

**CONSTRUCTION OF TWO-STOREY DWELLING
AND ALTERATIONS AND ADDITIONS TO EXISTING
COMMERCIAL PREMISES**

79 COWPER STREET, STROUD

STATEMENT OF ENVIRONMENTAL EFFECTS

SEPTEMBER 2024

VERSION 2



WILSON PLANNING

Document Information

Client: Russell

Project: Construction of Two-Storey Dwelling and Alterations & Additions to Existing Commercial Premises

Authors: PZ

Reviewed by Client: -

Document History

Version	Date	Description	Author	Checked
1	01/08/24	DRAFT	PZ	WW
2	27/09/24	FINAL FOR COUNCIL SUBMISSION	PZ	WW

Wilson Planning Pty Ltd
ABN 38 517 405 672

COPYRIGHT All rights reserved © Wilson Planning Pty Ltd

This document is copyrighted and may only be used by Council for purposes associated with the subject Development Application (DA) to which it relates to the extent authorised under Section 10.14 of the Environmental Planning and Assessment Act 1979, as amended, for the express purposes of the project the subject of the Statement of Environmental Effects, and may not be otherwise copied, reproduced, distributed or used without the written permission of the authorised authors/publishers.

DISCLAIMER

While every reasonable effort has been made to ensure that this document is correct at the time of writing, it relies of information / documentation provided by others and therefore the authors / publishers disclaim any and all liability done or the consequence of anything done or omitted to be done in reliance upon the whole or any part of this document.



Table of Contents

1.0	Introduction.....	3
1.1	Site Details	3
1.2	Planning History	6
1.3	Proposed Development	6
2.0	The provisions of any environmental planning instruments	7
2.1	Environmental Planning and Assessment Act 1979 (the Act)	7
2.1.1	Section 4.46 'Integrated Development'	7
2.2	State Environmental Planning Policies (SEPPs)	8
2.2.1	State Environmental Planning Policy (Resilience and Hazards) 2021	8
2.2.2	State Environmental Planning Policy (Biodiversity and Conservation) 2021	8
2.2.3	State Environmental Planning Policy (Sustainable Buildings) 2022	8
2.3	Great Lakes Local Environmental Plan 2014 (GLLEP)	8
2.3.1	Zone and Zone Objectives.....	8
2.3.2	Permissibility	8
2.3.3	Principal Development Standards.....	9
3.0	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.....	12
4.0	The provisions of any development control plans	12
4.1	Great Lakes Development Control Plan 2014 (GLDCP)	12
5.0	The likely impacts of the development, including environmental impacts on both the natural and built environment	26
5.1	Environmental impacts on both the natural and built environments.	26
5.1.1	Noise	26
5.1.2	Air Quality	26
5.1.3	Hazards	26
5.2	Social impacts.....	27
5.3	Economic impacts	27
6.0	The suitability of the site for the development.....	27
7.0	The public interest	27
8.0	Conclusion	28



1.0 Introduction

1.1 Site Details

The site comprises Lot 10 in Deposited Plan 1170683, and is known as 79 Cowper Street, Stroud.

The site is rectangular in shape, with a total area of 419.2m². The site is a corner lot, with a frontage of 14.3 metres to Cowper Street and a frontage of 30.335 metres to Church Lane.

The lot contains two interconnecting commercial buildings fronting Cowper Street. One is approved as a shop and the other as ancillary storage. The combined GFA of the existing commercial buildings is 112.66m². The rear yard contains several outbuildings and a driveway (within an easement for 'Right of Way' leading to the dwelling contained within Lot A DP 161790. There is no parking within the site.

The subject site is zoned RU5 Village pursuant to Great Lakes Local Environmental Plan 2014 (GLLEP). The site is located within the Stroud Heritage Conservation Area (HCA), which is of local significance. The property is in close proximity of a State-listed heritage item "St John Evangelist Anglican Church Group (including Quambi House)", located at 85 Cowper Street, Stroud, as well as locally listed heritage items such as the "Uniting Church" at 62 Cowper Street, Stroud, and the "Bowen Chambers (former Council Chambers)" at 73 Cowper Street, Stroud.

The site's location is shown in Figure 1. Current improvements are shown in Figures 2-6.



Figure 1 – Site Locality Map

Source: ePlanning Spatial Viewer, 2024



Figure 2 – Existing commercial premises fronting Cowper Street



Figure 3 – Rear of existing commercial premises



Figure 4 – Rear yard of subject site



Figure 5 – View of the existing commercial premises, taken from Church Lane



Figure 6 View of the site, taken from Church Lane, with Right of Way on low side

1.2 Planning History

DA 118/2012 – Alterations and Additions and Occupation of Premise (Shop) – Approved.

1.3 Proposed Development

Consent is sought for the following works on site:

- Construction of two storey dwelling at the rear of the site; and
- Alterations and additions to the existing commercial premises facing Cowper Street.

Proposed Dwelling

- The proposal is for a mixed-use development on the site, with plans for a new residential dwelling situated at the rear of the property behind the existing commercial building.
- The proposed dwelling will have a total GFA of 114.44m² and will be part single-storey and part two-storey.
- The development plan features the construction of a covered deck and carport for the residential component, as well as a new boundary wall separating the proposed residential dwelling from the existing commercial building.
- The proposed dwelling will have vehicle and pedestrian access from Church Lane, using the right-of-way at the rear of the property to access the carport.
- The dwelling will comprise three bedrooms, a bathroom, an ensuite, and an open-plan kitchen, living, and dining areas.
- The proposed dwelling will feature landscape areas along the Church Lane boundary and between the commercial and residential sections of the site. Additional landscape space will be provided adjacent to the driveway and carport, located along the western and northern boundaries.

- The proposed driveway has been carefully designed to accommodate off-street parking behind the dwelling, keeping it out of view from the main frontage and catering for turning on-site and leaving in a forward direction.
- Materials and colour selections for the proposed additions will complement the existing buildings and HCA while maintaining a contemporary aesthetic, ensuring clear distinction between old and new elements—an important aspect of this type of development.

Commercial Alterations and Additions

- There are no proposed changes to the front elevation of the existing commercial building, facing Cowper Street.
- Commercial GFA after addition will be 119.4m² (+6.74m²)
- Demolition of an existing ancillary storage structure at the rear of the building and the linking roof between the current buildings, along with the removal of internal walls to enhance the functionality of the internal space as one interconnected space.
- Alterations to create a vaccination/nurse room and manager/pharmacist's office.
- Materials and colour selections for the proposed additions will complement the existing buildings while maintaining a contemporary aesthetic, ensuring clear distinction between old and new elements—an important aspect of this type of development.

The proposed works are shown in the set of architectural plans accompanying the application.

2.0 The provisions of any environmental planning instruments

2.1 Environmental Planning and Assessment Act 1979 (the Act)

2.1.1 Section 4.46 'Integrated Development'

Legislation	Section	Comments
Fisheries Management Act 1994	s144, s201, s205, s219	N/A
Heritage Act 1977	s58	N/A
Coal Mine Subsidence Compensation Act 2017	s22	N/A
National Parks & Wildlife Act 1974	s90	N/A
Protection of the Environmental Operations Act 1997	ss43 (a), 47, 55 ss43 (b), 48, 55 ss43(d), 55,122	N/A
Roads Act 1993	s138	N/A
Rural Fires Act 1997	s100B	N/A
Water Management Act 2000 & Water Management Amendment (Controlled Activities) Regulation 2008	s89,90,91	N/A



2.2 State Environmental Planning Policies (SEPPs)

2.2.1 State Environmental Planning Policy (Resilience and Hazards) 2021

Chapter 3 Hazardous and Offensive Development

The proposed use is not classified as potentially hazardous or offensive.

Chapter 4 Remediation of Land

The site is not identified as potentially contaminated in Council's records. The site contains commercial premises and landscaped rear yard and has not been historically used for any contaminating purposes. Further investigation is not considered necessary and the land is considered to be suitable for the proposed land use.

2.2.2 State Environmental Planning Policy (Biodiversity and Conservation) 2021

The site is not mapped as 'biodiversity values' and does not contain any threatened species of flora or fauna. The site contains domestic landscaping and shrubs only, with no mature native trees to be impacted.

2.2.3 State Environmental Planning Policy (Sustainable Buildings) 2022

The proposal involves a new dwelling house, which is Basix affected and a BASIX Certificate accompanies the application.

2.3 Great Lakes Local Environmental Plan 2014 (GLLEP)

2.3.1 Zone and Zone Objectives

The site is zoned RU5 Village, which has the following objectives:

- To provide for a range of land uses, services and facilities that are associated with a rural village.
- To provide for a range of land uses, services and facilities that are associated with a coastal village.
- To enable non-residential development that does not prejudice the established land use pattern within the village.

The proposed additions and alteration to the existing commercial premises will facilitate an enhance pharmacy experience and will continue to cater for essential local services in a rural village setting.

The new dwelling aligns with the objectives of providing a range of land uses, services, and facilities that support the character of a rural village and allows additional housing in the village within walking distance of services, shops, and facilities.

2.3.2 Permissibility

The proposal is defined as a 'dwelling house' and 'commercial premises', both of which are permissible in the RU5 Village zone, with consent.



2.3.3 Principal Development Standards

The following table provides an assessment of the proposal against other relevant clauses of GLLEP, including consideration of Principal Development Standards.

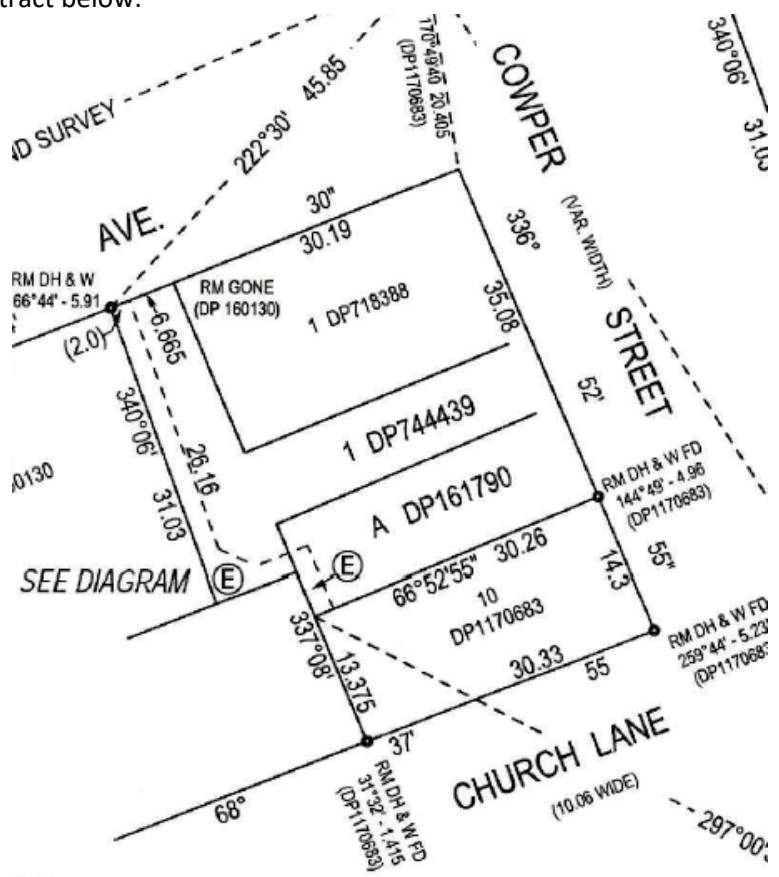
Great Lakes Local Environmental Plan 2014		
Clause	Provision	Comment
4.3	Height of Buildings	<p>The maximum permissible building height for this site is 8.5m. The proposed dwelling displays a maximum height of 6.256m. Complies.</p> <p>The commercial premises, as amended, will have maximum height of 5.359m. Complies.</p>
4.4	<p>Floor space ratio</p> <p>(2) The maximum floor space ratio for a building on any land is not to exceed the floor space ratio shown for the land on the Floor Space Ratio Map.</p> <p>(2C) Despite subclause (2), the floor space ratio for development for a purpose other than residential accommodation on land in Zone RU5 Village may exceed the floor space ratio shown for the land on the Floor Space Ratio Map.</p>	<p>The Floor Space Ratio Map shows a maximum permissible FSR for this site of 0.4:1; however, the site is within the RU5 zone and Clause 2(C) states that non-residential GFA can exceed the 0.4:1 FSR. There is no maximum listed for non-residential development in the RU5 zone.</p> <p>The site has an area of 419.1m². The proposed development will have a total GFA of 233.84m², resulting in an FSR of 0.55.7:1, which is permitted by virtue of the applicability of 2(C).</p> <p>The dwelling will have a GFA of 114.44m² and an FSR of 0.27:1.</p>
5.10	Heritage conservation	<p>The site itself does not contain any listed heritage items. The site is located within the Stroud Heritage Conservation Area (HCA), which is of local significance. The property is in close proximity of a State-listed heritage item "St John Evangelist Anglican Church Group (including Quambi House)", located at 85 Cowper Street, Stroud, as well as locally listed heritage items such as the "Uniting Church" at 62 Cowper Street,</p>

Great Lakes Local Environmental Plan 2014

Clause	Provision	Comment
		<p>Stroud, and the "Bowen Chambers (former Council Chambers)" at 73 Cowper Street, Stroud.</p> <p>A Statement of Heritage Impact (SOHI) has been prepared by Contemporary Heritage and accompanies the application. This assesses the historical context of Stroud and the property, along with surrounding heritage items.</p> <p>The SOHI analyses the extent of potential impacts and the measures taken to mitigate any negative impacts. The assessment of impact is based on the known heritage significance of the heritage items and the policies and guidelines of the relevant planning instruments, including the GLLEP and GLDCP.</p> <p>The SOHI concludes that <i>'the significance of the HCA and nearby heritage items will remain intact with the proposed development. The proposal is modest in scale and designed to be sympathetic to the immediately surrounding development, ensuring that it complements rather than detracts from the heritage values of the area. The proposal will not negatively impact views to or from surrounding heritage items. The design carefully considers and preserves these important visual connections. There is no obstruction to identified view corridors within the Heritage Conservation Area. The visibility of the proposal is limited, being largely obscured by existing buildings and landscaping, which helps to protect the integrity of the heritage context.</i></p> <p><i>The material and colour selections for the proposed addition will complement the host buildings whilst maintaining a contemporary legibility which is important with this type of development'.</i></p> <p>The SOHI makes the following conclusions and recommendations:</p> <p><i>'a. The new work will improve functionality to the site and with that, some additional internal security and surveillance for the conjoined properties.</i></p> <p><i>b. The proposal will not detract from the significance of the Heritage Item's in the vicinity, adding to the property's overall use and providing a long-term use of the existing building, encouraging continued maintenance and longevity of the property within the Conservation Area. The differentiation in typology and the existing developed context of the Heritage Items are intrinsic mitigating factors, allowing the Heritage Items to remain clearly legible without diminishing significance.</i></p> <p><i>c. The proposed design meets the objectives of the DCP and will maintain the significance of the Heritage Item itself, those in the vicinity and the Heritage Conservation Area.</i></p> <p><i>e. The final assessment is that, based on the considerations within this Statement of Heritage Impact, the proposal should be approved'.</i></p>



Great Lakes Local Environmental Plan 2014

Clause	Provision	Comment
		An AHIMS search reveals no Aboriginal sites or places recorded within or near the site. No further assessment or studies required.
5.21	Flood planning	The site has not been identified as being flood prone land.
7.1	Acid sulfate soils	The location of the site is not known to have any Acid Sulfate Soils.
7.2	Earthworks	The proposed development will involve minor excavation work for the purpose of installing footings for the new dwelling, pathways, concrete slab, and for stormwater pipes and services. There will be no major cut and fill and no retaining walls proposed.
7.5	Stormwater management	<p>The proposed new roofing will be connected to pits and pipes that will join the existing stormwater drainage system and can satisfactorily discharge to the existing 2m wide and variable drainage easement over Lot A DP 161790 and Lot 1 DP 744439, downstream of the site – see extract below:</p>  <p>A Drainage Plan has been prepared and accompanies the application. A 4,000L rainwater tanks is proposed to capture roof water for reuse within the dwelling and landscaping.</p>
7.6	Drinking water catchments	The site is not in a Drinking Water Catchment.
7.21	Essential services	Reticulated water and sewer services, as well as electricity and NBN, are connected to the site. As discussed above, stormwater drainage is catered for. The site has legal frontage to two public roads.



3.0 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

There are no current draft or proposed instruments applicable to the proposal.

4.0 The provisions of any development control plans

4.1 Great Lakes Development Control Plan 2014 (GLDCP)

The following table provides an assessment of the proposed development against relevant sections of GLDCP.

Great Lakes Development Control Plan 2014		
Clause	Provision	Comment
Part 4 Environmental Considerations		
Part 4.2 Flooding		
4.2 Flooding	Various controls	See comments in table under Section 2.3.3 of this report (Clause 5.21 of GLLEP).
Part 4.6 Contaminated Land		
4.6 Contaminated Land	Various controls	The land is not identified as potentially contaminated land.
Part 4.7 Bush Fire		
4.7 Bush Fire	Various controls	The site is not identified as Bushfire Prone Land.
Part 5 Single Dwelling, Dual Occupancies, Villas and Townhouses		
5.1 Solar Access and Overshadowing	Buildings should be designed to allow at least two hours of sunshine upon the internal and outdoor living areas of adjacent dwellings and between 9.00 am and 3.00 pm on 21 June. Where the possibility of overshadowing may occur, shadow diagrams are to be submitted to illustrate the shadows cast by the proposed building at 9.00 am,	The proposed dwelling's living areas and private open space are orientated on the north and/or east side, maximising solar access. They will receive at least 3 hours of sunlight on between 9:00am and 3:00pm on 21 June, as shown on the shadow diagrams in the set of architectural plans.



Great Lakes Development Control Plan 2014		
Clause	Provision	Comment
	12.00 noon and 3.00 pm on 21 June.	
5.2 Views and Privacy	Various controls	There are no views to and from surrounding dwelling that will be negatively affected as a result of the proposal.
5.3 Energy Efficiency	Residential buildings are to comply with the SEPP (Building Sustainability Index BASIX) 2004. Council encourages the use of alternative energy sources.	Complies.
Part 5.4 General Building Design	<p>Built form is to be articulated into a series of linked massing elements. Each massing element is to have an overall maximum wall length of 12m. Note: this control does not apply to a single storey dwelling, except when located on a corner block.</p> <p>Buildings are to contribute to an active street by having a window to a living area or bedroom fronting the primary street.</p> <p>Attached garages and carports must have a minimum 500mm setback from the front building line of the dwelling for which it is provided.</p> <p>Attached garages and carports and open car parking spaces must be setback at least 6m from the front property boundary.</p>	<p>Complies, with part single storey and part double storey as the land slopes away from the heritage commercial premises facing Cowper Street.</p> <p>Complies.</p> <p>Carport to the rear of the dwelling. Complies.</p>

Great Lakes Development Control Plan 2014

Clause	Provision	Comment
	Door openings of attached garages should be: Maximum total width of 6m; and Maximum 50% of the width of the building.	Not applicable.
	On corner lots the building design should provide an address to both streets.	Not applicable.
	Building entries/front doors should be directly visible from the street and preferably part of dwelling frontage.	Complies.
	To aid the environmental performance of buildings and for visual amenity of new buildings, eaves with a minimum width of 600mm to the north, east and west of the external perimeter or 70% of external walls should be considered.	Complies.
	Building designs are to be stepped to follow the contours of the site rather than requiring extensive cut and fill to enable 'slab on ground' construction.	Complies.
	Colour and materials are to be sympathetic to the existing character of the street and natural setting of the locality.	Complies. See SOHI.
	Highly reflective materials should be avoided. On sloping	None proposed.



Great Lakes Development Control Plan 2014		
Clause	Provision	Comment
	sites in built up areas, reflective, white and other light coloured roof materials should be avoided to reduce glare impacts to adjoining properties.	
5.5 Setbacks – 5.5.2 Residential and Village Zones - 5.5.2.1 Primary Road Setback Controls	<p>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.</p> <p>Garages, carports and open car parking spaces must be setback at least 6m from the primary road frontage.</p> <p>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.</p>	<p>The SOHI accompanying the application has considered the setback of the proposed dwelling in the HCA and adjacent listed heritage items and found it to be acceptable (Section 7.2).</p> <p><i>a. The proposal includes the construction of a new single dwelling to the rear of the shops and facing Church Lane. The corner site provides an opportunity for the suitable use of the presently unused land to the rear of the shops whilst benefiting from independent access and street frontage.</i></p> <p><i>b. A 3m setback from the rear of the existing shops provides suitable separation of built form and this is supported further by maintenance of the existing 3.66m wide right of way and 4.8m setback from the western boundary as well as 4m setbacks from the northern boundary.</i></p> <p><i>c. The front setback to the primary mass of the proposal is 3m with the secondary volume protruding forward by 1.3m. Due to the angle of the front boundary, the setback is 1.35m at its closest point though 1.9m behind the existing structures when measured square to the buildings.</i></p> <p><i>d. The proposal occupies a vacant portion of an otherwise relatively densely developed land along Cowper Street between Memorial Avenue and Church Lane. The proposed development is in keeping with the density of the surrounding properties fronting Cowper Street and their respective secondary frontages, retaining a break in massing to the vacant land to the west.</i></p> <p><i>e. There is no front setback to adjoining land to the west though the Mid-coast Council</i></p>
5.5.2.3 Secondary Setback Controls	Various controls	
5.5.2.4 Corner Setback Controls	Various controls	

Great Lakes Development Control Plan 2014		
Clause	Provision	Comment
		<i>Offices and Library further west at 8 Church Lane continue the established zero setback of the shop at the corner of the subject property. The proposed development is considered to be suitably setback from these existing structures, maintaining a suitable hierarchy between old and new.</i>
5.5.2.5 Side and Rear Set back	Various controls	A 3-meter setback from the rear of the existing shops ensures adequate separation of built form. This is further supported by maintaining the existing 3.66-meter-wide right of way, a 4.8-meter setback from the western boundary, and 4-meter setbacks from the northern boundary.
5.6 Building Heights	Various controls	<p>The moderate fall of the land, combined with the reduced overall height of the proposal to 6.325 meters, has allowed the ridge level to be limited to 820 mm above the ridge level of the existing structures. In comparison, the existing buildings have an overall height of 5.54 meters at the rear and 4.88 meters at the street frontage.</p> <p>The height of the proposal has been moderated so as to mitigate impact as much as possible. The first floor has been reduced in size and height from earlier iterations of the scheme in order to present rather as an attic level with internal ceiling levels set as low as possible using the NCC regulations for sloping ceilings to allow 1/3 of ceiling areas to fall below 2.4m high.</p>
5.7 Cut and Fill	Various controls	The proposed dwelling will necessitate only minor excavation for the installation of piers, pipes, and drainage systems. There are no retaining walls required or proposed.
5.8 Private Outdoor Areas	A ground level outdoor living space is to be provided for each dwelling with direct access from the ground floor main living areas which has a minimum area of 24m ² and minimum length and width of 4m.	The proposed development will have 25.06m ² private open space area. Complies.

Great Lakes Development Control Plan 2014		
Clause	Provision	Comment
	<p>Where the main living areas are not provided at ground level, a balcony or deck of a minimum area of 16m2 and a minimum dimension of 2m, shall be provided with direct access from the main living areas.</p> <p>Private outdoor living areas are not to be located within the front building line setback to either the primary or secondary street frontages.</p>	
5.9 Fencing and Walls	Various controls	The proposed dwelling fences within front setback area will be maximum of 1.2 metres high. The proposed dwelling fences located behind the building line (front setback) will be a maximum of 1.8 meters high.
Part 8 Heritage		
Section 8.2 Controls for Development within the heritage conservation areas and/or affecting heritage items		
8.2.1 Heritage Items Interior building works controls	Various controls	See SOHI accompanying the application which addresses relevant controls.
8.2.2 State Significant Heritage Items	Various controls	
8.3 Heritage Colours for Exterior Paints	Various controls	
8.4 Exterior Bricks	Various controls	
8.5 Solid Metal Fences	Various controls	
Part 10 Car Parking, Access, Alternative and Active Transport		
Car parking	<p>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.</p> <p>Retail/Shops – 1 space/24m² GLFA. Where a development has an approved use</p>	<p>The proposed dwelling will include a single carport and complies with the car parking requirements.</p> <p>The existing commercial premises does not have dedicated off-street parking and there is an historical deficiency. The additional 6.74m²</p>

Great Lakes Development Control Plan 2014		
Clause	Provision	Comment
	<p>with a shortfall in the car parking rate as calculated by Council, there may be consideration to the use of existing car parking credits for future development discounts.</p> <p>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.</p>	<p>is not considered to generate additional parking demand.</p> <p>Complies. Access will be via an existing Right of Way 3.66m wide. The carport is setback from the Right of Way sufficient to allow a vehicle to turn around and leave in a forward direction.</p>
Part 11 Water Sensitive Design		
Water Sensitive Design	Various controls	Not applicable for single dwelling.
Part 12 Vegetation Management		
Vegetation Management	Various controls	The proposed development does not require the removal of any trees or native vegetation.
Part 13 Landscaping and Open Space		
Landscaping and Open Space	<p>A minimum of 30% of the site area is to be set aside for landscaping preferably with native vegetation at existing natural ground level and a deep soil zone. The landscaped area does not include any building, garage, or impervious surface such as a driveway or swimming pool.</p> <p>The deep soil zone is that part of the site that is not built on, paved or otherwise sealed, where the soil is of sufficient depth to support the growth of trees and shrubs. At least 50% of the landscape area is to include deep soil zones.</p>	<p>A total of 105.96m² (25%) landscape area is provided. While a 17% variation, the area of landscaping provide still achieves the objectives the control and is commensurate with dwelling that is built behind commercial premise on the adjoining land and other land in the main street precinct.</p> <p>All landscaped areas are deep soil.</p>

Great Lakes Development Control Plan 2014

Clause	Provision	Comment
	Landscaping is to be provided both behind and in front of the building line. Landscaping of less than 1.5m in length and width shall not be included in landscape area calculations.	Noted.
	All sites are to be provided with a minimum of 1.5m wide landscape strip adjacent to any driveway and an adjoining property.	Complies.
	Where removal of locally important koala food trees is unavoidable as part of the proposed development, replacement plantings may be required.	None proposed.
	Council will consider requests to plant replacement locally important koala food trees on other council owned or Privately owned land within the locality (with the owners consent) with a development application at time of lodgement where it can demonstrated that no suitable areas exist on the development site.	Not applicable.
	Landscaping proposals should give preference to the retention of native plants (including trees, shrubs and ground covers) that	None on-site.



Great Lakes Development Control Plan 2014		
Clause	Provision	Comment
	exist on the land, where such retention is reasonable, safe and does not conflict with bush fire hazard protection requirements.	
Part 14 Waste Management		
Waste Management	Various controls	<p>Waste will be collected and stored in standard Council issued bins as per current arrangements.</p> <p>A Demolition and Construction Waste Management Plan has been prepared and accompanies the application.</p>
Part 16 Site Specific Development Controls		
Section 16.25 Stroud		
16.25.1 Residential Development – 16.25.1.1 General Principles	<p>A development application is required to carry out the work on land or buildings in the “heritage conservation area” and/or affecting a “heritage item” in accordance with the Local Environmental Plan. Council’s opinion on whether a development application is required for minor work will be based on compliance with the controls in this DCP.</p> <p>All applications within the Heritage Conservation Area and/or affecting a Heritage Item (by reference to two lots either side) must ensure that the significance and integrity of the Area and/or Item is retained.</p>	See SOHI accompanying the application which addresses relevant controls.

Great Lakes Development Control Plan 2014		
Clause	Provision	Comment
	<p>Applications may be referred to Council's Heritage Advisor, to ensure compliance with the intent of the DCP controls.</p> <p>Applicants proposing development in the heritage conservation area and/ or affecting a heritage item should consult with Council in the first instance.</p>	
<p>New Buildings</p> <p>16.25.1.4 General Building Design for Heritage Conservation Area</p>	<p>New buildings within the Heritage Conservation Area must:</p> <p>Have a simple rectilinear plan, wherever possible.</p> <p>Have a simple broad hipped or gable roof.</p> <p>Have the roof constructed at approximately 30 degrees without unnecessary secondary projections or dormer windows.</p> <p>Be consistent with the character and curtilage of any adjacent heritage items (by reference to two lots to either side).</p> <p>Break up built form into massing elements of no greater than 12m (length) and 150m² (area).</p>	<p>See SOHI accompanying the application which addresses relevant controls.</p> <p>Complies.</p>

Great Lakes Development Control Plan 2014		
Clause	Provision	Comment
	<p>Maintain the streetscape character through consideration of design, appearance and materials.</p> <p>When a verandah is proposed, the verandah must be either at the same or a lower pitch than the main roof.</p> <p>Use materials which are consistent with the overall character of the streetscape, and any heritage item in the vicinity (as defined by reference to two lots to either side).</p> <p>Where relocated houses are used, ensure the design and appearance is consistent with the above guidelines and the historic character of Stroud.</p>	<p>Complies.</p> <p>Complies.</p> <p>Complies.</p> <p>Not proposed.</p>
Alterations and Additions	<p>Maintain the historic style of the existing design, unless such buildings are intrusive to the overall character of the town by virtue of their scale or massing.</p> <p>Be located to the rear of existing buildings. Be restricted to minor elements on the front of a building (e.g. verandahs).</p>	<p>See SOHI accompanying the application which addresses relevant controls.</p> <p>Complies.</p>

Great Lakes Development Control Plan 2014		
Clause	Provision	Comment
	Where a verandah is proposed, be designed and constructed in accordance with the era and/or design of the existing building.	Not applicable.
	Be clearly discernible as new work, though sympathetic to the character of the building.	Complies.
	Retain existing materials and finishes insitu, and use compatible materials for new work.	Complies.
	Preserve significant fabric, buildings, structures or landscaping.	Complies.
	Not cause significant change to the existing roof form.	Complies.
	Retain original secondary elements such as chimneys and finials.	Complies.
	Primarily use traditional construction materials and techniques (e.g. lime mortar) for the repair or alteration of existing buildings, with modern materials or techniques used only where supported by conservation and structural practice	Complies.

Great Lakes Development Control Plan 2014		
Clause	Provision	Comment
16.25.1.5 Setbacks	New dwellings must have primary and secondary road setbacks which are: greater than any adjoining heritage item, OR the average of or greater than the adjoining (non heritage) buildings;	See SOHI accompanying the application which addresses relevant controls.
	New dwellings must have one side boundary setback of at least 2.5m and one side boundary setback of at least 3.5m;	Complies.
	New dwellings must have a rear boundary setback of at least 4.5m.	Complies.
	Larger setbacks or higher levels of construction may be required to meet the guidelines for bushfire protection in bushfire prone areas. Setbacks of new buildings in the vicinity of a heritage item must be equal to or greater than the setback of the heritage item, to ensure its prominence within the streetscape.	Not applicable.
16.25.1.5 Site Cover and Outdoor Living Access	Site cover is to be no greater than 40% in the Heritage Conservation Area.	60% site coverage proposed. See SOHI accompanying the application which consider the proposal acceptable and in

Great Lakes Development Control Plan 2014		
Clause	Provision	Comment
	Outdoor living space must be provided for each dwelling, with direct access from main living areas with a minimum area of 24m ² and minimum dimension of 4m.	keeping with HCA character and surrounding development. Complies.
16.25.1.7 Materials and Colours	Various controls	See SOHI accompanying the application which addresses relevant controls.
16.25.1.8 Door and Windows	Various controls	See SOHI accompanying the application which addresses relevant controls.
16.25.1.9 Fencing and Walls	Various controls	See SOHI accompanying the application which addresses relevant controls.
16.25.1.10 Car Parking and Access	Various controls	Complies.
16.25.1.11 Commercial Development – Alterations and Additions	Alterations and additions to existing commercial buildings within the Heritage Conservation Area must: Retain existing verandahs and where possible encourage the reconstruction of missing details. Be of an appropriate style and detail for the design of the building where the original verandah is reconstructed.	Complies. No change to existing.
Shop fronts	Must retain traditional shop fronts and their features. Should incorporate remnants of original shop fronts into new layouts. Should reconstruct original shop front	Complies. No change to existing.

Great Lakes Development Control Plan 2014		
Clause	Provision	Comment
	where the shop front has been replaced. Should retain nontypical shop fronts which indicate the former use of a place, unless there is sufficient historic information to allow accurate reconstruction of an earlier form.	
Verandahs	Various controls	No change to existing.

5.0 The likely impacts of the development, including environmental impacts on both the natural and built environment

5.1 Environmental impacts on both the natural and built environments.

5.1.1 Noise

There will be some minor noise impacts during construction of the building, however these will be controlled by standard construction hours to minimize any potential acoustic impacts. Construction noise can also be control through the Protection of the Environment Operations Act 1997.

The proposed dwelling will generate only residential scale noise and will be acceptable. The dwelling will not be impacted by the adjoining commercial premises, which will be closed during the evening, nighttime, and early morning periods.

5.1.2 Air Quality

The proposed development will have no impacts on air quality.

5.1.3 Hazards

There are no known hazards affecting the site or proposed land use, other than those discussed in previous sections of this report.



5.2 Social impacts

The proposed activity will have a positive social impact providing additional housing choice and enhancements to the existing commercial premises.

5.3 Economic impacts

The proposal will have a positive economic impact in that it will create short term construction jobs and will improve the long term use of the commercial premises.

6.0 The suitability of the site for the development

The site is considered to be suitable for the proposed dwelling and additions and alterations to the commercial premises. The proposal complies with GLLEP and generally complies with GLDCP. Where there are various, these have been considered in the context of the HCA and existing character and found by Contemporary heritage to be acceptable and supportable.

The development will not have significant impacts on the natural or built environments. There are no significant physical, ecological, technological, or social constraints on the proposed development.

7.0 The public interest

The proposed development is considered to be in the public interest as it meets the objectives of the RU5 zone, and generally complies with the provisions of GLLEP, and relevant provisions of GDCP.

The proposal respects the character and amenity of the locality without impacting on the quality of the environment. There are no broader public interest considerations.



8.0 Conclusion

This Statement of Environmental Effects has considered all natural and built constraints and hazards and found the site to be suitable for the proposed development.

Additionally, it has been found that the proposal will have acceptable impacts on the natural and built environment, with the adoption of amelioration measures outlined in this report, on architectural plans, and in consultant reports submitted with the application.

The proposed development is permissible in the it meets the objectives of the RU5 zone, the Stroud HCA, and generally complies with the relevant provisions of GLLEP and GLDCP.

Council's favourable consideration of the application is requested.



WILSON PLANNING