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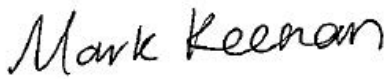
STATEMENT OF ENVIRONMENTAL EFFECTS

**Change of Use to Funeral Home, Alterations and
Additions and Associated Works at
8 Breese Parade, Forster**

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1.0 Introduction

This Statement of Environmental Effects (SEE) accompanies a Development Application (DA) submitted to Mid-Coast Council (Council). This DA proposes alterations and additions to an existing building and its change of use from an information and education facility to a funeral home at 8 Breese Parade, Forster.

This SEE provides a detailed description of the site and the proposal and provides an assessment of the proposal against the relevant heads of consideration set out in Section 4.15 of the *Environmental Planning and Assessment Act, 1979 (EP&A Act)*. That assessment has found that the proposal:

- Meets the objectives of the LEP and DCP where applicable;
- Will not result in significant negative impacts on surrounding land uses and environment;
- Is responsive to site context and presents a positive visual relationship with surrounding uses; and
- Is strongly in the public interest.

The SEE forms part of a suite of documents that are submitted in support of the application attached as **Appendices A-F**.

1.1 Project Context

The subject site is located on the southern side of Breese Parade approximately 120m southeast of Stockland Forster Shopping Centre. The subject site is located on a portion of a site commonly known as 8 Breese Parade, Forster and legally described as Lot 1, DP1304587.

The site has a frontage of approximately 150m to Breese Parade with an area of 1.411 Ha. The former Mid-Coast library is located on the subject site in addition to the Councils' former chambers. The following applications are relevant to the site and subject development:

- **DA2023/0213** was approved on 26 July 2023 for Torrens Title Subdivision to create two lots comprising Lot 1 (1.411 Ha) and Lot 2 (0.908 Ha).
- **DA2024/0112** was approved on 28 October 2024 for the further subdivision of Lot 1 created under **DA2023/0213** to create proposed Lot 11 (10,340m²) and proposed Lot 12 (3,766m²). Proposed Lot 12 relates to the subject DA and is identified on the Architectural Plans provided as **Appendix C**.

This DA proposes alterations and additions to an existing building and its change of use from an information and education facility to a funeral home. The purpose of the subject application is to work within the existing building on the subject site and generate employment and contribute to the economic development of Forster whilst ensuring compatibility with nearby commercial development.

1.2 Planning Framework and Referrals

The site is located in the Mid-Coast Local Government Area (LGA) and as such the DA will be assessed by Council's Planning Assessment Team. In preparation of the development, consideration has been given to the following planning instruments:

- State Environmental Planning Policy (Planning Systems) 2021;
- State Environmental Planning Policy (Sustainable Buildings) 2022;
- State Environmental Planning Policy (Resilience and Hazards) 2021;
- Draft Mid-Coast Local Environmental Plan;
- Great Lakes Local Environmental Plan 2014; and
- Great Lakes Development Control Plan.

2.0 Site Analysis

2.1 Location and Context

The subject site is located on the southern side of Breese Parade approximately 120m southeast of Stockland Forster Shopping Centre.

The site forms part of a larger E2 Commercial Centre zoned area occupying the southern side of the Breese Parade with surrounding development comprising a range of commercial and residential uses.

The site's locational context is shown in **Figure 1**.



Figure 1: Locality Plan demonstrating the site outlined in red (Source – NSW Planning Portal)

2.2 Site Description

The subject site is located in the south-east portion of a site commonly known as 8 Breese Parade, Forster and legally described as Lot 1, DP1304587. The site has a frontage of approximately 150m to Breese Parade

with an area of 1.411 Ha. The council's former chambers and the former Mid-Coast library are located on the subject site.

An aerial photo of the site is shown in **Figure 2**.

DA2024/0112 was approved on 28 October 2024 for the further subdivision of Lot 1 created under **DA2023/0213** to create proposed Lot 11 (10,340m²) and proposed Lot 12 (3,766m²). Proposed Lot 12 relates to the subject DA and is identified in **Figure 3**. The proposed change of use from library to funeral home is proposed as part of the subject DA with alterations and additions also proposed to facilitate the change of use.



Figure 2: Site Aerial of the Subject Site (Source: Nearmap)

2.3 Existing Site Conditions

Existing Structures The former Council Chambers and mid-coast library are located on the subject site.

Access The site is currently accessible by vehicle from Breese Parade.

Easements There are a number of easements located on the subject site, as detailed in the Architectural Plans provided in **Appendix C**.

3.0 Proposed Development

3.1 Overview

This DA seeks consent for the change of use of from an information and education facility to funeral home, alterations and additions and associated works at 8 Breese Parade, Forster. Specifically, the proposed development will consist of the following:

- Change of use from the former Mid Coast Library to a Funeral Home.
- Internal alterations and additions including the provision of a new stud framed plasterboard lined walls to allow for a new internal layout. The proposed floor plan will comprise an entry, function space, foyer, chapel space, staff area, garage, office and store.
- External alterations and additions relate to the construction of a Porte Cochere with existing paths to be removed to accommodate a Porte Cochere. External store walls will be removed to provide new roller doors. An additional doorway is also proposed on the north elevation.
- Provision of ancillary landscaping and site services.
- Provision of 41 car spaces.

3.2 Operational Details

The proposed development consists of a funeral home. The proposed hours of operation of the funeral home are 7am till 8pm, Monday to Sunday. In the event of urgent arrangements being required, the premises may be opened outside of normal hours.

3.3 Traffic, Access and Parking

Access and Loading

As part of the development, the existing crossovers and access will be retained. Access for customers / patrons shall be via the existing access off Breese Parade, or to the rear carpark located on the eastern side of the premises – access via Right of way. Dedicated private customer parking is available both at the front and at the rear of the premises. Adequate sight distances are provided for all driveways to ensure safe access and egress. Refer to the Plan of Management provided as **Appendix D**.

Parking

The Great Lakes DCP provides the following car parking requirements for the proposed land uses. Refer to the Plan of Management (**Appendix D**) for further details.

3.4 Safety and Security

The proposed development is to be retained with regard to the principles of Crime Prevention Through Environmental Design. In this regard, a number of security features will be introduced as follows:

- Landscaped areas within the development site to be maintained to a good standard.
- Clear delineation between public and private areas.
- Effective sightlines between public and private spaces.
- Effective use of lighting that complies with AS1158.

- Landscape, building position and activities orientated to maximise natural surveillance.

Based on the above provisions, the requirements of CPTED are deemed to be met.

4.0 Assessment of Environmental Impacts

4.1 Statutory Planning Framework and Compliance

An assessment of the proposal has been made against the relevant planning instruments applicable to the land and the proposal. The Environmental Planning Instruments that relate to the proposed development are:

- State Environmental Planning Policy (Planning Systems) 2021;
- State Environmental Planning Policy (Sustainable Buildings) 2022;
- State Environmental Planning Policy (Resilience and Hazards) 2021;
- Draft Mid-Coast Local Environmental Plan;
- Great Lakes Local Environmental Plan 2014; and
- Great Lakes Development Control Plan.

4.1.1 State Environmental Planning Policy (Planning Systems) 2021

Chapter 2 - State and Regional Development

Pursuant to Clause 2.19 and Schedule 6 of the SEPP (Planning System) 2021, the proposed development has an Estimated Cost of Development (EDC) of less than \$30 million. Therefore, the development will be determined by Council.

4.1.2 State Environmental Planning Policy (Sustainable Buildings) 2022

Chapter 3 – Standards for Non-residential Development

Chapter 3 of the SEPP aims to encourage the design and delivery sustainable non-residential development and requires DAs for such development to be accompanied by a list of NABERs commitments as to the manner in which the development will be carried out. The proposed development comprises alterations and additions to an existing building with a development cost of less than \$10 million; Chapter 3 does not apply to the development.

4.1.3 State Environmental Planning Policy (Resilience and Hazard) 2021

Chapter 2 – Coastal Management

Chapter 2 of SEPP (Resilience and Hazards) 2021 requires the Council to consider and address issues for the coastal management area(s) the subject land of any development application falls in.

A portion of the subject site is identified as *Coastal Environment Area* under the SEPP. The Coastal Management Act 2016 No 20 also sets out management objectives for land located within the different coastal areas.

Coastal Environment Area

The objectives of land identified as *Coastal Environment Area* are as follows:

- *to protect and enhance the coastal environmental values and natural processes of coastal waters, estuaries, coastal lakes, and coastal lagoons, and enhance natural character, scenic value, biological diversity, and ecosystem integrity,*
- *to reduce threats to and improve the resilience of coastal waters, estuaries, coastal lakes, and coastal lagoons, including in response to climate change,*
- *to maintain and improve water quality and estuary health,*
- *to support the social and cultural values of coastal waters, estuaries, coastal lakes, and coastal lagoons,*
- *to maintain the presence of beaches, dunes, and the natural features of foreshores, taking into account the beach system operating at the relevant place,*
- *to maintain and, where practicable, improve public access, amenity and use of beaches, foreshores, headlands, and rock platforms.*

Comment

The subject site is not averse to the above objectives of the Coastal Environmental Area and the proposed development works are not anticipated to result in any adverse coastal impacts on the subject land.

Chapter 2 of SEPP (Resilience and Hazards) 2021 provides development standards for consideration by the Council when assessing development within these areas. The table below outlines the requirements under the SEPP and provides a response with regards to the development proposal.

Table 1: SEPP (Resilience and Hazards) 2021 – Chapter 2 Compliance Table		
SEPP Clause	Requirement	Complies
2.10 Development on Land Within the Coastal Environment Area	Development consent must not be granted to development on land that is within the coastal environment area unless the consent authority has considered whether the proposed development is likely to cause an adverse impact on the following— (a) the integrity and resilience of the biophysical, hydrological (surface and groundwater) and ecological environment,	Yes. The proposed development is for the change of use to funeral home on land zoned E2 Commercial Centre. The works remain consistent with the coastal environment area. Yes. The proposed development is not anticipated to result in adverse impacts on the integrity and resilience of the biophysical, hydrological, and ecological environment. Water quality will be

Table 1: SEPP (Resilience and Hazards) 2021 – Chapter 2 Compliance Table		
SEPP Clause	Requirement	Complies
		managed and maintained through the management of stormwater.
	(b) coastal environmental values and natural coastal processes,	Yes. The proposed development will not result in adverse impacts on coastal environmental values and natural coastal processes and is regarded as acceptable.
	(c) the water quality of the marine estate (within the meaning of the Marine Estate Management Act 2014), in particular, the cumulative impacts of the proposed development on any of the sensitive coastal lakes identified in Schedule 1,	Yes. The proposed development will be connected to the existing stormwater system and will therefore have no adverse impacts on the waterway. Sewerage and other wastewater from the development will be transported to the existing sewerage network. The site is not identified as any of the sensitive coastal lakes outlined in Schedule 1.
	(d) marine vegetation, native vegetation and fauna and their habitats, undeveloped headlands, and rock platforms,	Yes. The proposed development will not result in any significant impact on native or marine vegetation.
	(e) existing public open space and safe access to and along the foreshore, beach, headland, or rock platform for members of the public, including persons with a disability,	Yes. The subject site is privately owned land, and no public access is existing or proposed.
	(f) Aboriginal cultural heritage, practices, and places,	Yes. If any Aboriginal cultural heritage items or places are discovered during works, it will be referred to the relevant agency.
	(g) the use of the surf zone.	N/A. The site is not located adjacent to a surf zone.

Table 1: SEPP (Resilience and Hazards) 2021 – Chapter 2 Compliance Table		
SEPP Clause	Requirement	Complies
	Development consent must not be granted to development on land to which this section applies unless the consent authority is satisfied that— (a) the development is designed, sited, and will be managed to avoid an adverse impact referred to in subsection (1), or (b) if that impact cannot be reasonably avoided—the development is designed, sited, and will be managed to minimise that impact, or (c) if that impact cannot be minimised—the development will be managed to mitigate that impact.	Yes. The development has been designed and sited to avoid adverse impact, as outlined above. Yes. As above. Yes. As above.

Chapter 4 Remediation of Land

Chapter 4 of the Resilience and Hazard SEPP 2021 requires council to consider whether the subject land of any rezoning or development application is contaminated. If the land requires remediation to ensure that it is made suitable for a proposed use or zoning, Council must be satisfied that the land can and will be remediated before the land is used for that purpose.

Chapter 4 further requires the preparation of a report specifying the findings of a preliminary investigation of the land concerned, carried out in accordance with the contaminated land planning guidelines, to be considered by the consent authority before determining an application for consent to carry out development that would involve a change of use of that land.

There is no evidence of potentially contaminating land activities occurring on the site and the development does not propose a more sensitive land use. Therefore, the site is considered suitable for its intended use.

4.1.4 Great Lakes Local Environmental Plan 2014

Permissibility

The site is situated within the Mid-Coast Local Government Area (LGA) and is subject to the provisions of the Great Lakes Local Environmental Plan (LEP) 2014.

The site is zoned E2 Commercial Centre under the provisions of the Great Lakes LEP 2014. The proposed development consists of the change of use of from an information and education facility to a funeral home which is a form of commercial premises and is therefore permitted with consent.



Figure 4: Land Zoning Map demonstrating the subject site as outlined in yellow (Source – NSW Planning Portal).

Zone Objectives

The objectives of the E2 Zone are:

- To strengthen the role of the commercial centre as the centre of business, retail, community and cultural activity.
- To encourage investment in commercial development that generates employment opportunities and economic growth.
- To encourage development that has a high level of accessibility and amenity, particularly for pedestrians.
- To enable residential development only if it is consistent with the Council's strategic planning for residential development in the area.
- To ensure that new development provides diverse and active street frontages to attract pedestrian traffic and to contribute to vibrant, diverse and functional streets and public spaces.

- *To enable a range of residential accommodation and tourist and visitor accommodation to be located above commercial uses.*

Comment

The proposed development is consistent with the relevant objectives of the E2 zone in that the DA will provide a commercial land use in the form of a funeral home, strengthening this part of Forster as a commercial centre. In addition, the proposed development will encourage employment opportunities and services in a location that is highly accessible.

Relevant Clauses

An assessment of the relevant clauses within the Great Lakes LEP 2014 is provided in **Appendix A**.

4.1.5 Draft Mid Coast Local Environmental Plan

The Draft Mid Coast Local Environmental Plan is, at the time of writing, at community consultation stage. Therefore, the proposed development has had consideration of the draft instrument in accordance with Section 4.15 (1) (a) (ii) of the *Environmental Planning and Assessment Act 1979*.

A review of the Draft Mid Coast LEP details that the zoning of the subject site will be retained as E2 Commercial Centre with commercial premises remaining permissible.

In addition, the proposed building height will increase from 13m to 15m which the proposed development remains compliant with. The proposed development is therefore consistent with the Draft Instrument.

4.1.6 Great Lakes Development Control Plan

The Great Lakes Development Control Plan (DCP) provides detailed provisions to supplement the Great Lakes LEP 2014. An assessment of the proposal against the relevant development controls applying to the subject land is provided in **Appendix B**.

4.2 Visual Impacts

Visual Impacts

From a visual perspective, the proposed materials have been chosen to ensure the development is compatible with the existing and desired future character of the general commercial area on the Forster.

The external appearance of the building will be generally retained as existing and reflects consideration to various development controls and the articulation of the building along with its massing composition will continue to reflect the desired character of the area.

The existing building is considered to represent a positive contribution to the streetscape and will largely be retained, ensuring the amenity of adjoining residents is not unduly compromised.

4.3 Flooding

The subject site is located on land identified as a flood planning area per the Great Lakes LEP 2014. Refer to Flood Certificate provided as **Appendix F** which concludes that the Flood Hazard Category of this property in a 1% AEP flood in the year 2100 is Low.

4.4 Social and Economic Impacts

The development as proposed will bring with it a number of important social and economic benefits for the local and wider community as outlined below.

- Provide development that will activate and revitalize the development site;
- Provide additional services and employment opportunities for the community; and
- Provide short-term economic benefits through construction expenditure and employment.

4.5 Site Suitability

Having regard to the characteristics of the site and its location in Forster, the proposed development is considered appropriate having regard to the following elements:

- The size and dimensions of the land are appropriate for accommodating the proposal in its current form; and
- The proposed works will be undertaken to ensure no adverse impacts occur on surrounding development.

4.6 Public Interest

The proposal will facilitate the future development providing uses that meet the growing needs of the local and wider population. It is in the public interest to reinforce the importance of this location as a suitable development site for a funeral home. Generally, the proposal provides the following public benefits:

- It is consistent with the objects of the EP&A Act of encouraging the economic and orderly development of land;
- Delivers a development that enhances and responds sensitively to its setting through the revitalization of an existing building that reflects the scale and significance of the immediate precinct; and
- It has been carefully designed to ensure consistency with the applicable Council policies where possible.

5.0 Conclusion

This proposal seeks approval for alterations and additions to an existing building and its change of use from an information and education facility to a funeral home at 8 Breese Parade, Forster.

The proposal is consistent with the relevant environmental planning instruments Great Lakes LEP 2014 and Great Lakes DCP. The proposed development has significant planning merit in the following respects:

- The proposal will activate and revitalise the development site and provide a commercial use;
- It will provide additional viable land for commercial uses, encourage employment opportunities and provide facilities and services to meet the needs of the community; and
- There are no adverse impacts on surrounding properties.

Having regard to the above, and in light of the relevant heads of consideration listed under Section 4.15 of the *Environmental Planning and Assessment Act, 1979* the proposal is reasonable and appropriate and warrants favourable consideration.



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APPENDIX A

GREAT LAKES LOCAL ENVIRONMENTAL PLAN 2014 - COMPLIANCE TABLE

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Great Lakes Local Environmental Plan 2014 – Compliance Table
8 Breese Parade, Forster

Clause	Requirement	Comment	Complies
4.1 Minimum subdivision lot size	The size of any lot resulting from a subdivision of land to which this clause applies is not to be less than the minimum size shown on the Lot Size Map in relation to that land – 1,000m ²	Subdivision is not proposed as part of the subject DA.	✓
4.3 Height of buildings	The height of a building on any land is not to exceed the maximum height shown for the land on the Height of Buildings Map – 13m	The proposed development does not exceed 13m in height.	✓
4.4 Floor space ratio	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 – N/A	N/A – the subject site is not identified on the floor space ratio map.	✓
5.21 Flood planning	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.	Refer to Flood Certificate provided as Appendix F which concludes that the Flood Hazard Category of this property in a 1% AEP flood in the year 2100 is Low.	✓

7.1 Acid sulfate soils	Development consent is required for the carrying out of works described in the Table to this subclause on land shown on the Acid Sulfate Soils Map as being of the class specified for those works. <table><tr><td>Class of Land</td><td>Works</td></tr><tr><td>3</td><td> Works more than 1 metre below the natural ground surface. Works by which the watertable is likely to be lowered more than 1 metre below the natural ground surface. </td></tr></table>	Class of Land	Works	3	Works more than 1 metre below the natural ground surface. Works by which the watertable is likely to be lowered more than 1 metre below the natural ground surface.	The subject site is identified as Class 3 on the Acid Sulfates Map. No works proposed more than 1m below natural ground surface and therefore acid sulphate soil assessment not provided.	
Class of Land	Works						
3	Works more than 1 metre below the natural ground surface. Works by which the watertable is likely to be lowered more than 1 metre below the natural ground surface.						
7.2 Earthworks	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.	Minor earthworks are proposed as part of the subject DA which have been designed to ensure they will not have any detrimental impact on environmental functions, neighbouring uses or heritage items.					
7.5 Stormwater management	Development consent must not be granted to development on any land unless the consent authority is satisfied that the development— (a) is designed to maximise the use of water permeable surfaces on the land having regard to the soil characteristics affecting on-site infiltration of water, and (b) is designed to minimise the use of impervious surfaces on the land, directing run off to piped drainage systems and waterways, and (c) is designed to integrate water sensitive design measures, including stormwater, groundwater and waste water management, to minimise environmental degradation and to	Stormwater Management is to remain as existing.					

	improve the aesthetic and recreational appeal of the development, and (d) incorporates an appropriately managed and maintained stormwater management system that will maintain or improve the quality of stormwater discharged from the land, and (e) includes, if practicable, on-site stormwater retention for use as an alternative supply to mains water, groundwater or river water, and (f) avoids any significant adverse impacts of stormwater runoff on adjoining properties, native bushland, groundwater, wetlands and receiving waters, or if that impact cannot be reasonably avoided, minimises and mitigates the impact.		
7.21 Essential Services	Development consent must not be granted for 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.	The subject site is readily serviced by appropriate essential services.	✓

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APPENDIX B

GREAT LAKES DEVELOPMENT CONTROL PLAN - COMPLIANCE TABLE

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Great Lakes Development Control Plan – Compliance Table

8 Breese Parade, Forster

Control	Requirement	Comment	Complies
Part 4: Environmental Considerations			
4.2 Flooding	New allotments are to be designed to ensure that all proposed building envelopes are located outside the 2100 flood planning area.	Refer to flood Certificate document provided as Appendix F .	✓
	In circumstances where the location of a building envelope beyond the 2100 flood planning area is not possible a variation may be sought. If supported by Council, building envelopes are to be located at or above the 2100 1% AEP flood level. All lots are to have a continuous and rising vehicle evacuation route. The filling of land is to limit the impact on adjoining properties and the visual amenity of the location. Landscaping and vegetated buffers located in flood prone areas must be designed and located to reduce the impacts of flood waters on soil stability and adjoining buildings and structures. <u>New Buildings</u> New buildings are to be designed and located entirely outside of the 2100 flood planning area wherever possible. New buildings are to be designed with habitable floor levels above the 2100 1% AEP flood planning level.	Refer to Flood Certificate provided as Appendix F which concludes that the Flood Hazard Category of this property in a 1% AEP flood in the year 2100 is Low.	✓

	In circumstances where construction of a new building at the 2100 1% flood planning level is likely to have an adverse impact on the adjoining property or the visual amenity of the location, a variation may be sought. If supported by Council, the new building may be designed with habitable floor levels above the 2060 1% AEP flood planning level. Vehicle access to new buildings is to be designed to so that ingress and egress from the site is provided above the 2100 1% AEP flood planning level.		
Part 6: Residential Apartment Buildings, Mixed Use Development and Business Premises			
6.1 General Building Design	The design, height and siting of the development must respond to its context, being both the natural and built features of an area. The Site and Context Analysis must be utilised as the process by which the opportunities and constraints of the site are identified and the character of a local area defined. The appearance of new development must be complementary to the buildings around it and the character of the street. New development must contain or respond to the essential elements that make up the character of the surrounding urban environment. This character is created by elements such as building height, setbacks, architectural style, window treatment and placement, materials and landscaping. The following elements must be incorporated in the building design: a) Articulate and fragment building walls that address the street and add visual interest. The appearance of b) blank walls or walls with only utility windows on the front elevation is not permitted. c) Utilise high quality and durable materials and finishes. d) Entrances must be visible at eye level from the street and well lit.	Site and Context Analysis prepared and provided as part of the Architectural Plans as Appendix C. Proposed change of use to funeral home and alterations and additions have been designed to respond to the essential elements that make up the character of the surrounding urban environment. The proposed change of use to funeral home and alterations and additions will predominantly require internal alterations and additions with the building largely retained as existing, with a proposed porte cochere the noticeable addition. High quality and durable materials will be utilised across the development, helping to deliver a high-quality building design.	✓ ✓ ✓

	e) Avoid blank or solid walls and the use of dark or obscured glass on street frontages. f) Air conditioning units must not be visible from the street. g) Avoid bathroom windows on street frontages. h) Where garages are proposed on the front elevation they must be recessed, unless it can be demonstrated that the garages will not visually dominate the streetscape appearance of the building.		
6.2 Pedestrian Amenity	<u>Site Permeability</u> Where possible, links are to be open to the air, rather than enclosed or internal. New through block connections should provide convenient links to the existing and proposed pedestrian network. Existing publicly and privately owned links are to be retained where appropriate. <u>Street Address</u> Active ground floor uses are to be at the same general level as the footpath and be accessible directly from the street. Provide multiple entrances for large developments including an entrance on each street frontage. <u>Awnings</u> Awnings or similar structures are to be located over all building entries to contribute to the legibility of residential and mixed-use buildings and to provide weather protection for residents and visitors.	No links proposed across the subject site. As above. No existing publicly or privately owned links identified on the subject site. Active ground floor uses will be at the same general level as the footpath and be accessible directly from the street. Only one entrance to the funeral home proposed. Porte cochere proposed to be provided over the funeral home entrance.	✓ ✓ ✓ ✓ ✓ ✓

	<u>Pedestrian Access</u> Main building entry points should be clearly visible and identifiable from primary street frontages. They should be enhanced as appropriate with awnings, building signage or high-quality architectural features that improve clarity of building address and contribute to visitor and occupant amenity. Achieve clear delineation of the transition between the public street and the building entry. The design of facilities (including car parking) for persons with a disability must comply with the relevant Australian Standard and the Disability Discrimination Act 1992 (as amended). <u>Safety and Security</u> Address 'Safer-by-Design' principles for the design of public and private domain, and in all developments (including the NSW Police 'Safer by Design' crime prevention through environmental design (CPTED) principles). <u>Fences</u> Front and side fences between the property boundary and the building setback line must be a maximum average height of 1.2m if solid or 1.5m if 50% transparent.	Building entry clearly visible from primary street frontage. Clear delineation provided as part of the subject DA. Car parking for persons with a disability will comply with the relevant Australian Standard and the Disability Discrimination Act 1992 (as amended). 'Safer-by-Design' principles for the design of public and private domain have been addressed as part of Section 3.4 of the Statement of Environmental Effects. Fencing will be retained as existing.	✓ ✓ ✓ ✓ ✓
6.4 External Building Elements	<u>Facade Articulation</u> Adjoining buildings (particularly heritage buildings) are to be considered in the design buildings in terms of: - appropriate alignment and street frontage heights, - setbacks above street frontage heights, - appropriate materials and finishes selection, - facade proportions including horizontal or vertical emphasis, and	The works subject to this DA largely relate to internal alterations and additions to facilitate the change of use to a funeral home however, adjoining buildings have been considered in the design of the proposed development, in particular around choice of materials.	✓

	e) the provision of enclosed corners at street intersections. Horizontal elements of new buildings at the street edge, such as string courses, cornices, parapets, windowsills and heads are to relate to those of existing buildings, particularly heritage buildings. Articulate facades so that they address the street and add visual interest. Buildings are to be articulated to differentiate between the base (street frontage height) and the top in design. Establish a well-proportioned vertical rhythm particularly up to street frontage height by breaking the facade into bays of up to 6m wide. Visible parts of side and rear boundary walls are to be treated with similar consideration of proportion, detailing and materials as other elements of the façade. Finishes with high maintenance costs, those susceptible to degradation or corrosion from a coastal environment or finishes that result in unacceptable amenity impacts, such as reflective glass, are to be avoided. To assist articulation and visual interest, no single wall plane shall exceed 120m². Limit sections of opaque or blank walls greater than 4m in length along the ground floor to a maximum of 30% of the building frontage. Highly reflective finishes and curtain wall glazing are not permitted above ground floor level.	There are no heritage buildings the vicinity of the subject site and the proposed horizontal elements are considered to be appropriate and provide an appropriate design. Existing facades largely retained as existing, aside from the proposed porte cochere. The existing façade is appropriately articulated and creates visual interest in the subject site. A well-proportioned vertical rhythm has been provided as part of the subject DA. Side boundary walls largely retained as existing. High quality and durable materials to be provided only. No single wall will exceed 120m². Excessive amounts of blank walls not proposed as part of the subject DA. No highly reflective finishes or curtain wall glazing proposed.	✓ ✓ ✓ ✓ ✓ ✓ ✓ ✓
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	A materials sample board and schedule is to be submitted with applications for development. <u>Roof Design</u> Roof design shall relate to the desired built form by: a) articulating the roof to minimise the apparent bulk and relate to the context of smaller building forms. b) using a similar roof pitch or material to adjacent buildings, particularly in areas with an identifiable character. c) using special roof features, which relate to the desired character of an area, to express important corners. The roof height of a building shall be a maximum of 5.5m above the top-most floor level. This does not include any vent, chimney, flue, antennae or the like. Roof projection is allowed beyond the outer face of the top storey. Rooftop structures, such as air conditioning, lift motor rooms, satellite dishes, and the like are to be incorporated into the architectural design of the building.	Refer to materials legend provided as part of the Architectural Plans as Appendix C. Roof design retained as existing as part of the subject DA with the works largely relating to internal alterations and additions. Compliant roof height proposed as part of the subject DA. Minimal roof projection proposed. Noted.	✓ ✓ ✓ ✓ ✓
6.5 Building Amenity	<u>Acoustic Privacy</u> Maximise acoustic privacy with regard to the site and building layout by: a) providing adequate building separation within the development and from neighbouring buildings, b) ensuring vertical as well as horizontal separation between conflicting uses generating different noise levels.	The existing building is sufficiently setback from neighbouring buildings.	✓

	Where there are commercial/retail and residential uses located adjacent to each other, or within the same building, pay particular attention to the location of air conditioning units, building entries, and the design and layout of areas serving after hours uses. <u>Solar Access and Overshadowing</u> In areas undergoing change, the impact of overshadowing on development likely to be built on adjoining sites must also be considered in addition to the impacts on existing development. <u>Site Facilities and Servicing</u> Adequate facilities are to be provided within any new development for the loading and unloading of service/delivery vehicles. All service doors and loading docks are to be adequately screened from street frontages and from active overlooking by existing development. Circulation and access to service docks is to be in accordance with AS 2890.1.	Sufficient setbacks provided between the subject site and residential development. The proposed development involves alterations and additions to an existing building and will not increase overshadowing on adjoining properties. Loading and unloading activities to be undertaken on the east elevation of the existing building. Service door/ loadings dock located to the side of the funeral home and will be adequately screened from street frontages. Circulation and access to service docks are in accordance with AS 2890.1.	✓ ✓ ✓ ✓ ✓
6.10 Side and Rear Setbacks	Buildings are to comply with the side and rear boundary setbacks listed below. Levels up to 3 storeys: • Nil for 1 side boundary and 2.5m for 1 side boundary • Nil for commercial development • 6m where no rear lane access is possible • 3m where rear lane access is provided.	Minimum side setback of 4.45m proposed and minimum rear setback of 15.27m proposed as part of the subject DA. These setbacks are retained as existing. No other existing or proposed buildings on the subject site.	✓

	The separation distance between buildings on the same site are not to be less than that required between buildings on adjoining sites, unless it can be demonstrated that reducing the separation distances provides adequate privacy and solar access to the buildings concerned. If the specified setback distances cannot be achieved when an existing building is being refurbished or converted to another use, appropriate visual privacy levels are to be achieved through other means. These will be assessed on merit by the consent authority.	Setback distances achieved as part of the subject DA.	
6.11 Ground Level Uses	All common areas (including the principal entrance to the building) are accessible by all persons. Locate retail/commercial uses on the ground floor, retail/commercial uses on the first floor, and residential uses on the upper floors. Avoid the use of blank building walls at the ground level.	The proposed development will have a high level of accessibility for all persons. Active uses located at ground floor level. No blank building walls proposed at ground floor level.	✓ ✓ ✓
Part 10: Car Parking, Access, Alternative and Active Transport			
10.3 Car Parking	<u>All Development Excluding Residential</u> Business Premises – 1 space per 40sqm Gross Leasable Floor Area <u>Car Parking Design Controls – Residential Apartment Buildings, Mixed Use Development and Business Premises</u> Car parking must be located behind the building setback and be screened from view using well-designed structures and vegetation to minimise impacts on the streetscape.	The subject site is zoned E2 Commercial Centre and therefore 1 space per 40m² of gross leasable floor area applies. The development proposes gross leasable floor area of 623m² and therefore, 16 car spaces are required. 41 car spaces are proposed. Refer to the Plan of Management (Appendix D) for further details. Existing car parking located to the front of the existing building. This non-compliance is considered appropriate given the car parking is existing and space to the rear of the funeral home is limited.	✓ On Merit

	Car parking areas should be designed to conveniently, efficiently and appropriately serve residents and visitors of the site by: a) Ensuring that car parking areas are located close to entrances and access ways. b) Car parking areas are secure and accessible. Clearly identify areas for visitor parking and parking for disabled persons. Driveways and car parking areas must be hard surfaced, designed and graded to manage stormwater. Car parking to be designed with a maximum 3 point turn for a vehicle to enter the and exit the property in a forward direction (for the 85% vehicle).	Car parking located proximate to funeral home entrance. Parking for disabled persons catered for on the subject site. Driveways and car parking proposed to be hard surfaced. Vehicles will be able to enter and exit the site in a forward direction. Refer to Architectural Plans provided as Appendix C.	✓ ✓ ✓ ✓
10.3.3 Vehicle Access and Driveways	<u>Residential Apartment Buildings, Mixed Use Development and Business Premises</u> Vehicular entry points shall not comprise more than 25% of any street frontage. Vehicle access should be provided from rear lane or secondary street frontages where these are available.	Vehicle entry points will not exceed 25% of the street frontage. Rear lane or secondary street access cannot be provided.	✓ ✓

	Only one vehicular access point is provided to a development except for special circumstances or where the site has frontage to two streets and a secondary access point is considered to be acceptable. Vehicular access ramps parallel to the street frontage will not be permitted. Driveways should be located to take into account any services within the road reserve, such as power poles, drainage inlet pits and existing street trees. Sight distances are required as prescribed by AS 2890.1. Long straight driveways should be avoided because these adversely dominate the streetscape and landscape. Curved driveways are more desirable. Landscaping between the buildings and the driveways is encouraged to soften the appearance of the hard surface. All driveways must be located a minimum of 6m from the perpendicular to the kerblines of any intersection of any two roads. The design of driveway and crossovers must be in accordance with council's standard vehicle entrance designs and widths must be in accordance with Australian Standard 2890.1. Driveway grades, vehicular ramp width/grades and passing bays must be in accordance with Australian Standard 2890.1. Crossover and driveway widths must comply with the following:	Existing crossover from Breese Parade to be utilised as part of the funeral home operations. In addition, a separate access from Breese parade provides access to the rear garage of the funeral home. Vehicle access ramps not proposed. The proposed development will utilise existing vehicle access points. No long straight driveways proposed. Driveway retained as existing. In addition, existing footpaths will be removed for a new porte cochere and vehicular access to the front of the building via a curved driveway. Noted. Noted. Proposed 5.5m aisle width deemed permissible given traffic generation will be minimal.	✓ ✓ ✓ ✓ ✓ ✓ On Merit
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	a) Developments which generate truck movements need to be designed to facilitate the movement, loading and unloading of those vehicles. Loading docks should be located to provide easy access and should not be located within the building line. Applicants must be able to demonstrate that trucks can be satisfactorily manoeuvred within the site. b) Ramps to be designed for the 99% vehicle splays/truncated corners used at corners. Convex mirrors are to be used to improve visibility where required. c) Isle widths are to be a minimum of 6.6m (Note: 5.8m isle width will be allowable under special circumstances). d) The minimum head height clearance for ramps and isles is 2.2m (2.3m where access is required to a disabled parking space).		
10.4 Alternative and Active Transport	Developments are required to provide bicycle parking suitable for residents/employees and for visitors/guests. Bicycle parking is to be provided according to current Australian Standards AS2890 series. Bicycle parking is to be provided in accordance with the following table: • Class 2 bicycle enclosure – 1 per 500m² GLFA* minimum 1 space • Class 3 Bicycle Rail – 1 per 500m² GLFA* minimum 1 space	Bicycle parking is capable of being provided on the subject site. As above.	✓ ✓
Part 11: Landscaping and Open Space			
11.3 General Objectives and Controls for Water Sensitive Design	All development must meet the relevant water quality targets identified for that type of development as set out in the applicable Stormwater Quality Targets table within this DCP, except in the instance of a Council approved Stormwater Strategy or Drainage Plan which will specify the targets to be met for identified parcels of land.	Stormwater management to remain as existing at the subject site.	✓

	Additional stormwater drainage measures may be required by Council to address potential flood issues related to the development. Instances where additional requirements apply may include: a. residential development other than a dwelling house, dual occupancy or secondary dwelling; or b. development in areas where there is insufficient capacity in existing stormwater infrastructure to absorb the increased stormwater runoff. Water Quality Treatments: a. are to be calculated and designed in accordance with this section of the DCP, except in the instance of a Council approved Stormwater Strategy or Drainage Plan which may prescribe the other measures to satisfy water quality targets. b. wherever practical, are to be designed as part of any additional stormwater flow modification measures such as detention and infiltration in such a way as to retain, treat and infiltrate runoff events. c. should be integrated into landscaped areas to fit within the built environment of the development. d. and associated stormwater infrastructure which services more than one dwelling should be constructed on common property. e. may be constructed within building setback areas. f. can be any shape or size, as long as the area is consistent with that calculated to meet the relevant Water Quality Targets. g. cannot be constructed: i. within a drainage or sewer easements except for privately owned inter-allotment drainage; or ii. within private open space areas; or iii. above services e.g. electricity h. should be designed in response to environmental constraints to ensure they: iv. do not contribute to increased flooding risk; v. comply with flood related development controls;		
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	vi. withstand storm surge and inundation; and vii. minimise the impact of discharge points on bushland areas (refer to Appendix C).		
Part 13: Landscaping and Open Space			
13.2 Residential Apartment Buildings, Mixed Use Development and Business Premises	<u>Landscape Design</u> Developments must provide for high quality landscape design by: a) providing appropriate shade from trees or structures b) screening parking areas, driveways, communal drying areas, and private open space associated with ground floor dwellings.	The proposed landscape design is considered to be adequate given parking areas will be screened.	✓
	Contribute to streetscape character and public domain amenity by: a) matching landscape design to street proportions and character b) incorporating planting and landscape elements appropriate to the scale of the development c) selecting indigenous species in accordance with Council's preferred species list.	The proposed landscape design is considered to match street proportions and character and provides suitable indigenous species.	✓
	Site landscaping shall comprise no less than: • 20% of the site area in Business Zones.	Based on site area of 3,766m ² , 1,560m ² (41.4%) of landscaped area proposed.	✓
	Any landscaped area on the site which has dimensions less than 1.5 metres is not included in the landscaped area calculations.	No areas less than 1.5m in width is not included in the landscaped area calculations.	✓
	Landscaping is to be designed in conjunction with the stormwater drainage system proposed as part of the development.	Landscaping incorporated into the stormwater drainage system for the proposed development.	✓
	Landscaped areas are to be irrigated with water collected on the site.		✓
	<u>Deep Soil Zones</u>	Landscaped area to be suitably irrigated.	✓

	The deep soil zone shall comprise no less than: 10% of the site area in Business Zones; The deep soil zone must have minimum dimensions of 4.5m. No structures, basement car parks, driveways, hardpaving, decks, balconies or drying areas are permitted within the deep soil zone. The deep soil zone shall be densely planted with trees and shrubs. Where a development is to be strata titled, the deep soil zone must be retained within the common property. Lots with the following sizes are required to support a minimum number of tall trees capable of attaining a mature height of at least 13m: - greater than 1500m² - 1 per 300m² of site area or part thereof	468m² (12.4%) of deep soil proposed. It is considered that this minor non-compliance is acceptable especially given the adjoining site to the west is a heavily vegetated open area. All deep soil zones provided with a minimum dimension of 4.5m. Deep soil zone free from structures, basement car parks, driveways, paving, decks, balconies or drying areas. Deep soil zone to be densely planted.	✓ ✓ ✓
Part 14: Waste Management			
14.2 Development	A completed Site Waste Minimisation and Management Plan shall be prepared and submitted with the development application. The plan should address the following matters as relevant: - Indicative Bin Sizes - Waste/Recycling Storage Rooms - Garbage Truck Dimensions - Garbage Chutes. Architectural plans submitted with the development application must show: - The location of individual waste/recycling storage areas (such as for townhouses and villas) or a communal waste/recycling storage room(s) able to accommodate Councils waste, recycling and gardens waste bins.	Waste management including storage and collection to remain as existing. Location of waste storage areas located within the garage of the proposed funeral home outlined on the architectural plans provided as Appendix C.	✓ ✓

	b) The location of any garbage chute(s) and interim storage facilities for recyclable materials that promotes and ease of recycling for each unit and on each floor. c) The location of any service rooms (for accessing a garbage chute) on each floor of the building. d) The location of any waste compaction equipment. e) An identified collection point for the collection and emptying of Councils waste, recycling and garden waste bins. f) The path of travel for moving bins from the storage area to the identified collection point (if collection is to occur away from the storage area). g) The onsite path of travel for collection vehicles (if collection is to occur onsite) taking into account accessibility, width, height and grade. <u>Commercial, Industrial and Mixed-Use Development - Additional Controls</u> Commercial, Industrial and Mixed-use development must be designed to maximise resource recovery through waste avoidance, source separation and recycling and to ensure appropriate well-designed storage and collection facilities are accessible to occupants and service providers. Industrial development waste products may be hazardous and require compliance with established laws/protocols that are additional to this section.	Waste avoidance, source separation and recycling will be facilitated on the subject site. No hazardous waste products resulting from the operation of the site.	✓ ✓
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