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Statement of Environmental Effects

Proposed secondary dwelling

Lot 253 DP 1189709

25 Isabella Parade, Forster

April 2025

Final

Prepared for

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1. INTRODUCTION

This Statement of Environmental Effects has been prepared in relation to a proposed secondary dwelling on land at Lot 253 DP 1189709, 25 Isabella Parade, Forster.

The proposed development is local development and subject to assessment under Part 4 of the *Environmental Planning & Assessment Act 1979* (EP&A Act). The purpose of this Statement of Environmental Effects (SoEE) is to describe the proposed development and consider the potential environmental impacts of that development having regard to the matters for consideration under Section 4.15 of the EP&A Act.

1.1 The Site

The site comprises land described as Lot 253 DP 1189709, 25 Isabella Parade, Forster. The site is a corner allotment at the intersection of Leonardo Avenue and Isabella Parade. The site has an area of approximately 834.1m² and is shown in the locality map at Figure 1.1.

The site is occupied by a two-storey brick dwelling in the eastern part of the site. The land within the site slopes from east to west with levels ranging from approximately 25m AHD to 21m AHD.

Residential allotments surrounding the site in all directions have been developed for residential purposes.

The existing dwelling on the site is accessed via a concrete driveway from Isabella Parade. The proposed secondary dwelling will be accessed via a new proposed concrete crossover and driveway.

The site is serviced by reticulated water, sewerage and underground electricity.



Figure 1.1: Site locality map

The following photos show the land on the site and surrounds.



Photo 1.1: Looking south from the northern site boundary showing the location of the proposed secondary dwelling.



Photo 1.2: Looking north from the southern site boundary showing the location of the proposed secondary dwelling.



Photo 1.3: Looking west along Leonardo Avenue from the road reserve at the intersection of Isabella Parade and Leonardo Avenue showing the location of the proposed vehicle crossover and driveway from Leonardo Avenue.



Photo 1.4: Looking east from the western site boundary showing the western elevation of the existing (primary) dwelling on the land.

1.2 The Proposed Development

The proposed development is the construction of a detached secondary dwelling to the rear (west) of the existing dwelling on the land. The secondary dwelling will be about 2.938 metres west of the existing (primary) dwelling on the land.

The secondary dwelling will have a floor area of 59.8m² comprising two bedrooms, open plan kitchen/living, and bathroom.

A covered porch is proposed to the northern part of the building with an area of 8.5m².

A covered alfresco with an area of 25.38m² is proposed at the southern elevation of the building with direct access from the living room.

An attached garage is located at the north-western elevation of the secondary dwelling with an area of 34.4m².

The proposal also includes a new concrete driveway and crossover in the north-western part of the site providing direct access to the secondary dwelling from Leonardo Avenue

The proposal is shown on plans by Cinz & JB 3D Drafting and Design, *Mr Mark Cook, 25 Isabella Parade, Forster, Proposed Secondary Dwelling* (Job No. 2025-002, Issue A05 dated 19.03.2025).

An extract of the site plan (A05.2) is at Figure 1.2.

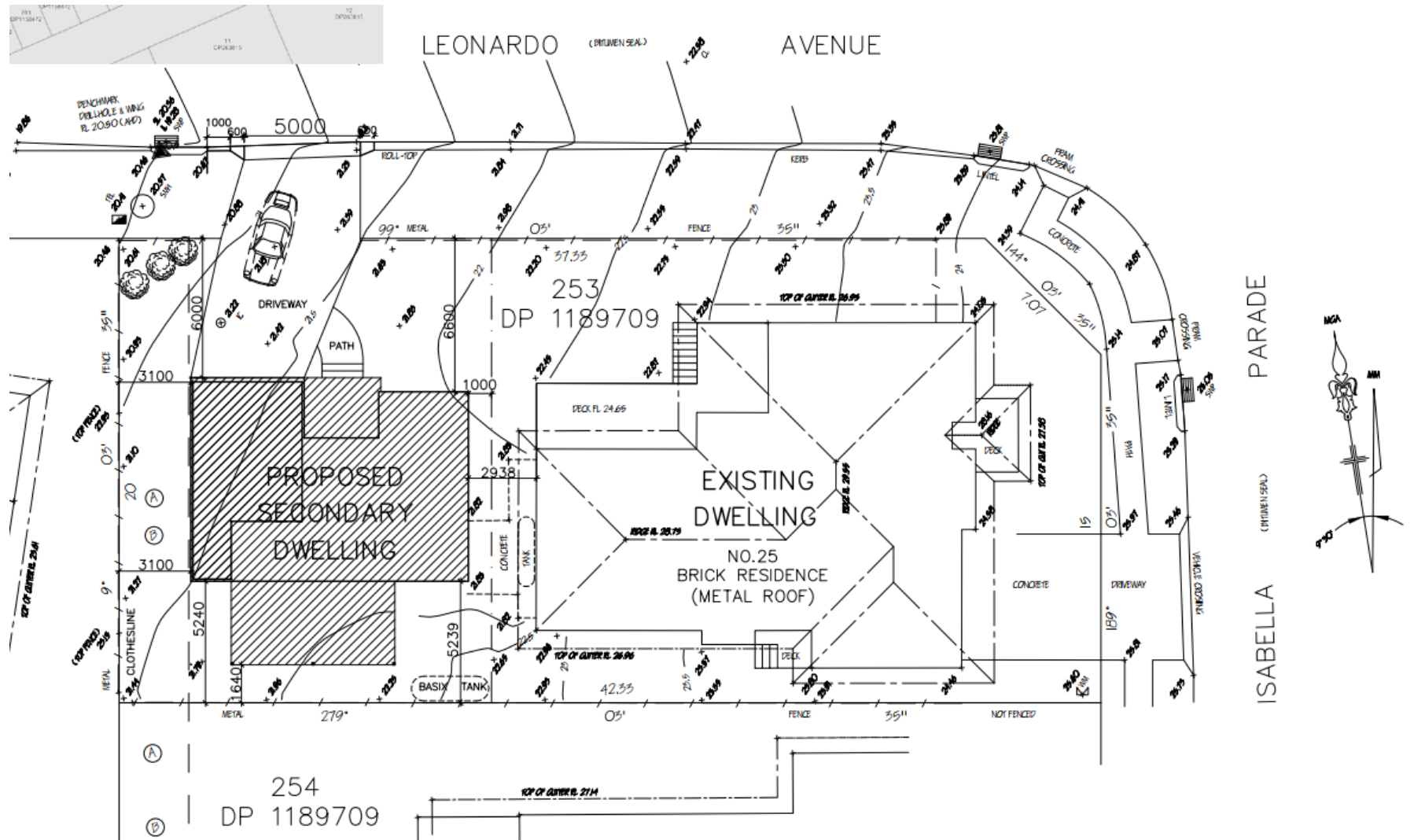


Figure 1.2: Site Plan Extract
Source: Cinz & JB 3D. Not to scale..

2. PLANNING INSTRUMENTS

2.1 State Environmental Planning Policies

Table 2.1 summarises the applicability of relevant State Environmental Planning Policies (SEPPs) to the proposed development.

Table 2.1: Summary of State Environmental Planning Policies

SEPP / Chapter	Relevance to the proposal
State Environmental Planning Policy (Industry and Employment) 2021	
Chapter 3 – Advertising & Signage	N/A - The proposed development does not involve any advertising or signage.
State Environmental Planning Policy (Resilience and Hazards) 2021	
Chapter 2 – Coastal Management	No mapped coastal wetlands or littoral rainforests (or their proximity areas) affect the site. The site is not mapped as being within the 'coastal use area' or 'coastal environment area' for the purposes of Chapter 2 of the SEPP.
Chapter 3 – Hazardous & Offensive Development	N/A
Chapter 4 – Remediation of Land	The land contains an existing residential dwelling. The proposed development does not involve changing the existing land use (residential) and the land is suitable for the proposed development.
Other SEPPs	
State Environmental Planning Policy (Housing) 2021	<p>The proposal is for a secondary dwelling in the R2 zone.</p> <p>The secondary dwelling is permitted with consent under the LEP in the R2 zone. As such, the Housing SEPP does not (need to) prevail over the LEP.</p> <p>For comparison purposes, the relationship between the proposal and Clause 52 of the Housing SEPP is:</p> <ul style="list-style-type: none"> (a) The land will contain only the principal dwelling and the secondary dwelling; (b) The total floor area of the principal dwelling and secondary dwelling will not exceed the maximum floor area permitted under the LEP; and (c) The floor area of the secondary dwelling is equal to 60m².
State Environmental Planning Policy (Biodiversity Conservation) 2021	There are no relevant provisions within the SEPP.
SEPP (Primary Production) 2021	N/A

SEPP / Chapter	Relevance to the proposal
State Environmental Planning Policy (Planning Systems) 2021	N/A
SEPP (Transport and Infrastructure) 2021	N/A. The proposal will not impact any powerline easements for the purposes of Division 5 of the SEPP. The proposed development will not exceed thresholds for traffic-generating development under Schedule 3 of the SEPP.

2.2 Great Lakes Local Environmental Plan 2014

The site is zoned *R2 - Low Density Residential* under the provisions of *Great Lakes Local Environmental Plan 2014* (LEP).

The proposed development is for the purposes of a *secondary dwelling* (as defined) under the LEP. Development for the purposes of a *secondary dwelling* is permitted with the consent of Council in the R2 zone.

Clause 2.3(2) of the LEP states that:

The consent authority must have regard to the objectives for development in a zone when determining a development application in respect of land within the zone.

The objectives of the R2 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 proposal is for a secondary dwelling which will assist in providing for the housing needs of the community.

The proposal is consistent with the first objective of the R2 zone. The second objective is not relevant.

Table 2.2 is a summary of the relevant LEP provisions applicable to the site and proposal.

Table 2.2: LEP Provisions

Clause	Control	Proposal
4.3	Height of Buildings	<8.5 metres consistent with the control. The proposed secondary dwelling will have a maximum height of 4.476 metres.
4.4	Floor Space Ratio	The FSR of the existing dwelling and proposed secondary dwelling will be <0.5:1 (~0.28.5).
5.1	Heritage	The proposal is not on land listed as being/containing an item of environmental heritage and is not in proximity to any listed items.
5.4	Miscellaneous permissible uses	Consistent with Clause 5.4(9), the proposed secondary dwelling will have a floor area of less than 60m ² .
5.21	Flood Planning	The land within the site is not mapped as flood prone land.
7.1	Acid Sulfate Soils	The site is mapped on the Acid Sulfate Soils (ASS) Map as Class 5 land. The proposal is unlikely to involve works more than 1 metre below the natural ground surface and does not require preparation of an ASS management plan.
7.2	Earthworks	The proposed works are likely to require only minor earthworks associated with footings and slab. Any earthworks will be ancillary to the proposed development. The proposal will be consistent with the objectives of Clause 7.2.
7.4	Coastal risk planning	N/A. The site is not in a coastal planning area.
7.5	Stormwater Management	The proposal will not contravene the objective of the clause.
7.11	Essential Services	The following services are available or adequate arrangements have been made to make them available:
		(a) supply of water
		Reticulated water is available to the site.
		(b) supply of electricity
		The site is connected to electricity.
		(c) disposal and management of sewage
		The site is serviced by reticulated sewerage.
		(d) stormwater drainage or on-site conservation
		Stormwater from the proposed roof areas will be directed to rainwater tanks for reuse with overflow to the existing kerb outlet in Leonardo Avenue. Water conservation measures will be implemented as per BASIX.
		(e) suitable vehicular access
		Access to the secondary dwelling will be via a new crossover and concrete driveway from Leonardo Avenue.

2.3 Great Lakes Development Control Plan 2014

Great Lakes Development Control Plan 2014 (DCP) applies to the land. The relevant parts of the DCP are considered in Section 2.3.1 to Section 2.3.4.

2.3.1 DCP Section 4 – Environmental Considerations

Section 4 of the DCP provides information on environmental matters that may need to be addressed in the design of a development. Table 2.3 is a summary of environmental considerations.

Table 2.3: Environmental Considerations

DCP Section		Relationship of development to criteria
4.1	<i>Ecological Impacts</i>	The site is a residential allotment in an established urban area. The proposal will not involve any removal of vegetation.
4.2	<i>Flooding</i>	The site is not in a mapped flood planning area.
4.3	<i>Coastal Planning Areas</i>	The site and proposal is not in a coastal planning area.
4.4	<i>Effluent Disposal</i>	The site is serviced by reticulated sewerage.
4.5	<i>Poultry Farms Buffer</i>	N/A
4.6	<i>Contaminated Land</i>	The site is not contaminated land, is presently used for residential purposes and is suitable for that use.
4.7	<i>Bush Fire</i>	The land within the site is not mapped as bushfire prone land.

2.3.2 DCP Section 5 – Single Dwellings, Dual Occupancies, Villas and Townhouses

Section 5 of the DCP outlines controls relevant to the proposal, summarised in Table 2.4.

Table 2.4: Single Dwellings, Dual Occupancies, Villas and Townhouses

DCP Section		Relationship of development to criteria
5.1	<i>Solar Access & Overshadowing</i>	<p>The proposed development will not affect any solar access to the internal and outdoor living areas of dwellings on adjacent allotments between 9am and 3pm on 21 June. Solar access to the existing dwelling on the site (east of the secondary dwelling) will not be affected.</p> <p>The proposal will have no significant overshadowing impacts on other properties.</p> <p>The proposed secondary dwelling is to be about 2.938 metres west of the existing two-storey primary dwelling on the land. The secondary dwelling will receive at least 2 hours of solar access between 9am and 3pm on 21 June.</p>
5.2	<i>Views & Privacy</i>	<p>The proposed secondary dwelling is located to the rear (west) of the existing dwelling, with a frontage to Leonardo Avenue, and will not affect any views to or from adjoining properties.</p> <p>The proposed secondary dwelling is unlikely to result in privacy impacts to any dwellings on adjoining properties. The proposal is for a single-storey building which will not overlook the living spaces of adjoining properties.</p> <p>The proposed secondary dwelling is located to the west of the primary dwelling on the land. Due to the natural slope of the site, some incidental overlooking is to be expected from the balcony located at the north-western corner of the primary dwelling. This has been mitigated through the use of highlight windows at the eastern elevation of the proposed secondary dwelling and the installation of a timber privacy screen at the eastern elevation of the proposed alfresco.</p> <p>The proposed development will have minimal impacts with regard to views and privacy.</p>
5.3	<i>Energy Efficiency</i>	A BASIX certificate accompanies the development application.
5.4	<i>General Building Design</i>	The proposed secondary dwelling will be constructed of new building materials. The development is consistent with the controls and objectives of general building design outlined in the DCP.

DCP Section		Relationship of development to criteria
5.5	Setbacks	<p>The proposed secondary dwelling is located to the west of the existing (primary) dwelling on the land and will be accessed via a new concrete driveway via Leonardo Avenue.</p> <p>The proposed secondary dwelling will have minimum setbacks of:</p> <ul style="list-style-type: none"> • 6000mm to the northern site boundary; • 1640mm to the southern site boundary (Alfresco); • 5239mm to the southern site boundary (Secondary Dwelling); • 3100mm to the western site boundary. <p>Section 5.5 of the DCP provides controls relevant to primary road setbacks which states <i>Garages, carports and open car parking spaces must be setback at least 6m from the primary road frontage.</i></p> <p>The primary road frontage for the existing (primary) dwelling on the land is Isabella Parade, while the proposed access for the secondary dwelling is via Leonardo Avenue. The proposed garage is setback 6m from the frontage to Leonardo Avenue, consistent with the controls contained within the DCP.</p> <p>The proposed setbacks are consistent with the DCP.</p>
5.6	Building Heights	<p>The proposed building will not exceed the maximum building height of 8.5 metres nominated by the LEP. The maximum height of the proposed secondary dwelling is 4.476 metres.</p>
5.7	Cut & Fill	<p>The proposed development will involve only minor cut and/or fill associated with footings and slab-on-ground construction. The proposal does not involve the construction of any retaining walls.</p>
5.8	Private Outdoor Areas	<p>The DCP does not require the provision of separate POS areas for secondary dwellings. The proposed secondary dwelling includes a covered alfresco area accessed directly from the living area.</p> <p>Both the existing (primary) and proposed (secondary) dwellings will have adequate areas of private open space on unbuilt on parts of the land.</p>
5.9	Fencing & Walls	<p>There are no details of any changes to existing boundary fences. An internal boundary fence is located approximately 1000mm east of the proposed secondary dwelling to provide additional privacy.</p>

2.3.3 DCP Section 10 – Car Parking, Access, Alternative and Active Transport

Section 10.3.1.1 of the DCP provides controls relating to car parking rates for single dwellings. The DCP does not contain any requirements for parking for secondary dwellings. The proposed development includes an attached single garage and concrete driveway to Leonardo Avenue.

2.3.4 DCP Section 11: Water Sensitive Design

Section 11.4.1.2 of the DCP outlines specific criteria that must be satisfied for a proposed development to achieve the water quality improvement targets. While the site is in a mapped 'priority area', water sensitive design controls do not apply to secondary dwellings (unless the site is included in a Council approved Stormwater Strategy or Drainage Plan). The proposed development is not on land subject to a Council approved Stormwater Strategy or Drainage Plan and no further assessment is required under Chapter 11 of the DCP.

3. LIKELY ENVIRONMENTAL, SOCIAL & ECONOMIC IMPACTS

The potential environmental impacts of the proposed development are considered in Table 3.1.

Table 3.1: Potential Environmental Impact Summary

Matter	Potential Impacts and Mitigation
Construction Waste Management	It is assumed that preparation of a waste management plan may be required prior to issue of any Construction Certificate. The site does not appear to present any constraints for the effective separation and storage of waste during construction.
Privacy	The proposal is unlikely to result in any unreasonable impacts in relation to either visual or acoustic privacy of any dwellings on adjoining land.
Views	There are no significant views to or from the site or other allotments around the site. There is no potential for view loss.
Soils	The site is shown on the Acid Sulfate Soils Map as Class 5 land. The proposal is unlikely to involve works more than 1 metre below the natural ground surface.
Bushfire	Land within the site is not mapped as bushfire prone land.
Flooding	The site is not mapped as being in a flood planning area.
Drainage	Stormwater from the proposed roof areas will be collected in rainwater tank for reuse with overflow directed to the existing kerb outlet in Leonardo Avenue.
Flora & Fauna	The proposal will not impact any native flora and/or fauna.
Aboriginal Cultural Heritage	<p>The Due Diligence Code of Practice for the Protection of Aboriginal Objects in New South Wales (the Code) (DECCW, 2010) assists individuals and organisations to exercise due diligence when carrying out activities that may harm Aboriginal objects and to determine whether they should apply for consent in the form of an Aboriginal Heritage Impact Permit (AHIP).</p> <p>The land is an established (disturbed) residential allotment. A search of the AHIMS has indicated that no Aboriginal sites or places have been recorded or declared in or near the site. The presence of artefacts and/or sites of Aboriginal heritage value on the site is unlikely.</p>

Matter	Potential Impacts and Mitigation
Environmental Heritage	The site does not contain any known items of environmental heritage.
Social & Economic	The proposed development represents an appropriate and efficient use of suitably zoned residential land. The proposal will not have any adverse social or economic impacts.
Noise	Short-term noise impacts may arise via construction works/activities. There is unlikely to be any other potential noise sources/impacts which might warrant further/specific consideration.
Traffic	The proposed development may result in a minor increase in traffic generation given the proposal for an additional/secondary dwelling on the land. The public road system serving the site has capacity to facilitate the minor increase in traffic generation.

4. SUITABILITY OF THE SITE & THE PUBLIC INTEREST

The site is suitable for the proposed development with any natural hazards or other constraints capable of being mitigated through conditions of consent. There are no issues associated with the proposal that might be contrary to the public interest.

5. CONCLUSION

The proposed development involves the erection of a detached secondary dwelling in the western (rear) part of the land at Lot 253 DP 1189709, 25 Isabella Parade, Forster.

The secondary dwelling will be about 2.938 metres west of the existing (primary) dwelling on the land.

The proposed development is consistent with the relevant objective of the R2 zone and is permissible with the consent of Council under relevant provisions of the *Great Lakes Local Environmental Plan 2014*.

The proposal has been assessed against the relevant provisions of *Great Lakes Development Control Plan 2014* (DCP). The proposal is consistent with the relevant objectives of the DCP and there are no apparent issues in relation to the general amenity of the site or adverse impacts to surrounding properties.

The environmental impacts of the development can be satisfactorily mitigated through conditions of consent.

The development will not have any significant adverse environmental impacts having regard to the matters for consideration in Section 4.15 of the EP&A Act. The site is suitable for the development and the proposal is consistent with the public interest.