
Statement of Environmental Effects

Proposed Development | **Multi-Dwelling (Four Dwellings), including lot consolidation**

Property Address | **39-41 Nuwarra Circuit Forster NSW 2428**

Lot/DP | **Lot 151 & 152 DP 1043081**

Property Owner | **S & B Freyler, W & S Freyler**

5 February 2025

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1. Summary

1.1. Overview

This proposal seeks development consent for the construction of a multi-dwelling development, comprising four (4) free-standing dwellings, on vacant residential land in Forster. The proposal includes a boundary adjustment to consolidate two (2) residential allotments associated with the development.

1.2. Scope of Report

This Statement of Environmental Effects has been prepared to accompany the development application for the proposed development and provides information as required by the *Environmental Planning and Assessment Act 1979* (EP&A Act) to assist in the assessment of the proposal. This document addresses matters that are required to be considered by the consent authority under the provisions of clause 4.15 of the EP&A Act.

2. Site Description

2.1. Site Details & Description

| | |
|--------------------------|--|
| Property Address: | 39-41 Nuwarra Circuit Forster NSW 2428 |
| Land Description: | Lot 151 & 152 DP 1043081 |
| Zoning: | R2 – Low Density Zone |
| Site Area: | Total Combined area = 1235.8m ² |
| Owner: | S & B Freyler, W & S Freyler |

The subject land (the “site”) comprises land described as Lots 151 & 152 in DP 1043081 and is located at 39-41 Nuwarra Circuit, Forster. The vacant allotments are located in the central part of Forster, within an establish residential estate.

The site comprises two (2) regular shaped allotments, bound by Nuwarra Circuit along their northern-eastern (front) boundary. The adjoining allotments to the north-west, south-west and south-east contain existing residential dwellings ranging of similar architectural design and external finishes.

Primary access to the site is from Nuwarra Circuit extending from the northern-eastern boundary.

The allotment is zoned R2 Low Density Residential zone under the provisions of the Great Lakes Local Environmental Plan 2014 and has a combined site area of approximately 1235.8m².

The site comprises a level landform with grass cover only and no significant vegetation. The site is classified as being bushfire prone land, and is also mapped as being flood prone land. The site contains class 3 potential acid sulphate soils.

A locality map and landuse zoning map depicting the subject land is provided in Figures 1 and 2 below.



Figure 1 –Site Locality Plan

[source: Midcoast Council online mapping]

2.2. Site Context and Surrounding Area

The allotment is located within the coastal township of Forster, situated in the MidCoast Council Local Government Area. The site is located within the central south-eastern part of Forster, approximately 2.5km south-east of the Forster CBD. The site is within a residential precinct, first established approximately 20 years ago.

Development in the area consists predominantly of single dwellings and dual occupancy developments on standard sized residential allotments. The dominant built form is a single storey, utilising conventional architectural designs with brick and tile finishes, typical of the period of their construction.

Plate 1 below depicts the current site conditions of the land.



Figure 2 – Site Land use Zoning Map

[source: Midcoast Council online mapping]



Plate 1– Existing site conditions, 39-41 Nuwarra Circuit Forster (Source: Google Maps, Street View)

2.3. Topography and Soils Characteristics

The site comprises a relatively level landform with a gentle fall towards the street frontage.

The site is identified as containing class 3 Acid Sulfate Soils, pursuant to Acid Sulfate Soils maps contained within the Great Lakes Local Environmental Plan 2014. A map depicting the site within the Acid Sulfate Soils map area is provided in Figure 3 below.



Figure 3 – Acid Sulfate Map

[source: Midcoast Council online mapping]

2.4. Contaminated Land

The site is not identified as being contaminated land and no potentially contaminating activities or developments are known to have previously occurred on the site.

2.5. Easements and Restrictions on Title

The site is unburdened by any easements or restrictions on title.

2.6. Essential Services

Reticulated services including water, sewer and electricity are currently available to the site. All services to future dwellings can be provided from the Nuwarra Circuit frontage.

Stormwater for future dwellings can be connected to Council's stormwater infrastructure within Nuwarra Circuit.

The site is capable of being provisioned with a domestic waste collection service.

2.7. Site Access

The site has direct vehicle access from Nuwarra Circuit, a sealed local road, adjacent to the north-eastern property boundary. Sight distances >60m are available in both north-easterly and north- westerly directions at the property frontage.

2.8. Hazards

2.8.1. Bushfire

The site is identified as being mapped as bushfire prone land on maps held by Council and the NSW Rural Fire Service. A map depicting the subject land within the bushfire prone area is provided in Figure 4 below.

2.8.2. Flooding

The site is identified as being flood prone land pursuant to the Great Lakes LEP Flood Planning map. A map depicting the subject land within the bushfire prone area is provided in Figure 5 below.

A Flood Planning Certificate is provided in **Appendix E** which identifies the FPL 3, minimum habitable floor level, as being 3.2m AHD.



Figure 4 – Bushfire Prone Land Map

[source: Midcoast Council online mapping]



Figure 5 – Flood Prone Land Map

[source: Midcoast Council online mapping]

2.9. Heritage

2.9.1. European Heritage

There are no items of European heritage listed as being present on the land or adjoining lands. The subject land is not located within a heritage conservation area.

2.9.2. Aboriginal Heritage

An AHIMS search for the site did not identify any Aboriginal sites or places on the land. The site is not known to be an area of significance for local indigenous people.

3. Proposed Development

3.1. Proposal overview

The proposed development seeks consent for a multi-dwelling development. The development comprises four (4) single storey free-standing dwellings. Given the proposed development is located over two (2) separate allotments, the proposal also seeks consent to consolidate the land.

Dwellings 1 and 4, are located adjacent to the street frontage and comprise a mirrored floor plan. Dwellings 2 and 3, are located at the rear of the site, and also comprise a mirrored floor plan of each other.

The development will have a gross floor area of approximately 383m².

Vehicle access to all dwellings is via a centrally located sealed driveway extending from Nuwarra Circuit. The proposal includes off street parking accommodation for six (6) vehicles.

Plans for the proposed development are provided in **Appendix A**. A description of the proposed dwellings is provided below:

Dwellings 1 and 4

Dwellings 1 and 4 each comprise three (3) bedrooms, two (2) bathrooms with open plan living, kitchen and dining areas. Each dwelling includes an attached double garage and a private covered patio area extending from the living room, along the north-eastern side of the dwelling.

Each dwelling will have a gross floor area of approximately 113.7m², with additional patio area of approximately 25m².

Dwellings 2 and 3

Dwellings 2 and 3 each comprise two (2) bedrooms, two (2) bathrooms with open plan living, kitchen and dining areas. Each dwelling includes an attached single garage and a private covered patio area extending from the living room.

Each dwelling will have a gross floor area of approximately 77.4m², with additional patio area of approximately 20m².

The proposed development has been designed using slab on ground construction, with masonry walls and metal roofing, comprising a conventional hip and gable roof design.

3.2. Stormwater Management

The proposed development includes the installation of a 4.5KL rainwater tank for each dwelling which will collect 100% of the roof area for reuse within the dwelling (toilets, laundry and outdoor area).

The overflow from the rainwater tanks, will be directed to a proposed bioretention basin, located in the northern corner of the site, for treatment prior to discharging offsite to Council's stormwater infrastructure in Nuwarra Street.

A Stormwater Management Plan is provided in **Appendix D** which demonstrates compliance with Council's OSD and WSUD requirements for the proposed development.

4. Planning Controls & Environmental Assessment

4.1. Environmental Planning and Assessment (EP&A) Act 1979

The objects of the EP&A Act are:

- (a) to promote the social and economic welfare of the community and a better environment by the proper management, development and conservation of the State's natural and other resources,*
- (b) to facilitate ecologically sustainable development by integrating relevant economic, environmental and social considerations in decision-making about environmental planning and assessment,*
- (c) to promote the orderly and economic use and development of land,*
- (d) to promote the delivery and maintenance of affordable housing,*
- (e) to protect the environment, including the conservation of threatened and other species of native animals and plants, ecological communities and their habitats,*
- (f) to promote the sustainable management of built and cultural heritage (including Aboriginal cultural heritage),*
- (g) to promote good design and amenity of the built environment,*
- (h) to promote the proper construction and maintenance of buildings, including the protection of the health and safety of their occupants,*
- (i) to promote the sharing of the responsibility for environmental planning and assessment between the different levels of government in the State,*
- (j) to provide increased opportunity for community participation in environmental planning and assessment.*

The proposed development is consistent with the objects of the EP&A Act and will promote orderly and economic use and development of the land. The proposal promotes good design and amenity of the built environment, whilst ensuring careful consideration of the environmental values of the site. The assessment below provides justification for the development against the relevant matters that must be taken into consideration by the determining authority.

4.2. Rural Fires Act 1997

The site is identified as bushfire prone land. Pursuant to Section 79BA of the *Rural Fires Act 1997* the development requires consideration of the objective and measures contained within the NSW RFS document titled *Planning for Bush Fire Protection 2019* (PBP2019).

A bushfire assessment prepared by Swift Planning dated 20 January 2025, is provided in **Appendix C**. This report addresses section 1.1 and 7.3 of the PBP2019 for infill residential development.

The bushfire assessment makes recommendations for suitable bushfire mitigation and demonstrates that the proposed development is consistent with the objectives and requirements detailed in PBP 2019. The south-western elevation of all dwellings will be constructed to BAL 12.5.

4.3. State Environmental Planning Policies

4.3.1. State Environmental Planning Policy (Resilience and Hazards) 2021

The *State Environmental Planning Policy (Resilience and Hazards) 2021* is applicable to the proposal, specifically Chapter 2 Coastal Management. The site is located within the area categories under the SEPP as being a “coastal use” area and “coastal environment” area, as shown in Figure 5 below.



Figure 5 – SEPP (Resilience and Hazards) 2021 “Coastal Environment” and “Coastal Use Area” Map [source: Midcoast Council online mapping]

The proposed development is consistent with the provisions contained within the SEPP. The proposed development is the construction of a multi-dwelling development on an established residential site.

Detailed consideration of all relevant provisions of the SEPP is provided below:

| Chapter 2 – Coastal Management | |
|--|--|
| Division 3 – Coastal environment area | |
| Clause 2.10: Development on land within a coastal environment area | |
| Consideration | Comment |
| 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, | The proposal is unlikely to impact on ecological or hydrological values in the area. |

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| (b) coastal environmental values and natural coastal processes, | The proposal is unlikely to impact coastal environmental values or coastal processes. |
| (c) the water quality of the marine estate (within the meaning of the <i>Marine Estate Management Act 2014</i>), in particular, the cumulative impacts of the proposed development on any of the sensitive coastal lakes identified in Schedule 1, | The proposal will not impact on water quality in any marine estate. |
| (d) marine vegetation, native vegetation and fauna and their habitats, undeveloped headlands and rock platforms, | The proposal will not have any adverse impacts on native vegetation, fauna or their habitats, headlands or rock platforms. |
| (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, | The proposal will not have any adverse impacts on any existing public space, or access to or along foreshores. |
| (f) Aboriginal cultural heritage, practices and places, | An AHIMs search has not identified any aboriginal cultural heritage places on the land. |
| (g) the use of the surf zone | The proposal will not impact on the use of any surf zones. |
| Development consent must not be granted to development on land to which this clause 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 subclause (1), or | The proposed development is suitably sited to avoid adverse impacts on the coastal environment. |
| (b) if that impact cannot be reasonably avoided—the development is designed, sited and will be managed to minimise that impact, or | The proposal will not have any significant impact on the coastal environment. |
| (c) if that impact cannot be minimised—the development will be managed to mitigate that impact. | The proposal will not have any significant impact on the coastal environment. |
| Division 4 – Coastal use area Clause 2.11: Development on land within a <u>coastal use area</u> | |
| Consideration | Comment |
| Development consent must not be granted to development on land that is within the coastal use area unless the consent authority: | |
| (a) has considered whether the proposed development is likely to cause an adverse impact on the following: | |
| (i) existing, safe access to and along the foreshore, beach, headland or rock platform | The proposal will not have any adverse impacts on any existing |

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| for members of the public, including persons with a disability, | public space, or access to or along foreshores. |
| (ii) overshadowing, wind funnelling and the loss of views from public places to foreshores, | The proposal does not involve significant impact to views, overshadowing or wind funnelling along the foreshore. |
| (iii) the visual amenity and scenic qualities of the coast, including coastal headlands, | The proposal will not impact on the scenic amenity of the coast, including coastal headlands |
| (iv) Aboriginal cultural heritage, practices and places, | An AHIMs search has not identified any aboriginal cultural heritage places on the land. |
| (v) cultural and built environment heritage, and | The proposal does not affect any cultural or built environmental heritage sites. |
| (b) is satisfied that— | |
| (i) the development is designed, sited and will be managed to avoid an adverse impact referred to in paragraph (a), or | The proposed development is suitably sited to avoid adverse impacts on the coastal environment. |
| (ii) if that impact cannot be reasonably avoided—the development is designed, sited and will be managed to minimise that impact, or | The proposal will not have a significant impact on the coastal environment. |
| (iii) if that impact cannot be minimised—the development will be managed to mitigate that impact, and | The proposal will not have a significant impact on the coastal environment. |
| (c) has taken into account the surrounding coastal and built environment, and the bulk, scale and size of the proposed development. | The proposal is consistent with the built environment in the surrounding area. |
| Division 5 - General-Clause | |
| 2.12– Development not to increase risk of coastal hazards | |
| Consideration | Comment |
| Development consent must not be granted to development on land within the coastal zone unless the consent authority is satisfied that the proposed development is not likely to cause increased risk of coastal hazards on that land or other land. | The proposed development is located outside the coastal risk areas identified by Council's DCP and coastal hazard assessments. |

4.3.2. State Environmental Planning Policy (BASIX) 2004

The *State Environmental Planning Policy (BASIX) 2004* is applicable to the proposal. BASIX and NatHERS certificates for the proposed development are provided in **Appendix B**. The certificates demonstrate compliance with the provisions and targets for thermal comfort, and water and energy efficiency as established by the SEPP.

4.4. Local Environmental Plan

4.4.1. Great Lakes Local Environmental Plan (LEP) 2014

The site is zoned R2 Low Density Residential zone pursuant to the provisions of the Great Lakes Local Environmental Plan 2014 (LEP). The proposal is defined as a multi-dwelling development and is permissible with consent on R2 zoned land. The proposal is consistent with the objectives of the R2 zone and the building's design is considered suitable within the context of development within the surrounding area.

Detailed consideration of the relevant provisions of the LEP is provided below:

| Development standard | Comments |
|---------------------------|---|
| 4.3 Height of Buildings | Allowable: 8.5m Proposed: 5.1m |
| 4.4 Floor Space Ratio | Allowable maximum: 0.5:1 Proposed: 0.31:1 |
| 4.7 Flooding | The site is identified as being flood prone. The proposed development has been designed to comply with the FPL 3 level of 3.2m AHD for this site. The proposed development will not result in any adverse impacts associated with flooding. |
| 7.1 Acid sulfate soils | The site is mapped as containing class 3 Potential Acid Sulfate Soils (PASS). Proposed earthworks will not extend >1m below the existing ground level and will not result in the exposure of any potential acid sulfate soils. |
| 7.2 Earthworks | Minor earthworks are required to establish the foundations associated with the proposed development. The proposed works will not have a detrimental effect on soil stability or drainage patterns of the site. |
| 7.5 Stormwater management | The proposed development includes suitable measures to mitigate the impacts of stormwater. The proposed development is compliant with the |

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| | Council's DCP for the treatment and disposal of stormwater to Council's stormwater infrastructure A stormwater management plan is provided in Appendix D . |
| 7.7 Riparian Land and Watercourses | The site does not contain a mapped watercourse or riparian land. |
| 7.21 Essential services | The site is capable of connecting to all essential services including reticulated water, sewer and electricity. |

4.5. Development Control Plan

4.5.1. Great Lakes Development Control Plan 2014

The Great Lakes Development Control Plan 2014 (DCP) makes detailed provisions which are applicable to the proposed development. The proposed development is consistent with the objectives of the DCP and is generally compliant with relevant provisions.

Detailed consideration of the relevant provisions of the DCP is provided below:

4.5.1.1. Section 4 - Environmental Considerations

| DCP Section | Comments |
|----------------------------|---|
| 4.1 Ecological Impacts | The proposal will not result in any significant adverse ecological impacts. No vegetation will be removed to accommodate the proposed development. |
| 4.2 Flooding | The site is identified as being flood prone. The proposed development has been designed to comply with the FPL 3 level of 3.2m AHD for this site. The proposed development will not result in any adverse impacts associated with flooding. |
| 4.3 Coastal Planning Areas | The site is not identified as being land within a coastal planning area. |
| 4.4 Effluent Disposal | The site is capable of connecting to Council's reticulated sewage infrastructure. |
| 4.5 Poultry Farms | The site is not located within the vicinity of a poultry facility. |
| 4.6 Contaminated lands | The site is not identified as being contaminated land. Historical land use does not indicate any evidence of likely contamination. |
| 4.7 Bushfire | The subject land is identified as being prone to bushfire. A bushfire assessment report demonstrating the proposals |

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| | compliance with all requirements of PBP2019 is provided in Appendix C. |
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4.5.1.2. Section 5- Single Dwellings, Dual Occupancies, Villas and Townhouses

| DCP Section | Comments |
|--|---|
| 5.1 Solar Access 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. | <u>Yes</u> The proposed development comprises a single storey built form and will not impact on the solar access to internal living spaces to dwellings on adjoining lands. It expected that all dwellings on adjacent sites will receive >2hrs of sunlight to internal and outdoor living spaces on 21 June. |
| 5.2 Views and Privacy | <u>Yes</u> The proposed development will not impact on views or visual and acoustic privacy of dwellings on adjoining lands. The built form is single storey with no opportunities for overlooking. Fixed screens and landscaping have been incorporated into the design of alfresco areas associated with each dwelling to ensure visual privacy is afforded to these spaces, both internally within the site and externally to adjacent sites. |
| 5.4 General Building Design | |
| 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. | <u>No</u> The proposed development has been suitably designed given the context and setting. The proposal utilises a similar footprint and front setback to dwellings on adjoining lands. All dwellings are well articulated, and the built form conforms to the streetscape. However the south-eastern wall of Dwelling 1 and north-western wall of Dwelling 4 comprise a continuous massing wall element with a length of 16m length. These elevations are articulated with windows which break up the wall mass. A variation is sought to this provision given the built form is single storey and will not be visible from adjoining lands or the street frontage. |

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| Attached garages and carports must have a minimum 500mm setback from the front building line of the dwelling for which it is provided. | The proposed garages associated with each dwelling are well setback from the street frontage. The front building line is calculated as the average setback of the dwellings on the adjoining lots, being 5.5m. |
| Building entries/front doors should be directly visible from the street and preferably part of dwelling frontage. | <u>Yes</u> The proposed development includes a separate entry for each dwelling, providing direct access to the street frontage. The front entry to Dwellings 1 and 4, positioned adjacent to the street frontage, will be visible from the street frontage. Garage doors do not face the street frontage and instead are orientated towards the common internal driveway in order to minimise the visual dominance. |
| 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. | <u>Yes</u> Each dwelling includes eaves which will ensure thermal efficiency and comfort to occupants through the buildings design. The dwellings are compliant with the requirements of BASIX. See Appendix B. |
| 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 | <u>NA</u> The existing site is relatively level. The proposed development will utilise slab on ground construction and does not involve excessive fill to create a level building platform. |
| Colour and materials are to be sympathetic to the existing character of the street and natural setting of the locality. Highly reflective materials should be avoided. On sloping sites in built up areas, reflective, white and other light coloured roof materials should be avoided to reduce glare impacts to adjoining properties. | <u>Yes</u> The colours and material of the proposed development will comprise medium brown brick walls with grey metal roof. The proposed colours and materials will complement the character of the existing streetscape |
| 5.5 Setbacks Residential Zones | |
| Minimum front setback The primary road setback should be an average of the setbacks of the nearest two neighbouring houses, | <u>Yes</u> The proposed dwelling is setback 6m from the front boundary and incorporates an articulation zone (alfresco areas) which projects 1.5m forward of the building line. |

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| <p>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>The two (2) nearest dwellings with the same frontage have front setbacks of 7.2m and 3.9m. The required front setback for the site is determined as being 5.5m.</p> <p>The garage associated with the dwelling will be setback >6m from the primary frontage.</p> |
| <p>Minimum side setbacks</p> <p>A minimum of 900mm for a building with a maximum wall height of 3.8m.</p> | <p><u>Yes</u></p> <p>The proposed development comprises single storey dwellings with the ground floor of each dwelling being setback 0.95m from their respective side boundaries.</p> |
| <p>Minimum rear setback</p> <p>A minimum of 3m for a building with a maximum wall height of 3.8m.</p> | <p><u>No</u></p> <p>Dwellings 2 and 3 are setback 2.5m from the rear boundary. A minor variation is sought to this provision given that the dwellings comprise a single-storey built form and will not impinge on the privacy or views of the dwelling on the adjoining land. Additionally, the minor variation will not result in any overshadowing of adjoining lands.</p> |
| 5.6 Building Height | |
| <p>5.6.1.1 Outbuildings - Residential and Village Zones</p> <p>The maximum building height of an outbuilding must not exceed 4.8m above existing ground level.</p> | <p><u>N/A</u></p> <p>No outbuildings proposed.</p> |
| 5.7 Cut and Fill | |
| <p>1) Visually exposed retaining walls and terraces shall not exceed 0.6m in height on the street frontage and 1.2m in all other areas.</p> <p>2) Cut and fill involving benched areas for landscaping shall be restricted to a maximum 25m² per dwelling</p> | <p><u>N/A</u></p> <p>No retaining walls proposed.</p> |
| 5.8 Private Open Areas | |
| <p>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 24m² and minimum length and width of 4m.</p> | <p><u>Yes</u></p> <p>The proposed dwellings will each have access to suitable private outdoor spaces (POS).</p> <p>Dwellings 1 and 4 comprise a formal covered alfresco area, extending from the living room, with a floor area of approximately 25m².</p> |

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| Private outdoor living areas are not to be located within the front building line setback to either the primary or secondary street frontages. | <p>Dwellings 2 and 3 also will comprise a formal covered alfresco area, extending from the living room, with a floor area of approximately 20m². These dwellings will also have access to an additional 35m² of private space in the rear yard.</p> <p>Whilst the private outdoor spaces associated with Dwellings 1 and 4 will be located adjacent to the setback, the majority of the POS area will be located behind the front building line. A very minor variation is sought to support this encroachment, given the POS areas include fixed screening with additional landscaping, to minimise the visual impact from the street frontage and maintain privacy.</p> |
| 5.9 Fencing and Walls | |
| <p>Fences within the front setback area from a primary road are to be a maximum 1.2m high and a minimum 50% open construction for the upper two thirds of the fence.</p> <p>Fences on corner lots with two road frontages should be constructed with an open form (e.g. pool type fencing) within 3m of a corner to assist with sight distance requirements for drivers.</p> | <p><u>N/A</u></p> <p>No front fencing is proposed.</p> |

4.5.1.3. Section 10, 11, 12 and 13

| DCP Section | Comments |
|---|--|
| Section 10 – Parking and Vehicular Access | |
| <p>Parking Rates</p> <p>Dwellings with a floor area greater than 125m² must be provided with a minimum of two (2) covered car parking spaces.</p> | <p><u>Yes</u></p> <p>Dwellings 1 and 4 have been designed with an attached garage, which will accommodate two (2) car spaces. Based on the GFA of these dwelling, the proposed spaces exceed the number of spaces required.</p> <p>Dwellings 2 and 3 have been designed with an attached garage, which will accommodate one (1) car space.</p> <p>Given the context, scale and layout of the proposed development no additional onsite parking provisions have been made for visitor or trailer parking.</p> |

| Section 11 – Water Sensitive Urban Design | |
|--|---|
| Compliance with Water Quality Targets | <p>Council's WSD provisions apply to the proposed development. Each dwelling will divert 100% of roof water to a separate 4.5KL water tank associated with each dwelling.</p> <p>The overflow from all tanks will be diverted to a bioretention basin in the northern corner of the allotment for treatment prior to discharging off the site to Council's stormwater system.</p> <p>A stormwater management plan and plans for the proposed stormwater drainage arrangement are provided in Appendix D.</p> |
| Section 12 – Tree and Vegetation | |
| | <p><u>N/A</u></p> <p>No trees will require to be removed.</p> |
| Section 13 - Landscaped Area | |
| 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 | <p><u>Yes</u></p> <p>The site contains sufficient landscaped areas. More than 30% of the site area will remain landscaped.</p> |
| Deep Soil Zone At least 50% of the landscape area is to include deep soil zones. | <p><u>Yes</u></p> <p>Suitable areas are retained for deep soil zones.</p> |

4.6. Likely Impacts

The proposal involves the construction of multi-dwelling development comprising four (4) free standing dwellings on vacant land. The site is located within an established residential area in Forster. The proposed development utilises a single-storey built form and has been designed to conform to the existing character of the area. The proposed design ensures minimal impact to the privacy and amenity of adjoining lands.

The likely social, environmental and economic impacts associated with the proposed development are expected to be minimal with no significant adverse impact occurring on the ecological values or the existing amenity of the area.

4.6.1. Environmental and Ecological Impact

The proposed development is located on a vacant site comprising grasses. The development will not have any significant impact on threatened species or endangered ecological communities.

4.6.2. Traffic & Noise

Suitable legal and physical access is currently available to the site. The proposal will establish a centrally located driveway to provide access to all dwellings. The proposal will increase traffic in a manner that is consistent with development on adjoining land and will not adversely impact the amenity of the surrounding area.

The proposed development is for domestic residential use and does not include any noise generating activities. The development will not result in any noise impacts to the surrounding area.

4.7. Site Suitability & Public Interest

The site is considered suitable to accommodate the proposed development and will not adversely impact upon the environment or amenity of adjoining lands. The proposed development is consistent with the objectives of all relevant legislative planning controls and is considered to be within the public interest.

5. Conclusion

Development consent is sought for the construction of four (4) free standing dwellings on vacant land within an established residential area of Forster. The site comprises two (2) vacant allotments for which consent is also sought to consolidate the land to form one lot.

The proposal is compliant with all objectives and provisions of the Great Lakes LEP 2014 and seeks no variations to the development standards. The proposal also conforms to the Great Lakes Development Control Plan 2014, however seeks minor variations to DCP provisions for which justification has been demonstrated.

The proposed development will not dominate the surrounding built environment and is compatible with the character of the local area.

As demonstrated by this document, the proposed development is suitable development for the subject land and is compliant with all matters for consideration under Section 4.15 of the *Environmental Planning and Assessment Act 1979*.

Appendix A – Plans for Proposed Development

See Attached

Appendix B – BASIX Certificate

See Attached

Appendix C – Bushfire Assessment Report

See Attached

Appendix D – Stormwater Management Plan

See Attached

Appendix E – Flood Planning Certificate

See Attached