



STATEMENT OF ENVIRONMENTAL EFFECTS

SITE ADDRESS:

Lot 53 DP1269752
20 Lovedale Way
FORSTER NSW 2428

APPLICANT:

Robert Mann Architecture
& Design PTY LTD

NEW DWELLING

PHASED DA:

1. Dwelling (Min. Interior)
2. Dwelling (Max. Interior)
3. Multi-Dwelling



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SUMMARY

The proposed multi-dwelling housing development at 20 Lovedale Way, Forster, aligns with the evolving architectural and environmental character of the area. Forster has been transitioning from traditional beachside cottages to more contemporary, higher-density residential developments, reflecting a growing demand for modern living accommodation types.

The MidCoast Council's Development Control Plan (DCP) emphasizes the importance of integrating new developments harmoniously with the existing environment, promoting sustainable design, and enhancing the local character. The proposed development at 20 Lovedale Way satisfies these guidelines.

Strategically located, the site offers future residents convenient access to local amenities, beaches, and recreational areas, aligning with the community's emphasis on a relaxed coastal lifestyle.

By providing high-quality architectural multi-dwelling housing, the project addresses the growing demand for diverse residential choices in Forster, supporting the local economy and fostering community growth. The development's alignment with the MidCoast Council's planning objectives ensures that it contributes positively to the area's character while meeting contemporary living standards.

In summary, the proposed multi-dwelling housing at 20 Lovedale Way thoughtfully integrates with Forster's architectural evolution and housing priorities, offering a development that respects local character while providing modern amenities.



INTRODUCTION

This Statement of Environmental Effects has been prepared by Robert Mann Architecture & Design PTY LTD on behalf of Robert and Ellen Mann to accompany a Development Application for a proposed house / multi-dwelling housing project at 20 Lovedale Way, Forster, NSW 2428.

Specifically, this SoEE includes:

- an analysis of the site and the surrounding locality;
- a detailed description of the proposed development;
- an analysis of the proposal against the provisions of the Great Lakes Local Environmental Plan 2014, Great Lakes Development Control Plan 2014, relevant SEPPs, and other relevant statutory controls that apply to the site; and
- summary and conclusion.

This SoEE is submitted in accordance with Section 4.15 of the Environmental Planning and Assessment Act 1979, which requires the consideration of environmental impacts, the suitability of the site for development, and the public interest. This document addresses the following key considerations as outlined in the Act:

- Compliance with applicable environmental planning instruments, proposed instruments subject to public consultation, development control plans, and any relevant planning agreements or proposed planning agreements under section 7.4.
- Evaluation of the likely impacts of the development, including environmental impacts on both the natural and built environments, and the social and economic impacts in the locality.
- Assessment of the site's suitability for the proposed development.
- Consideration of any submissions made in accordance with the Act or regulations.
- Ensuring that the development aligns with the public interest.

This SoEE concludes that the proposal is consistent with the objectives and provisions of the Great Lakes Local Environmental Plan 2014 and Great Lakes Development Control Plan 2014. We are pleased to present this Statement of Environmental Effects for the proposed multi-dwelling housing project, which, once approved, will contribute to enhancing the local community by providing well-planned, quality residential accommodation.

SITE & LOCALITY

Local Architectural & Environmental Character

The local area features a variety of individual and multi-dwelling housing in a broad array of architectural styles, forms, finishes and sizes that typify regional NSW coastal communities. The topography and elevation of the site allow for local bushland views to the south.

A variety of residential lot sizes characterises the immediate locality. Street frontages, widths, and setbacks vary significantly. 20 Lovedale Way and neighbouring western blocks have wide frontages with shallow depths, while neighbouring eastern blocks are narrow and deep, with frontages facing Limestone Cr. The local area contains both older and newer single and double-storey dwellings, with associated pools, outbuildings and attached and detached garages.

Local Public Amenities - accessible to 20 Lovedale Way Forster:

1.2km from Burgess Beach

1.6km to One Mile Beach

1.9km to Stockland Forster Shopping Centre

Public transport - 350m to Bus Routes 305 & 306

Site Analysis

20 Lovedale Way (DP1269752) has a total area of 700.40 m² and a 28.23m frontage to Lovedale Way. The site slopes south, from back to front. The current site condition is vacant with no existing structures. The site is identified as bushfire-prone but is not identified as flood-prone. There are no heritage listings or significant environmental constraints noted.

PROPOSED DEVELOPMENT

Proposed Development - Phased

The proposal involves the construction of a multi-dwelling housing development containing three separate dwellings (labelled No. 20-A, No. 20-B, and No. 20-C). Each dwelling incorporates a basement garage, a ground-floor living zone, and a first-floor sleeping area. Externally, the design utilises a combination of brick cavity walls, concrete raft slabs, and timber-framed roofs and ceilings. Building heights will reach a maximum of 16,543mm at the roof ridge, with roofs pitched at approximately 8 degrees and clad in custom orb sheeting.

Phase 1: Proposed Residential Dwelling - Minimal fitout

Refer to Architectural plans

Phase 2: Proposed Residential Dwelling - Full fitout

Refer to Architectural plans

Phase 3: Proposed Multi-dwelling Housing (3 terrace houses - strata)

Refer to Architectural plans

Building Materials and Finishes

- Basement Garage: Split face concrete block 'Basalt'.
- Ground Floor: Insulated Cavity Brick with textured painted finish 'White'.
- First floor: Insulated Cavity Brick with smooth rendered finish, & Timber frame and fibre-cement clad with smooth rendered finish 'White'.
- Roof: Colorbond Custom-Orb 'Shale Grey'.
- Fascia & Gutters - Colorbond 'Shale Grey'.

Basement Garages and Car Parking

- Three individual basement garages provide 2 car spaces per dwelling (For Phase 3).
- Basements allow for bin storage, rainwater storage, and concealed mechanical services within the footprint of each unit.
- Garage doors and set back 1m behind the building line to allow for additional on-site visitor parking, reducing the need for on-street parking.
- The area in front of the building line is extensively landscaped and retains the site's natural slope, largely concealing the basement from the street.

Landscaping and Outdoor Areas

- A landscaped area of approximately 242.54m² surrounds the dwellings, offering communal garden zones and private alfresco spaces.
- Proposed landscaping treatments aim to soften the built form, provide screening from adjoining properties, and support stormwater water infiltration.
- Retaining structures and finished ground levels are designed to address the site's natural slope towards the street.

Services and Site Works

- Stormwater is directed to a rainwater reuse system with first-flush devices, overflow directed to the street mains, and on-site measures to manage roof and driveway runoff.
- All building elements will incorporate bushfire-resilient features [insert bushfire protection details as required].
- The civil and earthworks scope includes site preparation, trenching for utility connections, and installation of compliant drainage systems.

Overall Layout

- The ground floor of each dwelling accommodates living, dining, kitchen, and alfresco areas, while bedrooms and bathrooms occupy the first floor.
- Architectural layouts emphasize energy efficiency and comfortable internal living, supported by enhanced insulation and natural daylight.
- No existing structures require demolition, and the project is designed to integrate with surrounding residential uses.

ZONING

The site is zoned as R2 Low Density Residential under the Great Lakes Local Environmental Plan 2014 with the LEP categorising the potential uses of the site as:

Permitted without consent

- Home occupations

Permitted with consent (as relevant to the proposal)

- Attached dwellings
- Dwelling houses
- Multi-dwelling housing

Objectives of this zone are:

- 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.

The proposed multi-dwelling housing development, comprising three attached dwellings, fits within the zoning as a permitted development with consent under the LEP item “Multi-dwelling housing”. This development complies with the zoning objectives by addressing residential housing needs in a low-density environment while also complementing the surrounding community infrastructure as outlined in the LEP.

ENVIRONMENTAL IMPACT

The following sections address the matters for consideration as listed in Section 4.15 of the Environmental Planning & Assessment Act 1979. A comment is provided against each relevant matter.

This Statement of Environmental Effects addresses the following relevant Environmental Planning Instruments:

- Great Lakes Local Environmental Plan 2014
- Great Lakes Development Control Plan 2014

(a)(i) Relevant environmental planning instruments:

Great Lakes Local Environmental Plan 2014

Clause & Provisions	Comment	Compliance
4.1 Minimum subdivision lot size		
The objectives are to control the density of subdivision in accordance with the character of the location, site constraints, and available services, facilities, and infrastructure, and to ensure that lots are of a sufficient size and shape to accommodate future development. This clause applies to subdivisions of any land shown on the Lot Size Map that requires development consent and is carried out after the commencement of this Plan. The size of any lot resulting from a subdivision must not be less than the minimum size shown on the Lot Size Map. This clause does not apply to subdivisions by the registration of a strata plan or under the Community Land Development Act 2021.	The proposed development is compliant with the minimum subdivision lot size requirements as per the Lot Size Map. The total site area is 700.40 m ² , which meets the minimum lot size requirement for the R2 Low Density Residential zone.	Compliant

4.3 Height of buildings

The objectives are to ensure that the scale of proposed buildings is compatible with the existing environmental character and the desired future urban character of the locality, and to encourage residential development consistent with AS 4299-1995, Adaptable housing. The height of a building must not exceed the maximum height shown on the Height of Buildings Map, with a possible 10% increase in certain zones if specific conditions are met.

The proposed building does not exceed the maximum height permitted for the site of 8.5m. The development is within the R2 Low Density Residential zone. The design aligns with the existing and desired future urban character of the locality. Due to the site slope (falling to street), orientation Street to south (minimising overshadowing), and compliance with the LRHD SEPP for Terraces, the proposal merits a 10% height increase. Refer to Architectural Sections for diagrammatic compliance.

Compliant

4.4 Floor space ratio

The objectives are to ensure the scale of buildings is compatible with the existing and desired future urban character, encourage diverse development in certain zones, permit a transition in built form and land use intensity, and encourage residential development consistent with AS 4299-1995, Adaptable housing. The maximum floor space ratio must not exceed what is shown on the Floor Space Ratio Map. Specific requirements apply to Zones E1, E2, E3, MU1, R3, and RU5.

The proposed development has a total gross floor area (GFA) of 347.34m² on a site area of 700.40m², resulting in a floor space ratio (FSR) of 0.496:1. This complies with the maximum FSR stipulated for the site. The design aligns with the objectives of ensuring compatibility with the existing and desired urban character. Refer to Architectural Site Calculations for diagrammatic compliance.

Compliant

5.11 Bush fire hazard reduction

Bush fire hazard reduction work authorised by the Rural Fires Act 1997 may be carried out on any land without development consent. The Rural Fires Act 1997 also makes provision relating to the carrying out of development on bush fire prone land.

The proposed development is located on land identified as bushfire-prone. However, the site meets the requirements for BAL Low based on downward slope and distance from bushland.

Compliant

7.2 Earthworks

The objective is to ensure that earthworks requiring development consent do not detrimentally impact environmental functions, neighbouring uses, cultural or heritage items, or features of the surrounding land. Development consent is required unless the earthworks are exempt or ancillary to permitted development. Considerations include drainage patterns, soil stability, future land use, fill quality, amenity of adjoining properties, fill source and destination, relic disturbance, proximity to waterways, and impact mitigation measures.

The proposed development involves earthworks that are compliant with the objectives of the clause. The earthworks are designed to minimise disruption to drainage patterns and maintain soil stability. The fill quality has been assessed and deemed suitable for the site. Measures are in place to ensure that the amenity of adjoining properties is not adversely affected. The source of fill material and destination of excavated material have been identified and are appropriate. There is no likelihood of disturbing relics, and the site is not in proximity to any waterways or environmentally sensitive areas. Appropriate measures have been proposed to mitigate any potential impacts of the development.

Compliant

7.5 Stormwater management

The objectives are to minimise the adverse effects of stormwater runoff on adjoining properties, protect water quality, and ensure that stormwater management systems are designed to accommodate the expected volume of runoff. This applies to all developments requiring consent.

The proposed development includes a comprehensive stormwater management plan that addresses the collection, storage, and discharge of stormwater. The design incorporates rainwater tanks with a capacity of at least 4,000L, which are configured to collect runoff from the roof area. The stormwater drainage system is designed to direct overflow to the stormwater mains, minimising the impact on adjoining properties. The impervious site coverage is calculated at 49.7%, and the landscaped area is 309.9 m², which assists in reducing runoff and promoting infiltration. These measures ensure compliance with the stormwater management objectives, protecting water quality and accommodating the expected volume of runoff.

Compliant

7.21 Essential services

Development consent must not be granted unless the consent authority is satisfied that essential services are available or arrangements are made to provide them. These services include water supply, electricity supply, sewage disposal and management, stormwater drainage or on-site conservation, and suitable vehicular access.

The proposed development has made adequate arrangements for all essential services. Water supply and electricity are available to the site, and arrangements for sewage disposal and management have been confirmed. Stormwater drainage is addressed through on-site conservation measures, and suitable vehicular access is provided via Lovedale Way. These arrangements ensure compliance with the requirements for essential services.

Compliant

Conclusion with respect to LEP requirements

The proposal is considered to satisfy all the relevant development standards relating to new works as contained within GLLEP 2014.

(a)(ii) Relevant draft environmental planning instruments

The draft MidCoast Local Environmental Plan does not currently impact on this development proposal, upon application.

(a)(iii) Any development control plan:

Great Lakes Development Control Plan 2014

Clause & Provisions	Comment	Compliance
16.4.3.1 Architectural Design Guidelines		
To ensure that the design of houses and buildings is based on integrated environmental and contemporary design principles, and is compatible with the site's coastal and ecological setting. To ensure achievement of the planned Water Sensitive Urban Design outcomes for the proposed development. All new dwellings and structures must be consistent with the Architectural Design Guidelines as specified in this Plan.	The proposed multi-dwelling housing project adheres to the Architectural Design Guidelines by incorporating contemporary design principles that are compatible with the coastal and ecological setting of the site. The use of materials such as brick cavity walls, concrete raft slabs, and timber-framed ceilings and roofs aligns with the integrated environmental design principles. The project also includes Water Sensitive Urban Design features, ensuring compliance with the guidelines.	Compliant
Minimum Lot Size		
450m ²	The proposed development is compliant with the minimum subdivision lot size requirements as per the Lot Size Map. The total site area is 700.40 m ² , which meets the minimum lot size requirement for the R2 Low Density Residential zone.	Compliant

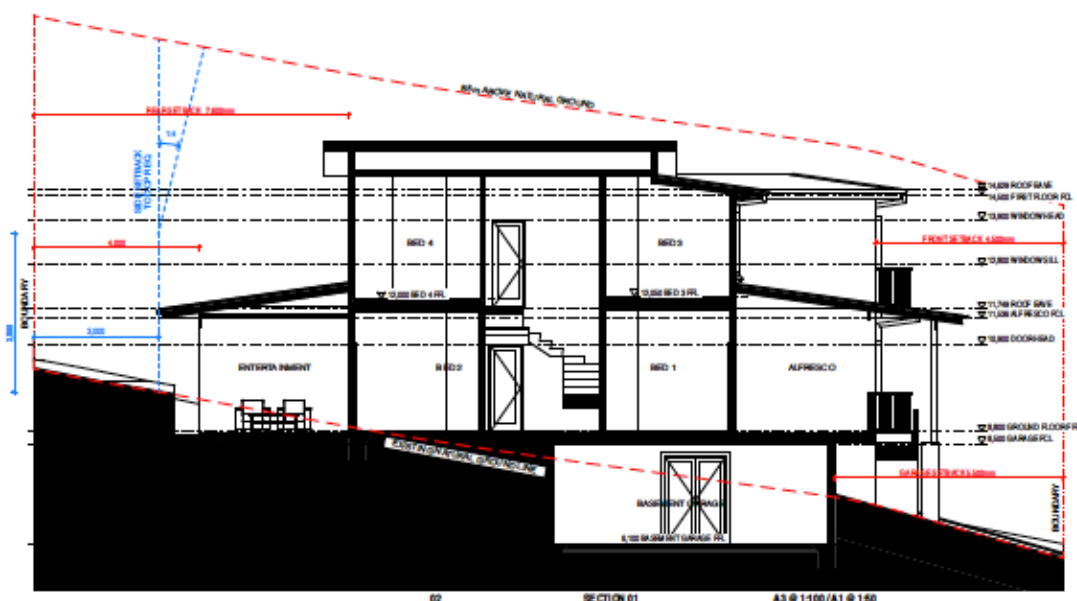
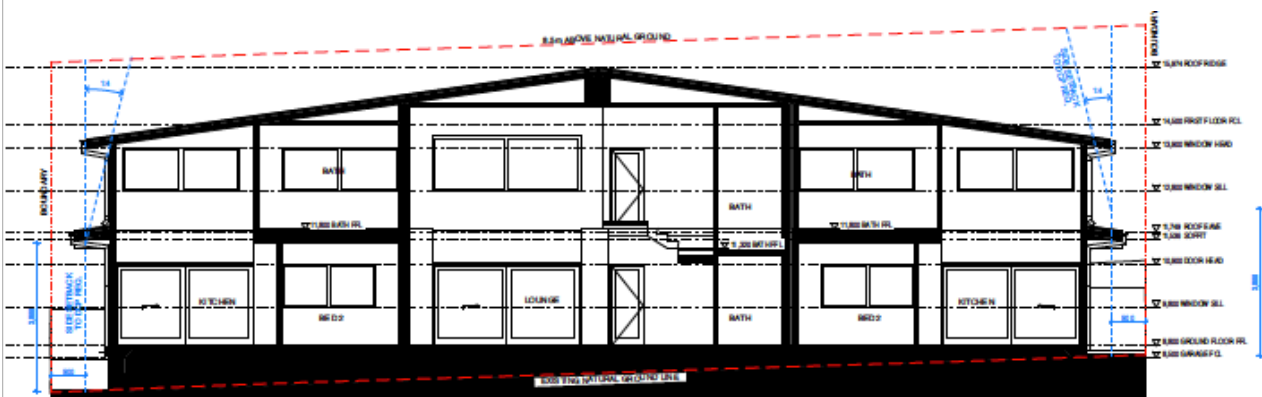
5.6 Building Height Limit

8.5m (max 2 storeys)

The maximum height permitted may not be achievable in all instances due to site limitations.
The floor level of the upper most habitable floor, including decks or verandahs, is to be no more than 5.1m above ground level on sites with slopes greater than 1:6.
The exposed subfloor of any building should be minimised wherever possible.
Where a development may impinge upon significant views, solar access, privacy or a streetscape, Council may require height profiles to be erected prior to notification or exhibition.

The proposed building does not exceed the maximum height permitted for the site of 8.5m. The development is within the R2 Low Density Residential zone. The design aligns with the existing and desired future urban character of the locality. Due to the site slope (falling to street), orientation Street to south (minimising overshadowing), and compliance with the LRHD SEPP for Terraces, the proposal merits a 10% height increase. Refer to Architectural Sections for diagrammatic compliance.

Compliant

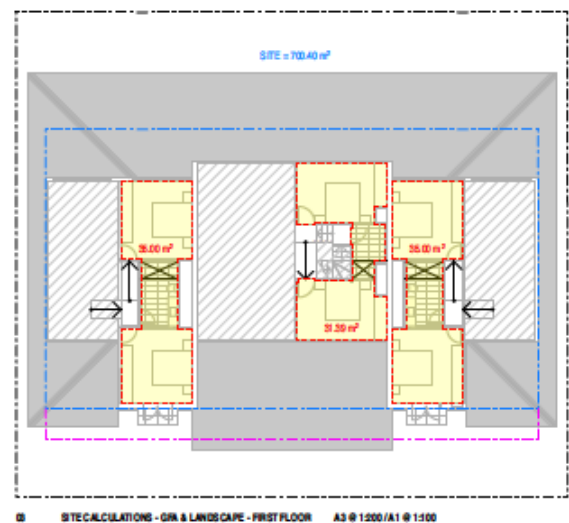
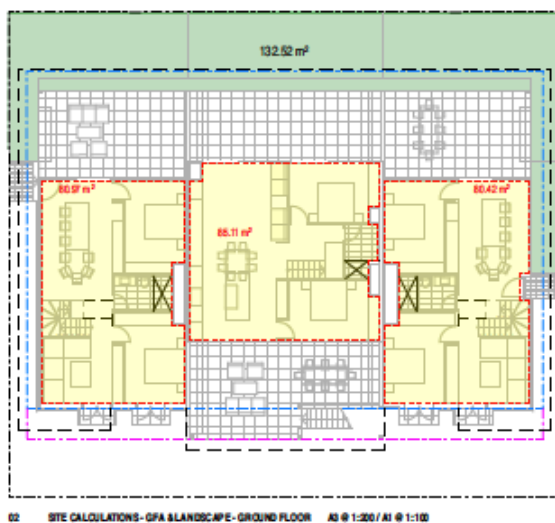
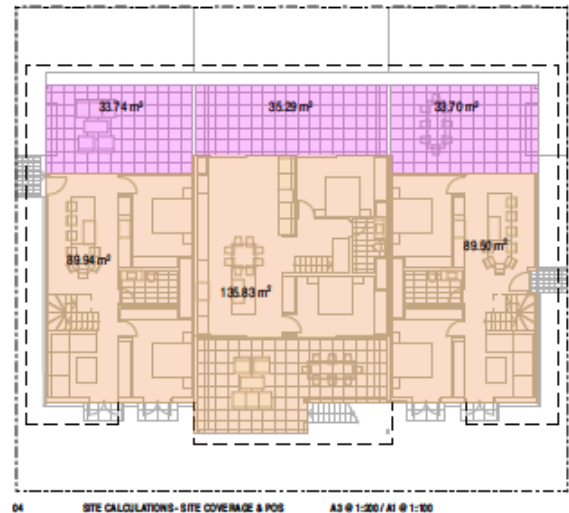
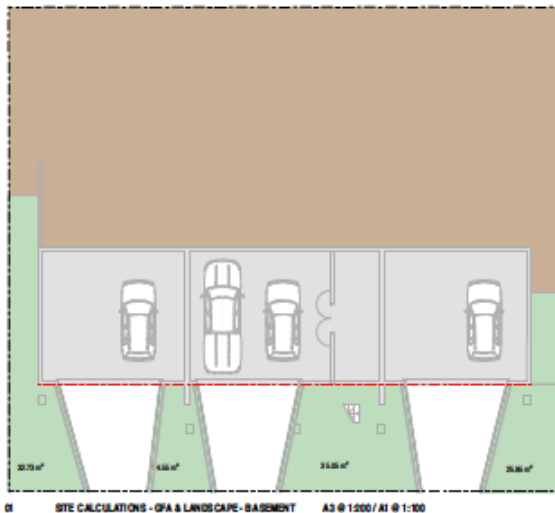


Floor Space Ratio

0.5:1

The proposed development has a total gross floor area (GFA) of 347.34m² on a site area of 700.40m², resulting in a floor space ratio (FSR) of 0.496:1. This complies with the maximum FSR stipulated for the site. The design aligns with the objectives of ensuring compatibility with the existing and desired urban character. Refer to Architectural Site Calculations for diagrammatic compliance.

Compliant



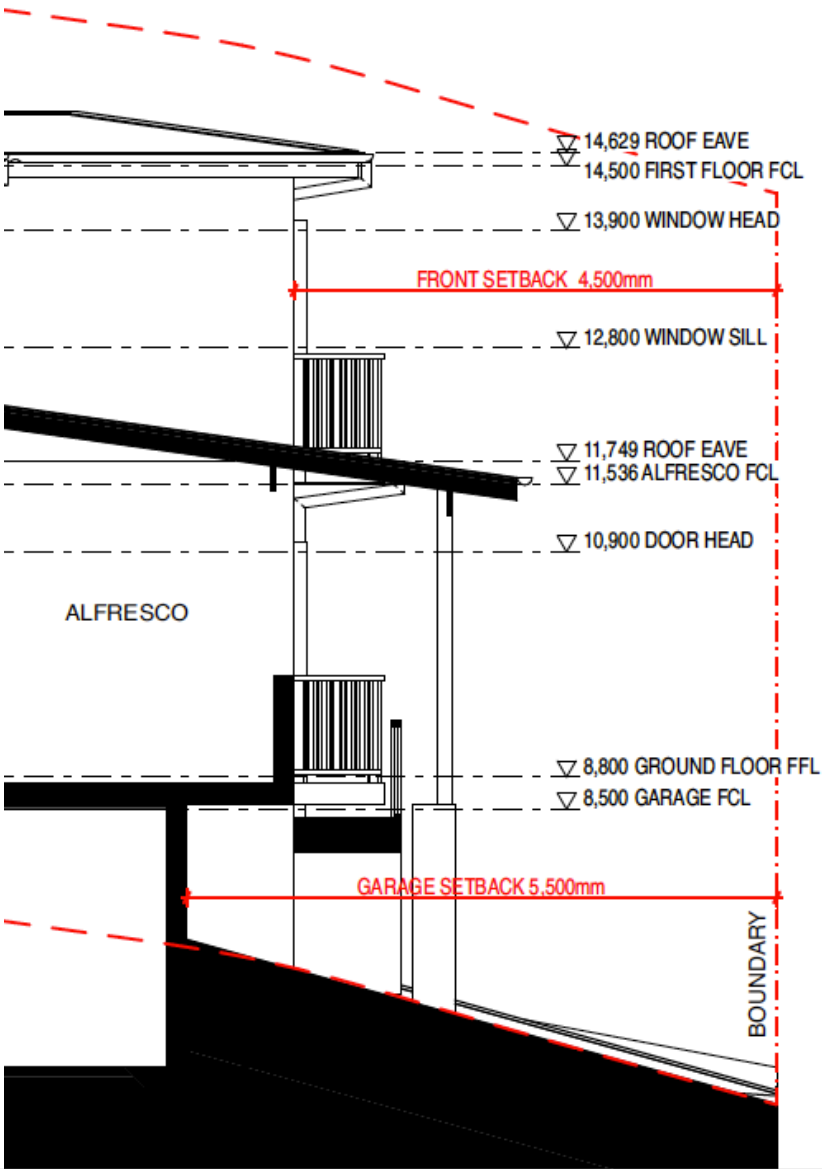
5.5.2.1 (1) Additional

(1)(a) Street/Front Setback

(1) Where there are no neighbouring houses the minimum setback from the primary road frontage will vary: (a) 4.5m minimum setbacks on allotments less than 900m2

South Western neighbour (22 Lovedale) has a setback of 4.5m. North Eastern Neighbours (18,19, 16, 17) face Limestone Cr and have Rear setbacks to Lovedale way. A 4.5m setback is therefore proposed.

Compliant



5.5.2.5 (1) Side Setback

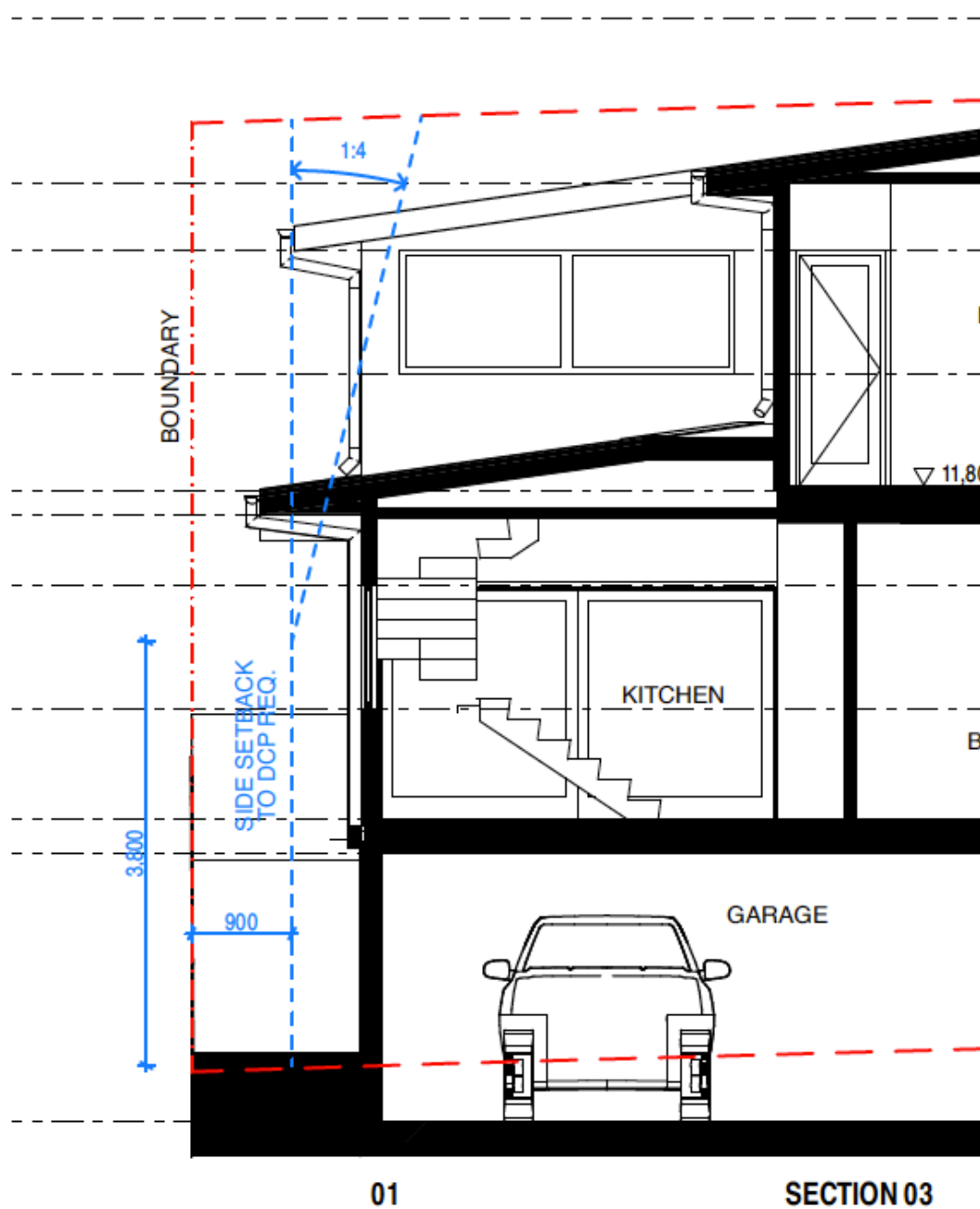
(1) A residential building must be setback from its side boundaries:

A minimum of 900mm for a building with a maximum wall height of 3.8m.

Where the wall height is greater than 3.8m the minimum setback shall be:
 $900\text{mm} + (\text{building height over } 3.8\text{m}/4)$
 For example for a building with a wall height of 6.2m: $900\text{mm} + (6.2\text{m} - 3.8\text{m}/4)$
 $900\text{mm} + (2.4\text{m}/4)$
 $900\text{mm} + 600\text{mm} = 1.5\text{m}$

The proposed development has a side setback of greater than 1500mm. The building's form is articulated, and the roof height is lowered adjacent to the side boundaries. Refer to Architectural Sections 02 & 03 for diagrammatic compliance with the DCP side setback requirements.

Compliant

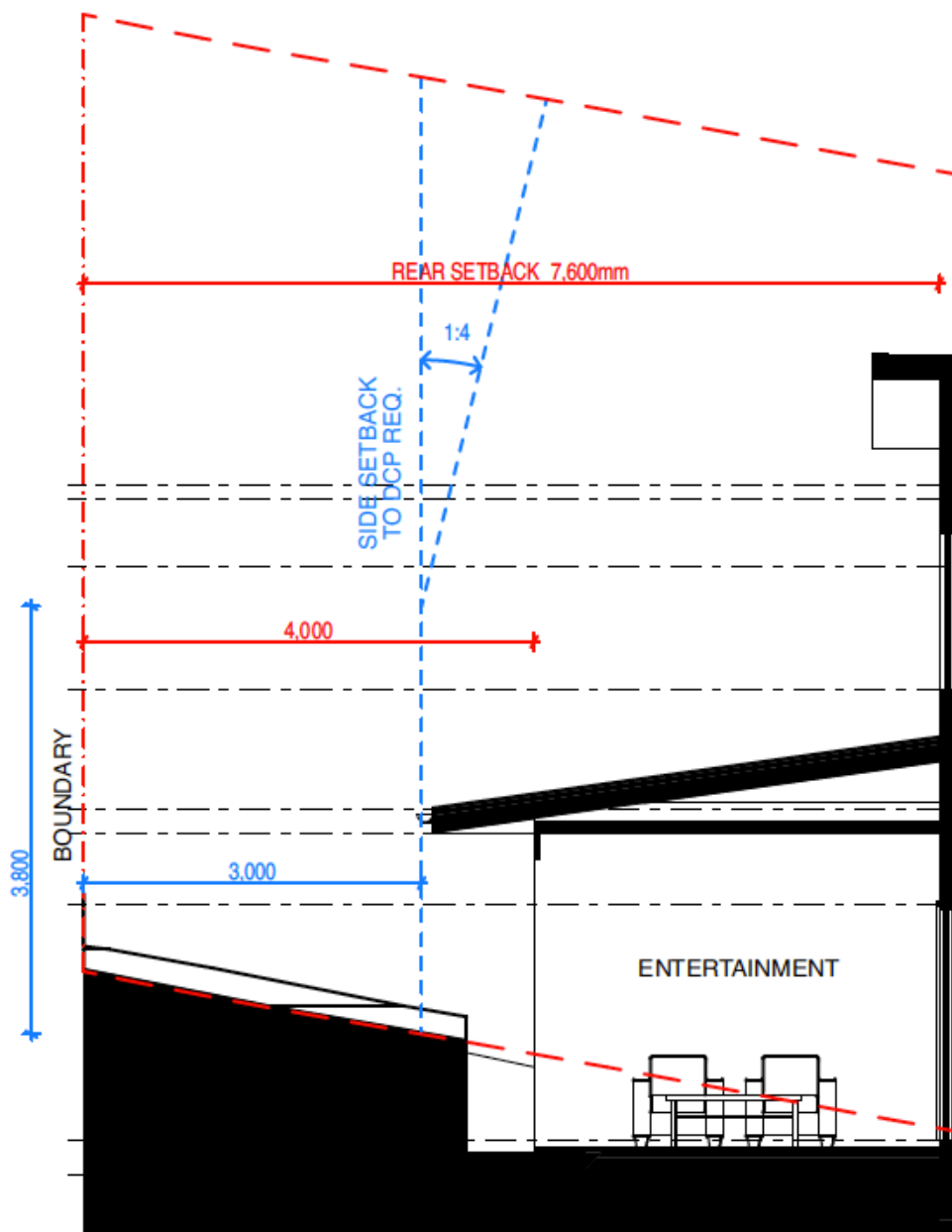


5.5.2.5 (2) Rear Setback

(2) A residential building must be setback from its rear boundary:
 (a) A minimum of 3m for a building with a maximum wall height of 3.8m.
 (b) Where the wall height is greater than 3.8m the minimum setback shall be: $3\text{m} + (\text{building height over } 3.8\text{m}/4)$
 For example for a building with a wall height of 6.2m: $3\text{m} + (6.2\text{m})$

The proposed development has a rear setback of: 4000mm to the Alfresco, & 7600mm to the Upper Ground & First Floor. Refer to Architectural Section 01 for diagrammatic compliance with the DCP rear setback requirements.

Compliant



13.1.2 Landscaping

A minimum of 30% of the site area is to be set aside for landscaping preferably with native vegetation at existing natural ground level and a deep soil zone. The landscaped area does not include any building, garage, or impervious surface such as a driveway or swimming pool.

The deep soil zone is that part of the site that is not built on, paved or otherwise sealed, where the soil is of sufficient depth to support the growth of trees and shrubs. At least 50% of the landscape area is to include deep soil zones.

Landscaping is to be provided both behind and in front of the building line. Landscaping of less than 1.5m in length and width shall not be included in landscape area calculations.

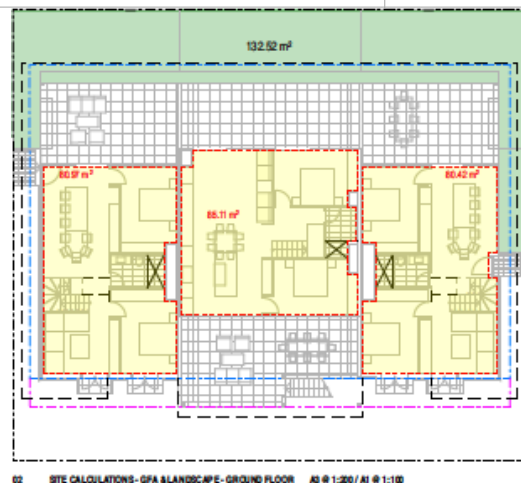
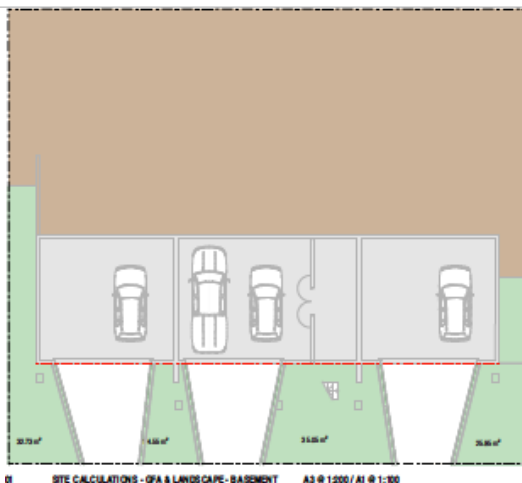
All sites are to be provided with a minimum of 1.5m wide landscape strip adjacent to any driveway and an adjoining property.

Landscaping proposals should give preference to the retention of native plants (including trees, shrubs and ground covers) that exist on the land, where such retention is reasonable, safe and does not conflict with bush fire hazard protection requirements. Refer to the Landscaping Schedule for indicative plant lists.

Additional control
Predominantly native flora from the local area should be used in landscaping. Exotic species should be limited to a maximum of 10% of the landscaped area.

The proposed development has a landscaped area of 240m² which is more than the minimum 30% (210m²). Refer to Architectural Site Calculations for diagrammatic compliance.

Compliant



5.8 (1)(2)(3) Private Open Space

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.

(2) Where the main living areas are not provided at ground level, a balcony or deck of a minimum area of 16m² and a minimum dimension of 2m, shall be provided with direct access from the main living areas.

(3) Private outdoor living areas are not to be located within the front building line setback to either the primary or secondary street frontages.

The proposed development has a total private open space of 117.62m², and exceeds the requirement for a single house or Multi-res units. Refer to Architectural Site Calculations for diagrammatic compliance.

Compliant

5.2 Views and Privacy

In designing buildings the concept of 'view sharing' should be adopted by considering the impact of buildings on the views enjoyed by neighbours.

Visual privacy for adjoining properties and within development projects can where necessary, be achieved by:
Using windows which are narrow, translucent or obscured to bathrooms and toilets;

Ensuring that windows do not face directly onto the windows, balconies or courtyards of adjoining dwellings; or
Screening windows, balconies and courtyards within 3m of a property boundary.

Privacy screens should not impact upon existing view sharing arrangements.

Where windows or balconies of dwellings are within 9m of windows or balconies of other dwellings, some form of screening or reduction in window areas should be provided to ensure visual privacy.

The proposed design is sympathetic to the neighbourhood character and site topography - falling south to Lovedale Way.

With a south-facing aspect to Lovedale Way, the proposed design does not overlook the private open space of adjacent neighbours from living spaces.

There are no side-facing windows proposed on the first floor in order to avoid privacy loss to side neighbours.

Rear-facing windows are more than 9m from the Northern neighbouring property. There are no major views lost to neighbouring properties by the proposed design.

Compliant

5.1 Sunlight Access		
<p>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.</p> <p>Where the possibility of overshadowing may occur, shadow diagrams are to be submitted to illustrate the shadows cast by the proposed building at 9.00 am, 12.00 noon and 3.00 pm on 21 June.</p>	<p>With a south-facing aspect to Lovedale Way, the proposed design does not adversely overshadow the adjacent neighbour. Refer to Architectural Shadow Diagrams which confirm compliance</p>	<p>Compliant</p>
5.7 Cut and Fill		
<p>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>Cut and fill involving benched areas for landscaping shall be restricted to a maximum 25m² per dwelling.</p>	<p>All proposed cut and fill is retained. The slope of the site and the use of basement parking necessitates the use of retaining, compliant with the objectives of the DCP requirements. Retaining on the street frontage is limited to Basement Driveways.</p>	<p>Compliant</p>
5.5.2.2 Articulation - Front Setback		
<p>An 'articulation zone' may be incorporated within the front setback. This zone is a notional area projecting 1.5m forward of the front building line (setback) within which additional building elements such as entry features and porticos, balconies, decks, verandahs, and bay windows may be built.</p> <p>Inclusion of an articulation zone must give consideration to view sharing, privacy and amenity impacts to adjoining dwellings.</p> <p>Up to 50% of the articulation zone, when viewed from above, may include building elements. An awning or other feature over a window and a sun shading feature is not included in the maximum area of the articulation zone.</p>	<p>The proposed design utilises articulation (1.5m forward of the front building line) in accordance with the requirements. Additional Architectural articulation is also provided behind the building line to reduce the building's mass from the street.</p>	<p>Compliant</p>

10.3.2 Car Parking

Car parking spaces are to be designed in accordance with Australian Standard AS2890.1 and be of the following dimensions: (a) 2.4m x 5.5m for an unenclosed space. (b) 3.0m x 6.0m for an enclosed space (e.g. between a fence and a house wall or a single garage)	Three individual basement garages provide 2 car spaces per dwelling. Basements also allow for bin storage, rainwater storage, and concealed mechanical services within the footprint of each unit. Garage doors and set back 1m behind the building line to allow for additional on-site visitor parking, reducing the need for on-street parking. The area in front of the building line is extensively landscaped and retains the site's natural slope, largely concealing the basement from the street. Refer to Architectural Basement Plan for Garage dimensions.	Compliant
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Conclusion with respect to DCP Requirements

The proposed dwelling is considered to be appropriately designed and sited to achieve the objectives of the design provisions with Great Lakes DCP 2012.

CONCLUSION

The residential use of the site for Multi-dwelling housing is permissible with development consent under the provisions of the Great Lakes Local Environmental Plan 2014 and satisfies the objectives and provisions of the relevant development control plan.

It is considered that the proposal will enhance the existing and likely future character of Forster's residential context. The proposal is not expected to have an adverse impact on the existing natural or built environment.

Robert Mann
Architect - NSW #10315
Robert Mann Architecture and Design Pty Ltd
March 2025