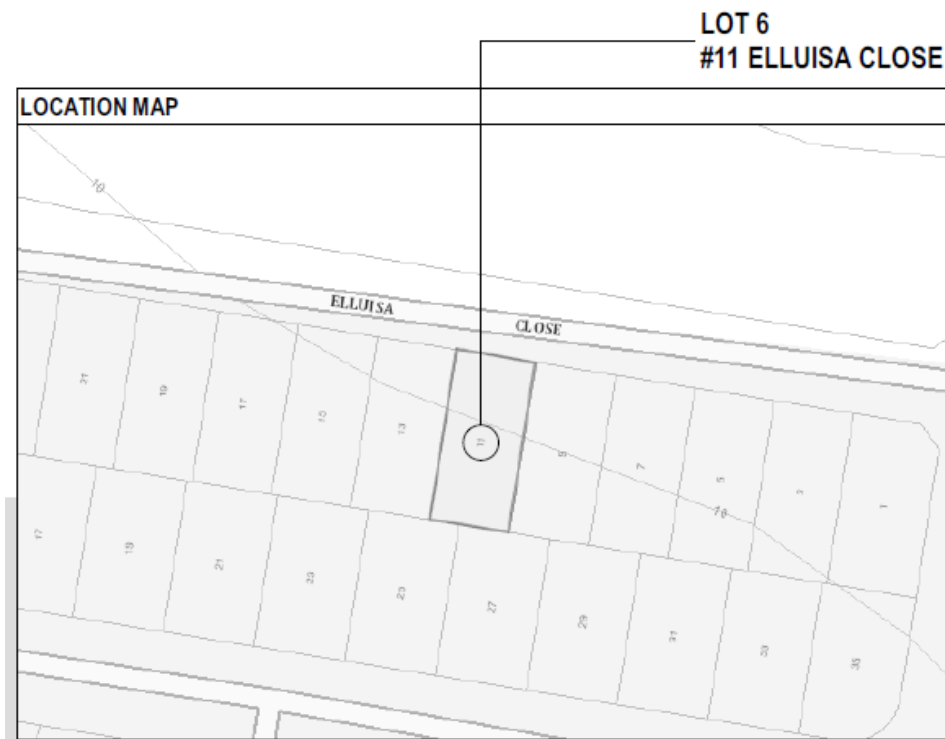


Statement of Environmental Effects

Mid Coast Council



PROJECT PARTICULARS:

Project Details: McDonald Jones Homes Pty Ltd

Client Reference: 271054

Site Address: LOT 6 DP1262773, 11 Elluisa Close
Forster NSW 2428

Date: 19th March 2025

1. SUMMARY PROPOSAL

This Statement of Environmental Effects (SOEE) is provided to Mid Coast Council to support the development application for the construction of a Two Storey Dwelling at the above address in accordance with the Environmental Planning and Assessment Act 1979 (EPA Act 1979).

This SOEE was prepared using the following:

Section 10.7 Planning Certificate dated 9th January 2025 issued by Mid Coast Council
Plans prepared by McDonald Jones dated 20th March 2025.

The 10.7 certificate indicates the land is currently zoned R2 Low Density Residential – (Great Lakes LEP 2014).

1.1 Site Analysis

The subject site, identified as LOT 6 DP1262773, 11 Elluisa Close, Forster NSW 2428 is a rectangular shaped allotment comprising an area of 450.1m². The site is located South of Elluisa Close.

The land is currently vacant.

1.2 State Environmental Planning Policies

Comments are provided for consideration against matters deemed relevant to the proposal in accordance with Section 4.15 of the EPA Act 1979.

1.3 Great Lakes Local Environmental Plan (LEP) 2014

Part 2 – land use table - Zone R2 Low Density Residential

The subject site is zoned R2 Low Density Residential as defined by clause 2.1 Great Lakes Local Environmental Plan 2014.

The proposed development is defined in the plan as a “dwelling house”, meaning “...a building containing only one dwelling”.

Zone R2 Low Density Residential

1 Objectives of zone

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

2 Permitted without consent

Home occupations

3 Permitted with consent

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

4 Prohibited

Any development not specified in item 2 or 3.

1.4 General LEP Controls Relevant to subject site

Controls	Requirements	Proposal
Property Zoning	Zone R2 Low Density Residential	compliant
Permissibility	Dwelling houses & Secondary dwellings are permissible forms of development in this zone.	compliant
Minimum Lot Size	450m ²	450.1m ² compliant
Maximum Floor Space Ratio	0.5:1	0.6:1 – non-compliant <i>** please refer to below.</i>
Maximum building height	8,500mm	8,319mm compliant
Flood	Not Affected as per 10.7	N/A
Heritage	Not Affected as per 10.7	N/A
Bushfire	Is Bushfire prone land as per 10.7	BAL 29 as per attached Bushfire Assessment dated 8 th November 24
Other Controls	Mine Subsidence – N/A per 10.7 Road Widening – N/A per 10.7	N/A N/A

The proposed dwelling complies with Council's LEP 2014 requirements as listed above except for the Floor Space Ratio.

We are seeking a variation to the maximum Floor Space Ratio under the Great Lakes LEP 2014. The land is mapped with at maximum FSR of 0.5:1, the proposed dwelling displays an FSR of 0.6:1 which is an exceedance of the control by 22.09m². Calculations of the gross floor area are provided within the Architectural Plan set.

The objectives of Clause 4.4 of the Great Lakes LEP are;

- (a) to define the allowable development density of a site,
- (b) to encourage increased building densities through site amalgamation at certain locations.

The site is located in a recently developed cul-de-sac with an approved lot size comprising of 450.1m². There is no opportunity to amalgamate adjoining lots. The site is a North-South facing lot and the dwelling complies with all other relevant DCP and LEP controls. The exceedance of the floor space ratio does not present any negative impacts on adjoining properties. The bulk and scale of the design is consistent with the surrounding character and street scape. There are no overshadowing or privacy concerns imposed on adjoining properties. The external walls of the dwelling are well articulated with no expansive blank walls that detract from the scenic value of the area.

McDonald Jones Homes sought advice from Chad Vowels at Council regarding the non-compliance. The discussion included reference to the proposed LEP and the removal of the FSR controls for this area. If the proposed LEP introduced, the FSR controls will be removed, therefore the proposed dwelling will achieve compliance under the controls of the proposed LEP. In terms of the building scale and size the dwelling is compliant under the State Environmental Planning Policy (Exempt and Complying Development Codes) 2008.

The design provides architectural features and displays a scale that is significant to the area, and we believe is consistent with the community expectation for development in the area, the objectives of the controls and therefore hope that council will support the proposal.

1.5 Great Lakes Development Control Plan (DCP) 2014

Chapter 2.1 Dwelling Houses, Secondary Dwellings and Ancillary Development

Residential Development

Requirement	Comment
Front Setback: 4,500mm or average of two nearest dwellings	5,285mm - compliant
Side Setback: 900mm Single Storey / 450mm (or to the boundary whichever is less)	1,145mm RHS, 1,495mm LHS - compliant
Rear Setback: 3,000mm single storey	5,020mm - compliant
Design – unbroken walls (Façade articulation) not specified	N/A
Parking if dwelling has 4+ bedrooms- two parking spaces	Double garage - compliant
Cut and Fill within 1,000mm of boundary	0.699mm cut, 0.996mm fill - compliant
Garage setback 1,000mm behind building line	1,000mm - compliant

The proposed dwelling complies with Council's DCP 2014 requirements as listed above.

2. DRAWINGS / REPORTS CHECKLIST:

Per the Councils DA Checklist at time of Assessment the following drawings and reports are required for lodgement and have been attached to the Development Application uploaded via the NSW Planning Portal:

- Survey plan
- Site plan
- Site analysis plan
- Floor plan
- Elevation plan
- Erosion and sediment control plan
- SOEE
- Basix certificate
- Waste management plan
- Schedule of external colours and finishes

3. SUMMARY OF FINDINGS

The proposal is for the construction of a Two Storey Dwelling on a vacant lot. The dwelling houses are permissible in the zone and the proposal complies with design requirements such as height, setback, site coverage and car parking requirement.

4. RECOMMENDATION

The proposal is considered suitable for the subject allotment and is to be recommended for an approval by Council subject to conditions of development consent. Should you require any further information or clarification please contact the undersigned via email mncpermits@mjhgroup.net.au

Regards,

Brittany Robinson
Approvals Coordinator