proximity to alternate and active transport, such as walking and bicycling.

To ensure that parking requirements are met without imposing an undue burden on developers or an additional liability on the present and future ratepayers.

To ensure adequate space is provided in nonresidential development for safe vehicle manoeuvring so that vehicles enter and exit the site in a forward direction.

10.3 Car Parking

10.3.1 Car Parking Rates

10.3.1.1 Single Dwellings, Dual Occupancies, Villas and Townhouses

Controls

A dwelling with a floor area equal to or less than 125m² must be provided with a minimum of one (1) covered car parking space.

A dwelling with a floor area great than 125m² must be provided with a minimum of two (2) spaces, at least of one of which must be covered.

10.3.2 Car Parking Design Controls

10.3.2.1 Single Dwellings, Dual Occupancies, Villas and Townhouses

Controls

Car parking spaces are to be designed in accordance with Australian Standard

AS2890.1 and be of the following dimensions:

2.4m x 5.5m for an unenclosed space.

3.0m x 6.0m for an enclosed space (e.g. between a fence and a house wall or a single garage)

Comment

The subject motor vehicle accommodation accords with the above controls.

10.3.3 Vehicle Access and Driveways

Objectives

To restrict vehicular access to buildings in a manner that is compatible with pedestrian movements and safety.

To integrate vehicle access without compromising street character, active street frontages, landscape of pedestrian amenity and safety.

RESPONSE

The open nature of the street frontage of the proposal will ensure that pedestrian movements within or adjacent to the subject site are not compromised in terms of safety.

11. Water Sensitive Design

11.3 General Objectives and Controls for Water Sensitive Design

Objectives

- *To safeguard the environment by maintaining or improving the quality of stormwater run-off.*
- *To protect and restore aquatic, estuarine or riparian ecosystems and bushland areas.*

- *To harvest rainwater and urban stormwater runoff for use where appropriate.*
- *To control the hydrological impacts of development on receiving surface and ground water systems by controlling the frequency, magnitude and duration of flows to preserve, as far as practicable, pre-development groundwater and surface water regimes and interactions.*
- *To control the impacts of development on channel bed and bank erosion by controlling the magnitude, nature and duration of sediment-transporting flows.*
- *To promote disconnection of impervious areas to the drainage system by introducing appropriate measures to minimise the rate, frequency and volume of urban runoff events in order to improve WSD performance.*

RESPONSE

The proposal contains Hydraulic Services, Stormwater Drainage and Sedimentation Control Plans by Scott Harris and Associates.

12 Vegetation Management

12.2 Objectives

The objective is to identify vegetation for protection for the purposes of the State Environmental Planning Policy (Vegetation in Non-Rural Areas) 2017 and to provide a trigger for assessment under the Vegetation Management Policy.

RESPONSE

The subject site does not contain any significant vegetation likely to be identified for protection under the above SEPP.

13 Landscaping and Open Space

13.1 Single Dwellings, Dual Occupancies, Villas and Townhouses

13.1.1 Objectives

To encourage development design which responds to the topography of the site and provides for the retention of mature native tree species.

Low Density Residential Zones Additional Landscaping and Open Space Objectives

To maintain a low density setting and open character derived from the spaces and landscaping between buildings and street.

RESPONSE

The proposal incorporates significant amounts of landscaped open space to the street frontage and also the rear area of the subject site abutting the adjacent public reserve.

14 Waste Management

Objectives

To plan for sustainable waste management.

To develop systems for waste management to ensure waste is transported and disposed of in a lawful manner.

To provide guidance in regards to space, storage amenity and management of building site waste management facilities.

To ensure waste management systems are compatible with collection services.

To minimise risks associated with waste management at all stages of development.

To maximise reuse and recycling of household, industrial and commercial waste.

RESPONSE

The accompanying Waste Management Plan sets out the criteria for demolition, construction and ongoing residential waste management.

6.0 SECTION 4.15 EVALUATION

7.8 *Matters for consideration—general*

In determining a development application, a consent authority is to take into consideration such of the following matters as are of relevance to the development the subject of the development application:

(a) the provisions of:

(i) any environmental planning instrument, and

(ii) any proposed instrument that is or has been the subject of public consultation under this Act and that has been notified to the consent authority (unless the Secretary has notified the consent authority that the making of the proposed instrument has been deferred indefinitely or has not been approved), and

RESPONSE

The relevant provisions of the LEP have been addressed in the body of this Statement.

(iii) any development control plan,

RESPONSE

The relevant provisions of the DCP have been addressed in the body of this Statement.

and

(iiia) any planning agreement that has been entered into under section 7.4, or any draft planning agreement that a developer has offered to enter into under section 7.4,

RESPONSE

No planning agreements apply to the proposal.

and

(iv) the regulations (to the extent that they prescribe matters for the purposes of this paragraph),

RESPONSE

The relevant regulations have been given due regard in the construction of this Statement.

and

(b) the likely impacts of that development, including environmental impacts on both the natural and built environments, and social and economic impacts in the locality,

RESPONSE

The body of this Statement describes the potential impacts upon the natural and built environments and the mechanisms to be incorporated to reduce or prevent these impacts.

(c) the suitability of the site for the development,

RESPONSE

The subject site, by virtue of its existing layout, topography and locality is suitable for the proposal.

(d) any submissions made in accordance with this Act or the regulations,

RESPONSE

Any submissions received in response to Councils notification of the proposal will be considered as part of Councils assessment of the proposal.

(e) the public interest.

RESPONSE

The proposal endorses the public interest by developing a part of the subject site

which already contains built form, thereby minimizing any material impacts.

Environmental Planning Instruments

The proposal is a permissible use in the R2 Low Density Residential zone.

Development Control Plans

This is addressed in the body of this SEE.

Impact on the Natural Environment.

The proposal is unlikely to unreasonably impact upon flora and fauna, soil or water quality, air quality or the conservation of natural resources due to the location of the works which will ensure the retention of the remainder of the subject site outside the proposed footprint.

Impact on the Built Environment.

Scenic qualities – the proposal is consistent with the current and future character of the Forster locality as expressed within the provisions of the Local Environmental Plan and the Desired Future Character as expressed within the Development Control Plan.

Compatibility with adjacent land uses – The proposal is for a residential use, compatible with surrounding residential uses.

Impact on the Social and Economic Environment.

The proposal is unlikely to result in any negative social or economic impacts.

Suitability of the Site.

The subject site, by virtue of its existing development, topography and locality is suitable for the proposal.

6.0 CONCLUSION

The subject proposal has been crafted to ensure that whilst a high standard of amenity and environmental performance will be provided to future residents of the subject dwelling, the completed structure will not materially impact upon views from public or private open space areas, maintain privacy to adjacent areas of private open space and not result in any unreasonable overshadowing.

I believe the proposal has merit and will not offend any of the outcomes sought by Councils planning controls and as such is worthy of conditional consent.

31 October 2023

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