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Statement of Environmental Effects

Proposed alterations and additions to an existing dwelling

Lot 21 Section 15 DP 758422

14 Elizabeth Street, Forster

April 2025

Final

Prepared for

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1. INTRODUCTION

This Statement of Environmental Effects has been prepared in relation to proposed alterations and additions to a single-storey dwelling and carport on land at Lot 21 Section 15 DP 758422, 14 Elizabeth Street, 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 21 Section 15 DP 758422, 14 Elizabeth Street, Forster.

The subject site is on the eastern side of Elizabeth Street, approximately 50 metres north of the intersection with Strand Street and 100 metres south of the intersection with Lake Street. The rear (eastern) boundary adjoins Cross Lane. The site has an area of approximately 735m².

The site is currently occupied by a single-storey fibro-clad dwelling, attached carport and detached shed. Access to the site is available via Elizabeth Street, with secondary access available from the rear (eastern) boundary via Cross Lane.

Land within the site is relatively flat. Vegetation within the site consists of managed lawn and maintained gardens in conjunction with the residential use.

Land to the north and south of the site, as well as land on the opposite (western) side of Elizabeth Street and the eastern side of Cross Lane, is occupied by residential development.

Land to the south of Strand Street contains the Forster Bowling Club, and land to the north of Lake Street contains Holy Name Primary School.

A site locality map is at Figure 1.1.



Figure 1.1: Site Locality Map

The following photos show the condition of the land on and around the site.



Photo 1.1: Looking east from Elizabeth Street showing the site and the western elevation of the existing dwelling.



Photo 1.2: Rear (eastern) elevation of the existing dwelling.



Photo 1.3: Looking north along Elizabeth Street towards the intersection with Lake Street.

Existing access to the site is from the eastern side of Elizabeth Street. The proposed development includes an upgrade to the existing gravel driveway to provide a new concrete driveway to the proposed new carport. Access is also available via Cross Lane at the eastern (rear) boundary.

The site is serviced by reticulated water and sewer.

Overhead electricity supply is in Elizabeth Street and is connected to the existing dwelling.

1.2 The Proposed Development

The proposed development comprises the following:

- Demolition of existing entry porch (about 3.5m²) and addition of an attached porch (about 13.4m²) which will extend along the northern part of the western (front) elevation of the existing dwelling.
- Proposed addition of approximately 46m² of habitable floor space to the east of the existing dwelling comprising living, bedroom, ensuite and robe.
- Proposed covered deck/alfresco (about 38m²) at the eastern elevation of the proposed living room addition.
- Demolition of the existing carport (about 15.3m²) and construction of a larger open carport (about 48m²) attached to the northern elevation of the dwelling. The proposed carport will have dimensions of 3.89 x 12.4 metres. The supporting columns for the new carport are to be setback 100mm from the northern side boundary, with the edge of the roof cladding about 940mm from the northern side boundary.

The proposed development is shown on plans by Cinz & JB 3D Drafting and Design (Project No: 2025-025), *14 Elizabeth Street, Forster, Proposed Additions to Existing Clad Dwelling*, (Issue A0.5 dated 29.03.2025 – drawings no. A05.1-A05.11). An extract of the proposed site plan is at Figure 1.2.

Colours, materials and external finishes will be selected so as to be consistent with surrounding residential development in the locality, subject to any conditions of consent.

2. PLANNING INSTRUMENTS

2.1 State Environmental Planning Policy (Transport and Infrastructure) 2021

State Environmental Planning Policy (Transport and Infrastructure) 2021 outlines requirements for development applications involving the carrying out of work within or immediately adjacent to an easement for electricity purposes (whether or not the electricity infrastructure exists), an electricity substation or within 5 metres of an exposed electricity powerline.

An electricity distribution pole is in the road reserve near the north-western corner of the site. The proposed development is not within 5 metres of any powerline(s). Referral to the energy supply authority is not required.

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 proposal involves alterations and additions to the existing dwelling on the land and is permitted with consent 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 consistent with the relevant (first) objective of the R2 zone, being for alterations and additions to a residential dwelling. The second objective is not relevant.

Table 2.1 is a summary of the relevant development controls applying to the site.

Table 2.1: LEP Provisions

Development Control	Control	Proposal
4.3 Height of Buildings	8.5 metres	<p>The proposal will not increase the overall height of the existing dwelling.</p> <p>The highest part of the existing building is about 7.942 metres AHD (the roof ridge above the western elevation of the building), a height of about 4.492 metres above existing ground level.</p> <p>The highest roof ridge level of the proposed additions will be about 7.548 metres AHD along the northern side of the building, with a height of ~4.098 metres above existing ground level.</p>
4.4 Floor Space Ratio	0.5:1	<p>The proposed alterations and additions involve an additional floor area of about 46m² of habitable floor space.</p> <p>This will result in a gross floor area (when complete) of about 152.6m². The site has a total area of 735.8m² and the FSR will be <0.5:1 (~0.20:1).</p>
5.1 Heritage	Not mapped	The site is not land listed as an item of environmental heritage and is not in proximity to any listed items.
5.21 Flood Planning	Not mapped	The site is not mapped as being in any flood planning area.
7.1 Acid Sulfate Soils	Class 3	Land within the site is mapped as containing Class 3 Acid Sulfate Soils. The proposed development is unlikely to involve excavation works below 1 metre AHD and/or result in any lowering of the water table.
7.2 Earthworks	Consideration of objectives	<p>The proposed development is for alterations and additions to an existing dwelling and does not necessitate extensive cut or fill. Any earthworks will be ancillary to the proposed development.</p> <p>The proposal will be consistent with the objectives of Clause 7.2.</p>
7.5 Stormwater Management	Integrate water sensitive design measures	The proposal is consistent with the objective of Clause 7.5. Stormwater drainage will have no adverse impact on adjoining properties, native bushland, groundwater, wetlands and/or receiving waters.
7.21 Essential Services	The following services are available, or adequate arrangements have been made to make them available:	
	(a) the supply of water	Reticulated water is available to the site.
	(b) the supply of electricity	The site is connected to overhead electricity.
	(c) the disposal and management of sewage	The site is serviced by reticulated sewerage.

Development Control	Control	Proposal
	(d) stormwater drainage or on-site conservation	Stormwater from new roof areas will be collected in roof guttering and directed to a proposed rainwater tank at the southern elevation of the dwelling with overflow directed to the existing rubble absorption pit on the land..

2.3 Draft MidCoast Local Environmental Plan

The draft *MidCoast Local Environmental Plan* ('the draft LEP') was placed on public exhibition between April and July 2024.

While the draft LEP is not in force, it is a draft environmental planning instrument (EPI) for the purposes of Section 4.15(1)(a)(ii) of the EP&A Act. Council must take the provisions of any draft LEP into consideration in the determination of any Development Application (DA) on land to which the draft LEP would apply (if and when the new LEP is made).

Land within the site is currently zoned *R2 Low Density Residential* under the provisions of *Great Lakes Local Environmental Plan 2014* (LEP). The 2014 LEP will be repealed when (and if) the draft LEP is gazetted.

According to the provisions of the draft LEP, the land within the site is proposed to remain zoned *R2 Low Density Residential* and the proposal will remain permissible with consent.

2.4 Great Lakes Development Control Plan 2014

Great Lakes Development Control Plan 2014 (DCP) applies to the proposed development.

2.4.1 DCP Section 4 – Environmental Considerations

Section 4 of the DCP lists environmental considerations which may need to be addressed in the design of residential development.

Table 2.2 is a summary of the environmental considerations.

Table 2.2: DCP Section 4 – Summary of Environmental Considerations

DCP Section		Relationship of development to criteria
4.1	<i>Ecological Impacts</i>	The site is an existing residential allotment, occupied by an existing dwelling and ancillary structures. The proposal will not require the removal of any vegetation and there are no significant ecological impacts.
4.2	<i>Flooding</i>	The site is not mapped as being in any flood planning area.
4.3	<i>Coastal Planning Areas</i>	The site is not subject to provisions of Clause 7.4 Coastal Risk Planning of the LEP.
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 used for residential purposes and there are no circumstances that would warrant assessment/investigation in relation to contaminated land.
4.7	<i>Bush Fire</i>	The land within the site is not mapped as bushfire prone land.

2.4.2 DCP Section 5 – Single Dwelling, Dual Occupancies, Villas and Townhouses

Table 2.3 considers the relationship between the proposal and the controls in Section 5 of the DCP.

Table 2.3: Single Dwelling, Dual Occupancy, Villas and Townhouses Compliance Table

DCP Section		Relationship of development to criteria
5.1	Solar Access & Overshadowing	<p>The proposed alterations and additions to the existing dwelling are single storey and will not increase the overall height of the existing dwelling.</p> <p>The proposal will not have any significant overshadowing impacts on the adjoining property to the south of the site (16 Elizabeth Street) and will not affect solar access to the internal and outdoor living areas of the dwellings on that adjacent land.</p>
5.2	Views & Privacy	<p>Views</p> <p>There are no significant views available to or from the area around the site. The proposed development will not have any impact on views.</p> <p>Privacy</p> <p>The proposal is single storey and the dwelling will remain single storey on completion of the proposed additions. The eastern part of the site is a large rear yard between the dwelling and Cross Lane. There are no apparent privacy issues between the site and adjoining residential properties.</p> <p>The proposal will not reduce any side setbacks.</p> <p>New windows to the northern elevation are clerestory windows, with no potential for overlooking.</p> <p>The northern extent of the proposed deck/alfresco will be about 3.9 metres from the northern side boundary (the same as an existing timber deck to the eastern elevation of the existing dwelling which is to be demolished to facilitate construction of the proposed eastern addition).</p> <p>A new window to the southern elevation is to be a vertically orientated louvre window to the ensuite (with glazing likely to be frosted/obscured).</p> <p>Aside from the ensuite, there are no new windows to any habitable rooms to the southern elevation.</p> <p>The proposal is unlikely to result in privacy impacts to any adjoining dwellings and does not have potential to overlook the living spaces of adjoining properties.</p>
5.3	Energy Efficiency	A BASIX certificate accompanies the development application.
5.4	General Building Design	<p>The proposed development will maintain the single-storey built form on the site, consistent with the prevailing character of residential development in the locality.</p> <p>When viewed from Elizabeth Street, the proposed development will present as a single-storey dwelling with a modernised appearance to Elizabeth Street via the addition of stone cladding columns and a metal sheet roof. A new porch will run along the western (front) elevation of the dwelling which will also improve the appearance of the building from the street.</p> <p>The proposed new carport will replace an existing smaller carport attached to the northern elevation of the dwelling. The proposal is unlikely to result in any adverse visual impact to the streetscape or adjoining properties.</p> <p>Additional habitable floor area and alfresco will be to the eastern part of the dwelling, consistent with the existing building setbacks to the northern and southern side</p>

DCP Section	Relationship of development to criteria
	<p>boundaries. The site has a large rear maintained yard, with a shed and aviary in the eastern (rear) part of the site.</p> <p>The proposed addition to the eastern part of the dwelling will have no adverse visual impact when viewed from Cross Lane. The bulk and scale of the dwelling will remain consistent with the existing building.</p> <p>The proposal is unlikely to result in any adverse visual impacts to the streetscape in Elizabeth Street, nor have any adverse impact on adjoining or nearby properties. The proposal is more likely to improve the visual quality of the building.</p> <p>The development is generally consistent with the provisions for general building design outlined in the DCP.</p>
5.5 Setbacks	<p>The setbacks to the dwelling additions are as follows:</p> <ul style="list-style-type: none"> • 3.834 metres to the side (northern) site boundary; • 1.181 metres to the side (southern) site boundary; • 3.100 metres to front (western) site boundary; • 24.084 metres to the rear (eastern) site boundary; <p>The existing entry porch to the western (front) elevation is already setback 3.1 metres from the western site boundary to Elizabeth Street. The proposal involves the provision of a larger porch which will extend north from the existing entry porch to the driveway. The porch will extend no closer towards Elizabeth Street (than the western extent of the existing entry porch) and will have no walls. The roof over the new, larger open porch (rising towards the north) will have no adverse impact on streetscape in Elizabeth Street and will provide visual relief to the western elevation of the existing dwelling.</p> <p>The applicable side setbacks are 900mm to the northern and southern side boundaries, and the existing numerical side setbacks of the dwelling will not reduce. The proposed setbacks for the additions to the existing dwelling comply with the provisions of the DCP.</p> <p>Carport</p> <p>The proposal involves demolition of an existing small attached carport (between the northern elevation of the dwelling and the northern side boundary) and construction of a new larger carport which will provide the primary vehicle parking for the site.</p> <p>The DCP does not provide any specific controls in relation to setbacks for ancillary structures, with all side setback controls referencing residential buildings or considered in the same context as outbuildings.</p> <p>The supporting columns for the new carport (about 2.7 metres high) are to be setback 100mm from the northern side boundary, with the edge of the roof cladding about 940mm from the northern side boundary.</p> <p>The proposed larger carport (between the northern elevation of the dwelling and the northern side boundary) is unlikely to have any adverse impact on the adjoining property and existing dwelling on the land to the north of the site, 12 Elizabeth Street.</p> <p>All proposed setbacks are consistent with minimum setbacks nominated by the DCP.</p>

DCP Section		Relationship of development to criteria
5.6	<i>Building Heights</i>	<p>The proposal will not increase the overall height of the existing dwelling.</p> <p>The highest part of the existing building is about 7.942 metres AHD (the roof ridge above the western elevation of the building), a height of about 4.492 metres above existing ground level.</p> <p>The highest roof ridge level of the proposed additions will be about 7.548 metres AHD along the northern side of the building, with a height of ~4.098 metres above existing ground level.</p> <p>The roof over the new larger porch to the western elevation will be lower than the height of the existing dwelling when viewed from Elizabeth Street, with a height of about 3.450 metres at its northernmost point.</p> <p>The proposed alterations and additions to the existing dwelling will not exceed the maximum height of buildings control (8.5 metres).</p>
5.7	<i>Cut & Fill</i>	<p>The proposed development will involve only minor excavation to facilitate construction of the slabs/footings. The proposal does not involve construction of any retaining walls.</p>
5.8	<i>Private Outdoor Areas</i>	<p>The proposal is consistent with Section 5.8 of the DCP. Existing large private outdoor area(s) will remain within the rear yard area of the site.</p> <p>The proposed development will improve the quality and amenity of existing private outdoor areas in the eastern part of the site via the proposed covered deck/alfresco, to be accessed directly from the eastern elevation of the living room.</p>
5.9	<i>Fencing & Walls</i>	<p>There are no details of any new fences, etc.</p>

2.4.3 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. Relevantly, the DCP requires that *a dwelling with a floor area greater than 125m² must be provided with a minimum of two (2) spaces, at least of one of which must be covered.*

The site/dwelling provides for at least two (2) car parking spaces, consistent with the DCP.

There is an existing shed in the north-eastern corner of the site facing Cross Lane. The proposed development also involves construction of a new carport attached to the northern elevation of the dwelling.

2.4.4 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.

The provisions of Section 11 of the DCP do not apply to residential alterations and additions.

2.4.5 DCP Section 14 – Waste Management

Section 14 of the DCP contains provisions regarding waste management for all forms of development. It also provides guidelines for the preparation of a waste management plan for building or demolition works.

The site does not appear to present any constraints for the effective separation and storage of waste during demolition and construction.

The site includes sufficient areas for the storage of bins. Multiple locations are available that are easily accessible and provide unobstructed access to the collection point on Elizabeth Street.

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
Waste Management	The site does not appear to present any constraints for the effective separation and storage of waste during demolition and construction. Preparation of a waste management plan (if required) would be subject to any conditions of development consent.
Privacy	The proposal is unlikely to result in any unreasonable impacts in relation to either visual or acoustic privacy.
Views	There are no significant views available to or from the area around the site. The proposed development will not have any impact on views.
Soils	The site is shown on the Acid Sulfate Soils Map as being Class 3 land. The proposal is unlikely to have any potential to lower the water table.
Bushfire	Land within the site is not mapped as bushfire prone land under Section 10.3 of the EP&A Act.
Flooding	The site is not mapped as being in any flood planning area.
Drainage	Stormwater drainage will have no adverse impact on adjoining properties, native bushland, groundwater, wetlands and/or receiving waters. Stormwater from new roof areas will be collected in roof guttering and directed to a proposed rainwater tank at the southern elevation of the dwelling with overflow directed to the existing rubble absorption pit on the land.
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>A search of the Aboriginal Heritage Information Management System concludes that there are no known records of Aboriginal sites or places within the immediate vicinity of the subject site. Based on the disturbed nature of the site (being previously excavated land) and, regarding the considerations in the Code, the presence of artefacts and/or sites of Aboriginal heritage value is unlikely.</p>
Environmental Heritage	The site does not contain any known items of environmental heritage.
Social and Economic	The development will have positive social and economic impacts through employment of local trades and services during demolition and construction.
Noise	The proposed development will not give rise to any noise impacts that would warrant further/specific consideration. Short-term noise impacts which may arise via demolition and/or construction works can be mitigated through standard conditions of consent.

Matter	Potential Impacts and Mitigation
Traffic	The proposed alterations and additions to the existing dwelling will not increase traffic generation.

4. SUITABILITY OF THE SITE & THE PUBLIC INTEREST

The proposed development is for alterations and additions to a single-storey dwelling and carport on the land. The site is adequately serviced and is suitable for the proposed development. The proposal is consistent with the public interest.

5. CONCLUSION

The proposed development is for alterations and additions to a single-storey dwelling and carport on land at Lot 21 Section 15 DP 758422, 14 Elizabeth Street, Forster.

The proposal is consistent with relevant environmental planning instruments and the objectives of the R2 zone and is consistent with the relevant objectives of the DCP.

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.