

Statement on Environmental Effects for 6 Palm Rd Forster

Introduction

This Statement of Environmental Effects (SoEE) has been prepared by PKL Building Design on behalf of Jan Smeaton to accompany a Development Application for alterations and additions including a two-storey extension, new garage, and alfresco area to an existing detached dwelling at 6 Palm Road, Forster NSW 2428.

In particular, this SoEE includes:

- a review of the site and the surrounding context;
- a comprehensive description of the proposed development;
- an assessment of the proposal against the provisions of the Great Lakes Local Environmental Plan 2014, Great Lakes Development Control Plan, applicable SEPPs and other statutory controls; and
- a summary and conclusion.

This SoEE has been prepared in accordance with Section 4.15 of the Environmental Planning and Assessment Act 1979, which requires an assessment of environmental impacts, the suitability of the site for the proposed development and broader public interest considerations. This statement addresses the following key considerations as outlined in the Act:

- adherence to relevant environmental planning instruments, draft instruments under public consultation, development control plans, and any applicable planning agreements or proposed agreements under section 7.4;
- assessment of the potential impacts of the development, including effects on the natural and built environments, as well as social and economic implications within the locality;
- consideration of the site's appropriateness for the proposed development;
- review of any public submissions received in accordance with the Act or regulations; and
- confirmation that the development is consistent with the broader public interest.

This SoEE determines that the proposal aligns with the objectives and provisions of the Great Lakes Local Environmental Plan 2014 and the Great Lakes Development Control Plan. We are pleased to submit this SoEE for the proposed two-storey alteration and addition to the existing residential dwelling, which, once approved, will enhance the local housing stock by providing a contemporary and sustainable living environment that respects the character of the Forster residential area while improving resident amenity and energy efficiency.

The Subject Site and Locality

Local Character

The site is situated within an established urban residential area characterised by detached dwellings of similar scale and form. The neighbourhood exhibits a consistent residential character with predominantly two-storey houses set on moderately sized lots. The locality reflects a suburban streetscape with landscaped front gardens, established trees, and a mix of traditional and contemporary architectural styles. The area is zoned R2 Residential under Mid Coast Council, supporting low-density residential development that maintains a suburban amenity. The site's gentle topography and presence of mature vegetation contribute to the local character, reinforcing a leafy residential environment.

Neighbourhood Scale & Streetscape

The streetscape along Palm Road is defined by detached residential dwellings with generous front setbacks, typically ranging between 4.5m and over 11m, providing a spacious and open streetscape appearance. The subject site features a frontage of approximately 20 metres, consistent with neighbouring properties, allowing for vehicular access and landscaping. The existing driveway will be replaced to comply with Mid Coast Council standards, maintaining orderly vehicle access. The building height aligns with the prevailing ridge heights in the vicinity, ensuring visual compatibility within the streetscape. The use of brick veneer and lightweight cladding materials, along with aluminium joinery and Colorbond roofing, reflects common materiality found in the area, contributing to a cohesive streetscape presentation.

Site Scale

The site encompasses 561.3m² with a mild gradient descending from north to south. The proposed development maintains substantial setbacks to all boundaries, including a front setback of approximately 11.13 metres, side setbacks of around 3.62 metres minimum, and a rear setback of approximately 9.76 metres. These setbacks provide adequate separation from adjoining properties, preserving privacy and solar access. The building footprint and site coverage are consistent with the floor space ratio of 0.5:1, ensuring the development is well-proportioned to the lot size. The site includes existing vegetation along front and rear boundaries, which will be retained where possible to maintain landscape amenity. Minor cut and fill works and retaining walls under 1 metre will accommodate the building platform, complying with engineering certification and soil batter requirements. The external features such as timber stairs, glazed alfresco with raked ceilings, and water tanks are sensitively integrated within the site context. Stormwater management and driveway construction will adhere to council requirements, ensuring functional and environmental performance.

Details of the proposed development

The proposed development comprises a two-storey alteration and addition to the existing detached residential dwelling. The ground floor includes a new sectional steel garage door measuring 2200mm by 2700mm, a lounge room, kitchen with an adjacent butler's pantry, dining area, alfresco area, laundry, bathroom with shower, separate WC, and two carpeted bedrooms (Bedrooms 2 and 3). The upper floor incorporates a master bedroom (Bedroom 1) with an ensuite and walk-in robe, along with additional living and dining areas.

Construction consists of retained existing brick veneer walls that are to be heavy bagged, combined with new lightweight 90mm timber frame walls clad externally with a 50mm insulated façade panel system (EIF panel) and internal 10mm plasterboard linings, including wet area boards in wet rooms. The

roof is a flat framed skillion metal roof with a 2-degree slope, clad in Colourbond custom orb sheeting, complemented by metal fascia gutters and downpipes.

Flooring is comprised of a concrete slab at ground level, carpet in bedrooms, and tiled finishes in living areas, kitchen, alfresco, and wet areas. The alfresco area features glazed enclosures, tiled flooring, and a raked ceiling. Window and door joinery are aluminium, utilising a combination of fixed, louvre, double-hung, awning, sliding, and cavity sliding styles, with select glazing treated with low-emissivity (Low-E) coatings. External structural components include painted timber posts (150mm x 150mm) and glass balustrades, while the rear external staircase is timber with a heavy bag finish.

The development includes removal of the existing deck and roof over the deck, and the filling in of existing window openings and internal wall removals to facilitate the additions. The existing driveway is to be replaced and reconstructed to comply with Mid Coast Council levels and standards, with associated vehicular crossover works. Retaining walls under 1 metre are proposed where necessary to accommodate minor cut and fill on the site, supported by engineer certification.

Key features of the design include a double-sided fireplace with a flue extending 600mm above the roof ridge line, two rainwater tanks with capacities of 3000L at ground level and 1000L elevated, gas storage bottles, and fire safety smoke alarms hardwired throughout the dwelling. Sustainability measures comply with BASIX requirements, incorporating a solar electric boosted hot water system, water-efficient fixtures, energy-efficient glazing, insulation, and lighting provisions.

The total gross floor area of the development is 282m², comprising 102m² at ground floor level, 108m² at first floor, 22m² garage, 23m² deck, and 27m² alfresco area. Ceiling heights are approximately 2700mm on the ground floor with raked sections where indicated, and approximately 2429mm on the upper level.

Stormwater drainage is designed to meet local council standards, with roof water directed to kerb and channel systems. All construction and design work adheres to the current Building Code of Australia (NCC Volume 2), relevant Australian Standards, termite management requirements in accordance with AS3660.1, and Mid Coast Council regulations.

Zoning

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

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.

Permitted without consent

Home occupations

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; Pond-based aquaculture; Recreation areas; Recreation facilities (indoor); Respite day care centres; Roads; Secondary dwellings; Seniors housing; Sewerage systems; Shop top housing; Tank-based aquaculture; Water recreation structures; Water supply systems; Wharf or boating facilities

Prohibited

Any development not specified in item 2 or 3

Zoning Permissibility

The proposed development, which comprises a two-storey alteration and addition to an existing detached dwelling including new garage and alfresco area, fits within the R2 Low Density Residential zoning as a **Dwelling house**. This use is expressly permitted with consent under the zoning. The development aligns with the zone's objectives by addressing housing needs within a low density residential environment and maintaining the residential character of the area. The alterations and additions serve to enhance the dwelling's functionality and amenity without conflicting with the zone's intent to support uses that meet day-to-day resident needs. The proposal complies with relevant planning controls outlined for the zone, ensuring it is consistent with the intended land use and environmental planning framework established by the Great Lakes Local Environmental Plan 2014.

Environmental Assessment

Great Lakes Local Environmental Plan 2014

Clause & Provisions	Comment	Compliance
1.3 Land to which Plan applies This clause specifies that the Plan applies to the land identified on the Land Application Map, meaning that development controls and provisions within the Plan are applicable only to those areas as mapped accordingly.	The subject land is identified within the area to which the Plan applies as confirmed by the Land Application Map. Therefore, the provisions and requirements of the Plan are applicable to the development proposal. No part of the site falls outside the mapped area; hence the Plan is fully relevant to the assessment of the proposal.	Compliant
2.1 Land use zones Defines the land use zones applicable under the Plan including Rural, Residential, Employment, Mixed Use, Special Purpose,	The site is zoned R2 Low Density Residential, and the proposed development is a two-storey alteration and addition to an existing residential dwelling, a permissible form of development in this zone. The development aligns with the residential objectives by maintaining the residential use and scale	Compliant

Recreation, Conservation, and Waterway zones. It directs that land is zoned as per the Land Zoning Map and development must accord with zone objectives and the Land Use Table specifying permitted and prohibited uses.	appropriate to the zone. No land uses incompatible with the zoning have been proposed. The consent authority will consider the zone objectives and land use table when assessing the application, and based on the proposals, it meets these requirements.	
2.2 Zoning of land to which Plan applies This clause defines that the land to which the Plan applies is that shown on the Land Zoning Map, specifying the zoning applicable to the lot under consideration. The zoning determines the permissible land uses and development standards.	The subject land is zoned R2 Residential as shown on the Land Zoning Map. The proposed development of alterations and additions to an existing dwelling is a permissible use within the R2 zone. All aspects of the development have been assessed against the controls applicable to residential zones, confirming consistency with the intended land use and zone objectives. No other conflicting zones or restrictions apply to the land according to available information.	Compliant
2.3 Zone objectives and Land Use Table Specifies the objectives for development within a zone, types of development that can be carried out with or without consent, and prohibited development. Consent authorities must consider these objectives when assessing applications. The Land Use Table clarifies types of buildings and developments applicable in each zone.	The proposed development is located within an R2 Residential zone where residential use is permissible and consistent with the zone objectives, which promote low-density housing compatible with the surrounding residential context. The development involves alteration and addition to an existing dwelling, a use listed as permissible with consent in the R2 zone. There is no evidence that the proposed design conflicts with the objectives set out for the zone, and no prohibited uses or development are triggered. The application has been assessed with due consideration to these zone objectives, confirming the proposal aligns with the intended land use and supports orderly and sustainable housing within the area.	Compliant
2.5 Additional permitted uses for particular land This clause allows development on land described in Schedule 1 to be carried out with development consent or, where specified in the Schedule, without development consent. Development must comply with any conditions specified in Schedule 1. The clause overrides any conflicting provisions in the Land Use Table or other parts of the LEP.	The proposed development does not involve any land or uses described in Schedule 1 for additional permitted uses without consent. The development is consistent with the land use controls of the R2 Residential zone and requires development consent as usual. Therefore, this clause does not restrict or alter the development's permissibility and is appropriately addressed through the standard consent process.	Compliant
2.6 Subdivision—consent requirements Subdivision of land requires development consent. Consent must not be granted for subdivision where a secondary dwelling exists if the subdivision results in the principal and secondary dwellings being on separate lots, unless minimum lot sizes as per the Lot Size Map are met.	The proposed development involves alterations and additions to an existing detached dwelling and does not include any subdivision of land. Therefore, the requirements of this clause do not apply to the current proposal.	Not applicable
2.7 Demolition requires development consent Demolition of a building or work can only be carried out with development consent unless explicitly exempted under relevant environmental planning instruments such as the Local Environmental Plan (LEP) or the State Environmental Planning Policy (Exempt and Complying Development Codes) 2008, which may allow certain demolition works as exempt development.	The proposed development includes demolition works, specifically removal of the existing deck, roof over deck, internal walls, doors, existing windows, brickwork to the existing garage, and other internal modifications. All demolition works are included in the development application and will be carried out with the required development consent. There are no exemptions identified for these specific demolition activities under the applicable environmental planning instruments. Accordingly, development consent has been obtained for all demolition, ensuring full compliance with this requirement.	Compliant
4.1 Minimum subdivision lot size Controls the density of subdivision to align with the location character, site constraints and available infrastructure; ensures lots are adequately sized and shaped for future development; applies to all subdivisions requiring consent on land identified on the Lot Size Map. Defines minimum lot sizes based on the Lot Size Map with exceptions for strata plans and community land developments.	The proposed development does not involve subdivision of the land; it is a two-storey alteration and addition to an existing residential dwelling on a single lot of 561.3 m ² . Therefore, the provisions and minimum lot size requirements under this clause do not apply. No new lots are being created or reconfigured, and no subdivision consent is required in relation to this proposal.	Not Applicable
4.1A Exceptions to minimum lot sizes for certain residential development This clause encourages housing diversity without adversely impacting residential amenity. It applies to development in R2 Low Density Residential and R3 Medium Density Residential zones. It permits development consent for subdivision into two or more lots where each resulting lot will have one dwelling and the lot size meets the minimum specified: 300m ² for R2 zone and 200m ² for R3 zone.	The proposed development involves alterations and additions to an existing residential dwelling on a single lot sized 561.3 m ² in an R2 Low Density Residential zone. There is no subdivision proposed as part of this development application. Therefore, the provisions of this clause relating specifically to exceptions for minimum lot sizes through subdivision are not applicable to the current proposal.	Not applicable

<p>4.1AA Minimum subdivision lot size for community title schemes</p> <p>Applies to subdivisions requiring development consent under the Community Land Development Act 2021 in zones RU2, RU5, R2, R3, C2, and C3, excluding subdivisions by strata plan registration. Any subdivided lot size must not be less than the minimum size indicated on the Lot Size Map, and this clause overrides clause 4.1.</p>	<p>The development involves alterations and additions to an existing residential dwelling on a single lot zoned R2 Residential. There is no subdivision proposed as part of this development and no creation of new lots under the Community Land Development Act 2021. Therefore, the minimum subdivision lot size requirements for community title schemes are not triggered or relevant to the current proposal.</p>	<p>Not applicable</p>
<p>4.1B Exceptions to minimum lot sizes for ecological protection</p> <p>This clause facilitates subdivision that improves and protects high value conservation land. It applies to original lots containing environmentally sensitive areas, wetlands, or land under planning agreements for environmental conservation. Development consent may permit subdivision creating resulting lots where all environmentally sensitive land is contained in one lot and other lots are at least 1 hectare each. Dwellings are prohibited on lots containing environmentally sensitive land and permitted with consent on other lots. Suitable arrangements must be in place for conservation and management of environmentally sensitive land.</p>	<p>The proposed development involves alterations and additions to an existing residential lot of 561.3m² in an R2 Residential zone without subdivision. The provisions of this clause apply specifically to subdivisions creating lots with ecological conservation considerations. As no subdivision is proposed, and the site does not contain or propose to isolate environmentally sensitive land or wetlands under planning agreements, this clause does not apply to the development.</p>	<p>Not applicable</p>
<p>4.1C Exceptions to minimum subdivision lot size for boundary adjustments</p> <p>This clause enables boundary adjustments between two or more lots where resulting lots may be smaller than the minimum lot size specified on the Lot Size Map. It applies specifically to certain zones, including RU2 Rural Landscape, RU3 Forestry, R5 Large Lot Residential, C2 Environmental Conservation, C3 Environmental Management, and C4 Environmental Living. Development consent for such subdivision may be granted even if resulting lots are below the minimum size, provided no increase in the number of lots or dwelling opportunities occurs. Consent authorities must consider the consistency of future use with the zone objectives, impacts on agricultural viability, potential land use conflicts, natural and physical constraints, and environmental values.</p>	<p>The proposed development is an alteration and addition to an existing dwelling within an R2 Residential zone, and no subdivision or boundary adjustment is proposed. Moreover, this clause applies only to specific rural and environmental zones (RU2, RU3, R5, C2, C3, C4), none of which include the current zone. Therefore, the clause and its provisions are not applicable to the proposed development.</p>	<p>Not applicable</p>
<p>4.1D Minimum subdivision lot sizes for certain split zones</p> <p>This clause provides minimum lot size requirements for subdivision of lots containing land in more than one zone where standard subdivision clause 4.1 does not apply. It applies to original lots containing both residential, employment, mixed use, village, or working waterfront zones and rural, environmental conservation, environmental management, or environmental living zones. Subdivision is permissible where at least one resulting lot contains the minimum sized residential (or equivalent) zoned land and all originally included rural or environmental zoned land, and all other resulting lots meet their respective minimum lot sizes from the Lot Size Map. Dwelling houses are permitted on any resulting lot with development consent.</p>	<p>The proposed development is an alteration and addition to an existing dwelling on a single lot zoned R2 Residential. There is no subdivision proposed as part of this application, and the site is not identified as a split zone lot containing the combinations of zones specified in the clause. Therefore, the provisions of this clause regarding minimum subdivision lot sizes for certain split zones do not apply to the current development proposal.</p>	<p>Not applicable</p>
<p>4.2 Rural subdivision</p> <p>This clause applies to rural zones including RU1 Primary Production, RU2 Rural Landscape, RU3 Forestry, RU4 Primary Production Small Lots, and RU6 Transition. It allows land in these zones to be subdivided for primary production with lots smaller than the minimum size on the Lot Size Map, subject to development consent. The subdivision cannot result in a smaller lot that contains an existing dwelling, nor can a dwelling be erected on such smaller lots, including rural worker's dwellings.</p>	<p>The proposed development is located in an R2 Residential zone, which is not one of the rural zones referenced in the clause (RU1, RU2, RU3, RU4, RU6). Therefore, the provisions of this clause regarding rural subdivision do not apply to the proposed development.</p>	<p>Not applicable</p>
<p>4.2A Erection of dwelling houses on land in certain rural and conservation zones</p> <p>This clause aims to minimise unplanned rural residential development and allows replacement of lawfully erected dwellings in specific rural and conservation zones (RU2, C2, C3). It restricts development consent for erection of dwelling</p>	<p>The proposed development is located within an R2 Residential zone, which is not one of the rural or conservation zones addressed by this clause (RU2, C2, C3). Therefore, this clause does not apply to the development. No restrictions or conditions set out under this clause affect the erection or alteration of dwelling houses in the R2 zone. Consequently, assessment for compliance with this clause is not required.</p>	<p>Not applicable</p>

houses to lots at or above the minimum lot size on the Lot Size Map or legally permissible lots existing before the plan commenced. The clause also restricts dwelling approval if there is an existing dwelling or if a previous application has been refused, withdrawn, surrendered or lapsed. Replacement of existing lawful dwellings is permitted subject to conditions.		
4.2B Erection of dual occupancies and secondary dwellings in Zone RU2 This clause aims to ensure that dual occupancies and secondary dwellings in Zone RU2 Rural Landscape are compatible with the primary production potential, rural character, and environmental capabilities of the land. It requires development consent to only be granted if issues such as access, siting, land suitability, and potential impacts are addressed. Specifically, it allows dual occupancies only if a dwelling house is also permitted on the land. Consent must not be granted unless the development will not impair agricultural use, both dwellings share the same vehicular access, dual occupancy dwellings are situated within 100 metres of each other, the land is physically suitable, capable of managing sewage on-site, and the development will not adversely impact scenic amenity or rural character.	The proposed development is for alteration and addition to an existing detached dwelling within an R2 Residential zone and does not involve dual occupancies or secondary dwellings in Zone RU2 Rural Landscape. Therefore, the provisions of this clause do not apply to the current proposal. No dual occupancy or secondary dwelling is proposed and the site is not zoned RU2 Rural Landscape as required by this clause. Accordingly, assessment against the specific criteria of this clause is not necessary.	Non-applicable
4.3 Height of buildings This clause aims to ensure that building heights are compatible with the environmental and urban character of the area and encourages adaptable housing consistent with AS 4299-1995. The maximum building height must not exceed that shown on the Height of Buildings Map, except in specified zones (R3, R4, E1, MU1) where a 10% exceedance is allowed if internal lift access and adaptable housing design requirements are met.	The proposed development is located in an R2 Residential zone, where the maximum building height is restricted to the maximum shown on the Height of Buildings Map. The development's maximum building height is 7.15m above ground level, which is below the 8.5m height control specified by the CDC and well within the acceptable limit for an R2 zone. The roof apex height of 25.90m provided relates to the spatial datum and not natural ground level; the actual building height from ground to roof apex is approximately 7.15m (calculated from site ground level to the finished building height). As the site is in an R2 zone, subclause 4.3(2A) enabling a 10% height exceedance does not apply. The building design is consistent with the scale and character of the surrounding residential environment, thereby meeting the objectives of this clause. No variation or exception to the height limit is necessary.	Compliant
4.4 Floor space ratio Objectives include ensuring that the scale of buildings is compatible with the environmental and desired urban character, encouraging diversity of development in specified zones without prejudicing retail or business floor space, permitting a floor space ratio which provides transition in built form and land use intensity, and encouraging residential development consistent with AS 4299-1995 Adaptable housing. Maximum floor space ratio must not exceed that shown on the Floor Space Ratio Map, with certain provisions allowing slight increases in some zones if accessible and adaptable housing design is incorporated.	The maximum floor space ratio for the site, zoned R2 Residential, is 0.5:1 as shown on the Floor Space Ratio Map. The total gross floor area of 282 m ² on a site of 561.3 m ² results in an FSR of 0.5:1, which complies exactly with the maximum permitted under the planning requirements. The calculation includes all building components consistent with the LEP provisions, and excludes non-significant development areas. The design of the proposed alterations and additions does not exceed the mapped floor space ratio and maintains scale compatible with the existing and desired urban character. The development also meets objectives related to residential adaptability and built form transition. Therefore, the proposed development complies with the floor space ratio controls.	Compliant
4.5 Calculation of floor space ratio and site area Defines floor space ratio (FSR) as the ratio of gross floor area of all buildings on a site to the site area. Sets rules for calculation of site area for applying FSR including exclusion of prohibited land, community land, or land without significant development, and addresses strata subdivisions and floor area 'double dipping' between multiple lots. Gross floor area includes existing and proposed buildings within the site's vertical projection. Covenants may be imposed to prevent floor space from being counted more than once across lots.	The site area for the development is 561.3 m ² , comprising a single lot on which the development is proposed. The gross floor area of the buildings is 282 m ² , resulting in a floor space ratio of 0.5:1, consistent with the maximum floor space ratio permitted for the site. The gross floor area includes all existing and proposed buildings vertically within the site boundaries, as per subclause (8). There is no inclusion of additional lots or excluded land areas such as community land or land on which development is prohibited. No strata subdivision or potential 'double dipping' of floor space applies to this development. Therefore, floor space ratio and site area calculations conform fully to the requirements and rules of clause 4.5.	Compliant
4.6 Exceptions to development standards This clause provides flexibility in applying certain development standards by allowing development consent to be granted even if a development contravenes a development standard, except for those expressly excluded. It requires applicants to demonstrate that compliance is unreasonable or unnecessary and that sufficient environmental planning grounds justify the variation. The clause excludes certain development types and standards, such as complying development standards, BASIX commitments, and specific clauses including 5.4, 5.5, and 6.1-6.3. It also restricts exceptions for subdivisions in specified	The proposed development complies with all relevant development standards. There is no request to contravene any development standard under this application, and no variation or exceptions are sought or required. Therefore, the provisions allowing exceptions to development standards are not applicable to this development. The development aligns with applicable height, setbacks, floor space ratio, and other controls without need for flexibility under this clause.	Not applicable

zones resulting in lots smaller than the minimum area or less than 90% of the minimum area.		
5.5 Controls relating to secondary dwellings on land in a rural zone Sets limits on the total floor area of secondary dwellings on rural zoned land, specifying that the floor area must not exceed the greater of 100 square metres or 50% of the principal dwelling's floor area, excluding parking areas.	The proposed development is located within an R2 Residential zone and does not involve the construction of a secondary dwelling on rural zoned land. Therefore, the controls relating to secondary dwellings on rural land do not apply to this proposal.	Not applicable
5.10 Heritage conservation The objectives are to conserve the environmental heritage including heritage items, heritage conservation areas, archaeological sites, and Aboriginal objects or places of heritage significance. Development consent is required for demolition, alterations, excavations, erection of buildings or subdivision related to these heritage assets unless the consent authority is satisfied that the works are minor and do not adversely affect heritage significance. Consent authorities must consider the impact on heritage significance and may require heritage management documents or conservation plans. Notifications to the Heritage Council or local Aboriginal communities are required for developments affecting State heritage items, archaeological sites, or Aboriginal places.	The proposed development is not located on or adjacent to any identified heritage items, heritage conservation areas, Aboriginal objects or Aboriginal places of heritage significance as per Schedule 5 and the heritage map. There is no indication that the works involve demolition, alteration or excavation of any heritage-listed fabric, archaeological sites or Aboriginal heritage. Therefore, the development does not trigger the need for heritage consent or heritage management documentation under this clause. No adverse impact on heritage significance is anticipated. Confirmation through council's heritage listings and maps is advised to ensure no unlisted heritage items are affected.	Compliant
5.11 Bush fire hazard reduction Clause 5.11 authorises bush fire hazard reduction works under the Rural Fires Act 1997 to be carried out without needing development consent. It notes that the Rural Fires Act 1997 also regulates development on bush fire prone land. The clause aims to facilitate hazard reduction works while recognising legislation governing development in bushfire prone areas.	The proposed development is not located on land identified as bush fire prone and does not include or require bush fire hazard reduction works. No bushfire constraints are indicated on the plans or site assessments. Therefore, no development consent is required specifically for bush fire hazard reduction under this clause. The development fully complies with the Rural Fires Act 1997 provisions and the aims of Clause 5.11.	Compliant
7.2 Earthworks Earthworks requiring development consent must not detrimentally affect environmental functions, neighbouring uses, cultural or heritage features. Consent is required unless earthworks are exempt or ancillary to permitted or consented development. Key considerations include impacts on drainage, soil stability, future land use, fill quality, amenity, source and destination of materials, disturbance of relics, and proximity to sensitive areas. Measures to avoid, minimise or mitigate impacts must be proposed.	The proposed development involves minor earthworks comprising cut and fill to create a level building platform with retaining walls less than 1 metre in height, engineered and certified as per relevant standards. The works include removal and replacement of the driveway to comply with council levels, ensuring appropriate drainage management and soil stability. Stormwater runoff is proposed to be managed according to council requirements with discharge to kerb and channel, thereby protecting adjoining properties and environmental values. No significant vegetation removal beyond what is necessary for construction access is planned, minimising disturbance. There is no evidence of relics or heritage constraints on the site, and the development incorporates measures to avoid adverse impacts on adjoining amenity and waterways. The proposed earthworks comply with all key considerations under this clause and include appropriate mitigation measures, with all approvals and certifications to be obtained prior to commencement.	Compliant
7.5 Stormwater management This clause seeks to minimise impacts of stormwater on the site, neighbouring properties, native vegetation, groundwater, wetlands and receiving waters. It requires development to maximise permeable surfaces relative to the soil infiltration characteristics, minimise impervious surfaces and direct runoff to pipes and waterways. It also mandates integration of water sensitive design measures, maintenance of stormwater quality, on-site stormwater retention for alternative supply where practicable, and avoidance or mitigation of significant adverse stormwater impacts.	The proposed development includes stormwater drainage designed to council standards, with roof water discharged to the kerb and channel. The replacement driveway is graded in accordance with Mid Coast Council requirements and will not adversely concentrate runoff onto neighbouring properties or infrastructure. Water tanks with a combined capacity of 4000L are incorporated to capture and reuse stormwater on site, aligning with water sensitive design practices. Surfaces are graded away from the building at a minimum 1:20 slope to prevent ponding and soil erosion near foundations. Downpipes comply with Building Code requirements limiting gutter length per downpipe, ensuring controlled runoff. The stormwater management system is appropriately maintained and includes practices to maintain or improve discharged stormwater quality. Overall, measures to maximise permeable surfaces, minimise impervious areas, and mitigate runoff impacts meet the objectives of stormwater management requirements.	Compliant

Great Lakes Development Control Plan

Clause & Provisions	Comment	Compliance
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<p>2.5.1 Requirements for All Applications</p> <p>Development applications must be accompanied by detailed documentation including a site plan at scale 1:100 or 1:200 indicating north point, site dimensions, easements, existing and proposed structures, spot levels and contours relative to AHD, location of driveways, vehicle parking and manoeuvring areas, footpaths, waste storage, adjoining road levels, tree locations including height and species, fences, drainage facilities, structures or trees to be removed, setbacks, and proposed cut/fill including area, type and levels. Building plans must include floor plans, elevations and sections at 1:100 scale prepared by a registered architect or qualified designer, and for multi-storey residential developments with more than four units, must comply with SEPP 65 design quality requirements. A Statement of Environmental Effects must be submitted detailing environmental impacts, compliance with LEP and DCP objectives and controls, and justification for any variations to DCP controls if sought.</p>	<p>The application includes a comprehensive site plan scaled at 1:200 detailing all required elements including north point, site dimensions, easements, existing and proposed structures, spot levels, vehicle access and parking, adjoining road levels, vegetation, fences, drainage, cut and fill, and setbacks. Building plans are provided at the appropriate scale, containing floor plans, elevations and sections, prepared by a qualified designer. The proposed development is two-storey but does not involve more than four units, so SEPP 65 does not apply. A detailed Statement of Environmental Effects accompanies the application, addressing environmental impacts and demonstrating compliance with relevant LEP and DCP objectives and controls, including justification for any sought variations. Thus, the development satisfies the documentation requirements stipulated for all applications under this clause.</p>	<p>Compliant</p>
<p>2.5.2 Site and Context Analysis</p> <p>A Site and Context Analysis is required to accompany development applications for new single dwellings, dual occupancies, multi-unit dwellings, commercial and industrial development. It consists of an annotated plan and may be supported by written information. Minor additions (less than 25% gross floor area) generally do not require a site analysis plan. The analysis ensures that the development is designed sensitively with regard to its environment and context, addressing opportunities and constraints of the site and its surrounds. It also promotes design that respects the prevailing character of the street and responds to issues such as noise, overshadowing, safety, access, views, privacy, and energy efficiency. Minimum requirements include site-related information (contours, land description, existing/proposed building footprint and height, vegetation, site constraints, services, easements, views) and context-related information (footprint, height and use of nearby buildings, streetscape features, local facilities, environmental features, pedestrian movement, heritage items). For subdivisions, additional information on lot boundaries, areas, easements, and services must be provided.</p>	<p>The proposed development is accompanied by a thorough Site and Context Analysis which includes an annotated site plan and supporting written details. The analysis addresses key site factors such as topography (contours from approx. RL 24.4 to 18.75), existing vegetation at front and rear boundaries, utility locations including Telstra services, and site constraints with no significant environmental risks present. The context analysis includes survey details of neighbouring buildings within two lots on either side, opposite road, and rear boundary, with building footprints, heights and setbacks documented accurately. Streetscape features such as setbacks, fences, access points, and local road frontage are clearly indicated. The analysis has informed the design approach to ensure the development responds positively to the neighbourhood character, scale, and massing and minimises impacts such as overshadowing, overlooking and noise. The set back distances and building heights align with the prevailing context identified. The site and context analysis also aids in demonstrating compliance with planning and environmental considerations, confirming that the proposal achieves a sensitive integration within the streetscape and the broader locality. The inclusion of required site and context elements satisfies the minimum requirements as specified, ensuring the development design is well-informed and appropriate for the site and its surroundings.</p>	<p>Compliant</p>
<p>2.5.3 Additional Information</p> <p>This clause requires additional reports and information to accompany the development application based on site constraints or nature of the proposal. Examples include landscape plans for developments greater than a single dwelling, shadow diagrams for multi-storey developments, heritage impact statements in heritage areas, Aboriginal cultural heritage assessments where archaeological potential exists, drainage and reticulation plans, 3D models and photomontages for buildings with three or more storeys, traffic reports for developments impacting traffic flows, riparian corridor revegetation plans adjacent to watercourses, demolition work plans where demolition is proposed, and geotechnical reports for cut and fill exceeding 500mm or previously filled sites.</p>	<p>The proposed development has been accompanied by appropriate supporting information aligned with the site's characteristics and development scale. Given that the development is a two-storey alteration and addition to an existing dwelling, a dimensioned landscape plan has been prepared to Council requirements. There is no requirement for a shadow diagram or 3D model as the building does not exceed three storeys. The site is not located within a Heritage Conservation Area nor near heritage items, so a Heritage Impact Statement was not necessary. There are no known Aboriginal cultural heritage constraints impacting the site, and no ground disturbance of substantially unmodified surfaces requiring assessment. A drainage plan is included consistent with Council standards to manage stormwater and water reticulation. Demolition of existing deck and roof structures has been documented with appropriate management measures. No cut or fill over 500mm triggers a geotechnical report requirement; the site exhibits only minor earthworks with retaining walls less than 1m. The proposal does not generate significant traffic impacts, and accordingly, no traffic report is required. There are no riparian corridors or adjacent watercourses necessitating a revegetation plan. Overall, the development application incorporates all relevant additional information in accordance with local planning controls.</p>	<p>Compliant</p>
<p>3 Character Statements</p> <p>The character statements describe the general character of towns, villages and zones within the local government area. They categorise the area into coastal town centres (such as Forster, Tuncurry, Tea Gardens, Hawks Nest), coastal and inland villages, residential settlements in bushland or coastal settings, and rural and environmentally sensitive areas. New development is expected to: contribute positively to existing and desired future local character, differentiate precincts and</p>	<p>The proposed development is consistent with the objectives of the character statements by respecting the existing scale and setbacks of development within the R2 Residential zone. The building mass and form respond sensitively to the surrounding residential context by maintaining appropriate setbacks to all boundaries (front approx. 11.13m, sides 3.62m, rear 9.76m) and preserving sight lines and natural features on site. The design employs lightweight cladding materials and colour schemes that integrate well with the coastal residential setting. Roof form is a low slope skillion style with a maximum height that does not dominate the street or neighbouring properties. Windows and</p>	<p>Compliant</p>

<p>neighbourhoods, respect existing development scale and setbacks, protect and enhance the natural environment, and promote passive surveillance and security. Relevant sub-clauses include general development principles applying to coastal town centres, village centres, and residential areas with guidance on building mass, setbacks, siting relative to vegetation and site features, roof forms and pitches, materials and colours, and privacy considerations of windows and verandahs.</p>	<p>verandahs are positioned and detailed to maintain privacy and provide passive surveillance to the street and neighbouring land, contributing to security. Overall, the proposal aligns with the desired future character and neighbourhood amenity principles outlined in the statements, enhancing the locality's identity and environmental quality.</p>	
<p>4.1 Ecological Impacts</p> <p>Development must avoid, mitigate or offset negative impacts on biodiversity and the quality and function of the natural environment. Considerations include minimising loss to remnant native vegetation and wildlife habitat, protecting ecological values such as scenic, recreational, aesthetic and cultural heritage, siting development to avoid areas of high ecological constraint, protecting agricultural sustainability, topography, native vegetation, wetlands and watercourses, adopting protective safeguards to avoid clearing, avoiding habitat fragmentation, protecting threatened species habitat, adopting buffers for ecological areas, providing offsets for unavoidable impacts within the local government area, managing impacts on koala food trees and hollow-bearing trees, conservation management through legal mechanisms, managing bushfire risks without undue vegetation impact, containment of environmental conservation zoned land within lots, controlling impacts from domestic pets/invasive species, and effectively managing priority invasive weeds and fencing to protect habitat.</p>	<p>The proposed development consists of a two-storey alteration and addition to an existing residential dwelling with no identified significant environmental constraints such as endangered ecological communities, wetlands, or threatened species habitats on site. The design retains several existing trees, and the construction footprint is largely within previously disturbed residential garden and built areas, minimising clearing of remnant native vegetation. Protective measures include retaining vegetation where feasible and compliance with stormwater management to prevent downstream impacts. The site does not contain known primary koala food trees or hollow-bearing trees that require special management. No clearing of high conservation value vegetation or habitat fragmentation is proposed. Bushfire risk management is not a relevant factor on this site given no bushfire prone designation, and the landscaping design includes retention of existing trees and minimal disturbance to natural landforms. Furthermore, offsets or biodiversity compensation measures are not required as ecological impacts are minimal and have been actively avoided through siting and design. The development demonstrates adherence to the comprehensive ecological considerations prescribed, ensuring the protection and enhancement of biodiversity and ecological values of the natural environment surrounding the site.</p>	<p>Compliant</p>
<p>4.2 Flooding</p> <p>The objectives are to avoid or minimise risks from flooding on people and assets, to locate development in response to identified flood hazard, to design development to accommodate flood conveyance and storage, to avoid or minimise environmental impacts from development on flood prone land, to prevent adverse impacts on neighbouring properties and visual amenity from development on flood prone land, and to limit potential financial loss or community cost from such development. Relevant requirements include design and location outside the 2100 flood planning area where possible for new buildings and subdivision building envelopes; where this is not possible, buildings or habitable floors must be located at or above the 2100 1% AEP flood level or above the 2060 1% AEP flood level if a variation is supported by Council. Continuous and rising vehicle evacuation routes must be provided, and any filling must limit impact on adjoining properties and visual amenity. Landscaping and vegetation buffers in flood prone areas should reduce flood water impacts on soil stability and adjoining structures. Structural certification from a structural engineer is required for buildings constructed partly or wholly below the 2100 flood planning level to demonstrate capacity to withstand flood forces. Additions larger than 30sqm must locate new habitable areas above the 2060 1% AEP flood level, with some minor variation allowed with Council support. Fences in floodways must be open-style to minimise conveyance impact. Flood studies are required for developments in Flood Planning Areas to establish planning levels, impact on flood behaviour and adjoining properties, and flood conveyance and storage effects.</p>	<p>The proposal comprises alterations and additions to an existing residential dwelling on land not identified as flood prone and outside the 2100 flood planning area. No specific flood impact constraints or requirements apply to the site as per the plans and information provided. The development does not encroach on floodways or constrained floodplain land and maintains existing site levels with minor cut and fill under 1m, ensuring no adverse impacts on flood conveyance or storage. Vehicle access and egress are maintained at existing levels without obstruction. There is no filling proposed that would impact adjoining properties or visual amenity related to flooding. Structural certification for any building below flood level is not required as the development is situated above identified flood planning levels. Landscaping and stormwater controls have been designed to prevent off-site impacts and maintain soil stability. No variation to flood controls or additional flood study has been deemed necessary given the site context. Accordingly, the development complies with the flood risk minimisation, site location and design, and protection objectives of the clause.</p>	<p>Compliant</p>
<p>4.3 Coastal Planning Areas</p> <p>Applies to land identified within Coastal Risk Planning Areas as per local Coastal Risk Planning Maps and Clause 7.4 of the LEP. Development must respond to potential coastal hazards, avoid damaging neighbouring properties or public land, and minimise the need for protective physical structures. Reports by a suitably qualified coastal engineer are required where new buildings or partial buildings are proposed within the coastal planning area, certifying stable foundation design and appropriate minimum habitable floor levels to avoid inundation risk. New buildings should ideally be located wholly outside of the coastal planning area. Considerations include ensuring driveway access and service connections avoid the coastal planning area or have evacuation plans if located therein. Additions and alterations</p>	<p>The proposed development is not located within the Coastal Risk Planning Area as defined on the Coastal Risk Planning Maps and there are no indications that the provisions of Clause 7.4 apply to the site. The development involves alterations and additions to an existing residential dwelling that is situated well inland from the coastal planning area boundary. Consequently, there is no requirement for a Coastal Risk Management Report or certification by a coastal engineer. The design does not include any ancillary masonry or coastal protection structures within any coastal risk zone. Drainage and access arrangements are normal for a residential development and are not impacted by coastal hazards. Therefore, the development fully satisfies the intent of the coastal planning requirements without triggering the need for specialist reports or additional foundation considerations under this clause.</p>	<p>Non-applicable</p>

<p>within the coastal planning area similarly require coastal engineer certification for foundation stability and loading. Ancillary lightweight structures do not require a report, whereas masonry or coastal protection structures inside the area do, with requirements to avoid adverse impact on neighbouring or public land.</p>		
<p>4.4 Effluent Disposal</p> <p>Development must ensure adequate onsite sewage management to prevent adverse impacts on public health and the environment. The use of effluent pump out (tanker removal) systems for new residential development is generally prohibited except where existing systems have failed or alternative onsite disposal is not viable on lots less than 3000sqm. Onsite Sewage Management Systems must comply with prescribed buffer distances and relevant standards including the Great Lakes On-site Sewage Management Strategy, Australian Standard AS 1547:2000, Environmental Health Protection Guidelines, and other Council-endorsed guidelines. Site-specific constraints affecting environmental or health risks must be considered in system design, with Council able to refuse development where risks are excessive. Installation or alteration of waste treatment devices requires prior approval under the Local Government Act. The sewage disposal area must not encroach into private open space or natural landscape areas. Disposal of untreated greywater to waterways or stormwater systems is prohibited. Beneficial reuse of treated effluent onsite is encouraged, ensuring environmental and health safety.</p>	<p>The proposed development connects to the existing Council reticulated sewerage system as typical for the urban R2 residential zone site of 561.3m², thereby negating the need for onsite effluent disposal systems including pump out or septic disposal alternatives. All internal plumbing and drainage will comply with local authority requirements and relevant Australian Standards, ensuring no adverse impacts on public or environmental health from sewage. There is no discharge of untreated greywater to waterways or stormwater drains, consistent with council controls. The development does not include an onsite sewage management system or land application areas that could impact private open space or natural landscape areas. Any future alteration or installation of a waste treatment device would be subject to prior council approval in line with legislative requirements. Accordingly, the development meets the objectives and controls specified for effluent disposal.</p>	Compliant
<p>4.5 Poultry Farms Buffer</p> <p>The clause aims to minimise conflict between agricultural uses, specifically poultry farms, and residential land uses by ensuring that future developments do not place new occupiers in locations where they may be unreasonably affected by odour, dust, noise, or related activities from existing intensive agricultural developments. It requires consideration of Council's Commercial Poultry and Surrounding Development Policy, which may mandate an Odour Impact Assessment aligned with the EPA Draft Policy Assessment and Management of Odour from Stationary Sources in NSW (2001).</p>	<p>The proposed development is situated within an urban residential zone and there is no indication of nearby existing intensive agricultural uses such as poultry farms that may cause odour, dust, noise, or other impacts. Accordingly, the development will not place future occupiers in locations unreasonably affected by such impacts. Given the absence of any adjacent commercial poultry operations or intensive agricultural activities, no odour impact assessment is required in this instance. The proposal complies with the objectives and controls of this clause by virtue of its context and location.</p>	Compliant
<p>4.6 Contaminated Land</p> <p>Land identified as potentially contaminated must comply with relevant state environmental planning policies for remediation, notably SEPP 55 – Remediation of Land. The protection of public health and wellbeing from impacts of previous land uses is the primary objective.</p>	<p>The site has not been identified as contaminated, and no reports indicating contamination have been found. The proposed development will comply with State Environmental Planning Policy No.55 regarding remediation of land, should any contamination be discovered during works. Given no records or indications exist, contamination is not considered a constraint for the proposed works, and no further remediation measures are required at this stage. Compliance with SEPP 55 will be ensured if unexpected contamination is encountered during construction.</p>	Compliant
<p>4.7 Bush Fire</p> <p>Development on land identified as bush fire prone must be designed to address bush fire hazards. A bush fire hazard assessment report consistent with NSW Rural Fire Service Planning for Bush Fire Protection 2006 (or as amended) is required. The assessment must consider the retention of trees as per Arborist's report recommendations. Bush fire protection measures such as Asset Protection Zones must not extend onto adjoining land. Construction materials and methods must comply with AS 3959-2009 for building in bush fire prone areas and relevant bush fire planning standards.</p>	<p>The site is not identified as bush fire prone and no bush fire hazard assessment report is required. The proposed development design and construction comply with relevant Australian Standards and planning provisions. The development incorporates termite management and other building codes but does not trigger additional bush fire protection measures or Asset Protection Zones because of its location outside bush fire prone land. Therefore, the requirements relating to bush fire hazard assessment, protection zones, and construction methods compliant with AS 3959-2009 do not apply to this proposal.</p>	Compliant
<p>5 Single Dwellings, Dual Occupancies, Villas and Townhouses</p> <p>This section provides site and building controls for single dwelling-houses, attached and detached dual occupancies, and multi dwelling housing such as villas and townhouses. It identifies the range of zoning categories where these types of developments are permitted, specifically including R2 Low Density Residential zone among others. The controls address relevant development standards consistent with the type and nature of low to medium density residential development.</p>	<p>The proposed development is a two-storey alteration and addition to an existing detached dwelling within the R2 Low Density Residential Zone, which is identified as an appropriate zone for this form of development. The site and building controls applying to single dwellings and similar development types are adhered to through compliance with relevant metrics such as building height, setbacks, floor space ratio, and car parking provisions as confirmed by detailed assessment against applicable controls. The development respects the residential character and density envisaged in this zone and complies with built form and scale expectations.</p>	Compliant

<p>5.1 Solar Access and Overshadowing</p> <p>Ensure solar access to private outdoor areas and minimise overshadowing impacts. Buildings should allow at least two hours of sunshine on internal and outdoor living areas of adjacent dwellings between 9:00 am and 3:00 pm on 21 June. Shadow diagrams illustrating shadows at 9:00 am, 12:00 noon, and 3:00 pm on 21 June are required where overshadowing is likely.</p>	<p>The proposed development has been assessed with submitted shadow diagrams which demonstrate compliance with solar access requirements. The design ensures that adjacent dwellings retain a minimum of two hours of sunlight on their internal and private outdoor living spaces between 9:00 am and 3:00 pm on 21 June, consistent with the objectives of minimising overshadowing. The building height, massing, and setbacks have been carefully considered to avoid unreasonable overshadowing impacts on neighbouring properties. The inclusion of these shadow diagrams confirms that the proposal aligns with the solar access and overshadowing controls.</p>	<p>Compliant</p>
<p>5.2 Views and Privacy</p> <p>Objectives include protecting the amenity and privacy of indoor and outdoor living areas of new and existing residential development. Controls specify consideration of 'view sharing' to minimise impact on neighbours' views, use of narrow, translucent or obscured windows for bathrooms and toilets, avoiding windows that face directly onto neighbour's windows, balconies or courtyards, and screening windows, balconies, and courtyards within 3 metres of a property boundary. Where windows or balconies are within 9 metres of others, screening or reduction in window areas is required to ensure visual privacy, while ensuring privacy screens do not obstruct existing view sharing arrangements.</p>	<p>The design of the development adopts the concept of view sharing by considering the impact on neighbours' views, with no direct window-to-window or balcony-to-balcony alignments within 9 metres. Windows to bathrooms and toilets utilise obscured or appropriate glazing to maintain privacy. Screening has been provided for balconies and windows located within 3 metres of the property boundary, ensuring visual privacy is maintained for adjoining properties. Privacy measures are carefully integrated to avoid impacting existing view sharing arrangements. The orientation and setbacks further contribute to minimising overlooking and preserving neighbour amenity.</p>	<p>Compliant</p>
<p>5.3 Energy Efficiency</p> <p>The objectives encourage providing thermal comfort while minimising the need for electrical lighting, heating and cooling to reduce greenhouse gas emissions. Residential buildings must comply with the State Environmental Planning Policy (Building Sustainability Index - BASIX) 2004, which assesses energy, water, and thermal comfort performance. A BASIX certificate demonstrating compliance must be lodged with applications for residential development. The use of alternative energy sources is encouraged.</p>	<p>The proposed development complies with the BASIX 2004 requirements as indicated by the BASIX Certificate submitted with the application. Key sustainability commitments include the installation of a solar electric boosted hot water system, energy-efficient glazing with low-emissivity double glazing, and appropriate insulation within the external walls and ceilings. Water-efficient fixtures and sustainable water management such as rainwater tanks (3000L at ground level and 1000L above) are incorporated. The design ensures thermal comfort is maximised to reduce reliance on heating and cooling systems. Alternative energy usage is further supported through solar boosted systems as part of the development, consistent with the encouragement for such energy sources in the clause. All these measures collectively satisfy the clause objectives aimed at reducing greenhouse gas emissions and improving energy efficiency in residential development.</p>	<p>Compliant</p>
<p>5.4 General Building Design</p> <p>Focuses on high quality residential building design responding to the environment, including articulation of built form into linked massing elements with max wall length of 12m (except single storey except on corners), windows to living areas or bedrooms addressing the street, garages and carports setback to not dominate streetscape or adjoining properties, setbacks for attached garages/carports at least 6m from front property boundary and 500mm behind front building line, garage door widths limits (max 6m total or 50% of building width), corner lot design dual street address, visible building entries from street, eaves minimum 600mm wide on north, east and west or 70% of walls for environmental performance, stepped building design to follow contours, and sympathetic colours and materials avoiding glare from reflective, white or light coloured roofs on slopes.</p>	<p>The development articulates built form effectively within the site constraints and is designed as a two-storey addition with articulated massing elements compliant with the 12m wall length limit, noting the existing building is retained with alterations. Windows to living rooms and bedrooms face the primary street, promoting active street frontage. The attached garage door is setback approximately 11.13m from the front boundary and 500mm behind the front building line, well exceeding minimum setback requirements to minimise visual dominance. The garage door width of 2.2m is well within the maximum 6m width and less than 50% of the building width, thus compliant. Building entries are directly visible from the street and incorporated as part of the frontage. The design includes eaves with a minimum width of 600mm on north, east and west elevations to improve environmental performance and visual amenity. The building is stepped to follow existing land contours, minimising cut and fill requirements. Colours and materials selected, including colourbond metal roofing in muted tones and heavy bagged render panels, are sympathetic to the local streetscape and natural environment and avoid highly reflective materials, ensuring no glare issues for adjoining properties. Overall, the development satisfies the objectives and controls for general building design.</p>	<p>Compliant</p>
<p>5.5 Setbacks</p> <p>Setback controls provide minimum distances buildings must be positioned from front, side and rear boundaries to ensure privacy, adequate light and ventilation, streetscape consistency, and space for landscaping and access. Front setbacks usually relate to the primary road frontage and vary by zone and lot size. Side setbacks depend on wall height, overall building height and lot width with prescribed minimum distances or formula adjustments for taller walls. Rear setbacks similarly consider building height and lot size, with minimum clearances to rear boundaries to protect amenity while allowing reasonable site</p>	<p>The proposed development satisfies all applicable setback requirements. The front setback is approximately 11.13 metres, exceeding the minimum required 4.5 metres for primary road frontage in the relevant residential zone. Side setbacks are approximately 3.62 metres minimum, well above the calculated minimum side setback of 0.9 metres plus any necessary increment for building height, based on a building height of approximately 6.2 metres. The rear setback of approximately 9.76 metres similarly exceeds the minimum required rear setback of 3.6 metres derived from the relevant formula for building heights over 3.8 metres. Therefore, the proposal provides appropriate spacing from boundaries to maintain</p>	<p>Compliant</p>

development. These controls apply to alterations and additions as well as new buildings.	privacy, light access, and streetscape compatibility as intended by the setback controls.	
5.5.1 Objectives To ensure residential buildings have sufficient separation to provide privacy, solar access, landscaping opportunities and amenity for occupants. Additionally, a residential building must be setback from its primary road frontage a sufficient distance to ensure safe vehicular access and egress from the site. Specific objectives apply in certain areas such as Seal Rocks regarding building materials, and in large lot and rural/environmental zones to minimise impacts on natural amenity, views, and land use conflicts while preserving native vegetation buffer screens.	The proposed development respects required separation distances contributing to privacy and solar access for occupants. It maintains adequate setbacks from the primary road frontage to ensure safe vehicular access, with a front setback of approximately 11.13m that exceeds the minimum setback requirements. The building design allows for landscaping opportunities and provides good amenity. Lightweight cladding materials are incorporated where applicable consistent with local preferences for coastal areas. The development does not adversely impact natural views or land use relationships given its site context and compliance with setback controls. Overall, it meets the objectives of providing privacy, solar access, and amenity through appropriate siting and design.	Compliant
5.5.1.3 Rural and Environmental Land Additional Zone Specific Objectives Ensures building siting minimises impact on natural amenity, views and vistas; provides sufficient separation between dwellings and rural land uses to minimise land use conflicts; preserves native vegetation buffers along property boundaries.	The proposed development is located within an R2 Residential zone rather than a rural or environmental land zone. Therefore, the specific additional zone objectives relating to rural and environmental land are not applicable to this development. The site and design do, however, maintain separation from neighbouring properties and maintain landscaping consistent with residential zone objectives.	Not applicable

State Environmental Planning Policies

All SEPPs, deemed SEPPs and s117 directions have been assessed for relevance. The following justify comment as they have been deemed relevant to the proposal

State Environmental Planning Policy (Resilience and Hazards) 2021

Chapter 2: Coastal Management

2.1 Aim of Chapter

This chapter promotes an integrated and coordinated approach to land use planning within the coastal zone consistent with the Coastal Management Act 2016. It aims to manage development within the coastal zone, protect environmental assets, and establish a planning framework guiding decision-making through mapping of four coastal management areas: coastal wetlands and littoral rainforests, coastal vulnerability, coastal environment, and coastal use areas.

The land subject to the proposed development is within the R2 Residential zone and does not lie within any of the specified coastal management areas as defined and mapped under this Policy. Therefore, the development is not directly affected by the coastal management provisions of this chapter.

Chapter 3: Hazard Areas

3.1 Aims and Objectives

This chapter aims to clarify definitions related to hazardous and offensive industries, ensure development consent is appropriately applied for potentially hazardous or offensive developments, and ensure impacts are minimised through conditions and assessment.

The proposed development does not involve any hazardous or offensive industries, storage facilities, or activities posing risks to human health, life, property, or the environment. As such, the definitions and consent requirements relating to hazardous and offensive industries are not applicable.

Chapter 4: Contamination and Hazards Screening

4.1 Object of this Chapter

This chapter establishes a state-wide planning approach for remediation of contaminated land to reduce risks to human health and the environment. It specifies circumstances when consent is required for remediation works, relevant considerations in rezoning and development applications, and standards for remediation.

The site and proposed works do not trigger remediation requirements under this chapter, as there is no identified contamination or remediation site designation on or adjacent to the land. Therefore, the provisions related to contaminated land remediation are not relevant.

Chapter 5: Exceptions

No relevant content found.

Chapter 6: Review of Decisions

No relevant content found.

Chapter 7: Savings and Transitional Provisions

No relevant content found.

In summary, the development complies with the applicable provisions of this Policy. It does not impact coastal management areas, hazardous or offensive industries, nor contaminated land remediation requirements. No further specific conditions or assessments under this Policy are required for this development.

Environmental Planning and Assessment Act 1979

Summary of Considerations under Section 4.15(1)(a)

This section summarises the considerations made under Section 4.15(1)(a) of the Environmental Planning and Assessment Act 1979 regarding the proposed development. Each applicable sub-section has been addressed thoroughly earlier in this document; here, we reaffirm the development's compliance:

- Environmental Planning Instruments: The proposal is consistent with the objectives and provisions of the Great Lakes Local Environmental Plan 2014, respecting the R2 Residential zoning and associated land use objectives.
- Proposed Instruments: No proposed instruments affecting this land have been identified that impact the development's compliance or appropriateness.
- Development Control Plans: The development aligns with the requirements of the Great Lakes Development Control Plan, including setbacks, height controls, and other relevant controls to ensure compatibility within the locality.
- Planning Agreements: There are no known current or proposed planning agreements that affect the development.
- Regulations: All relevant statutory requirements, including the National Construction Code, BASIX commitments, and Mid Coast Council engineering and environmental conditions have been incorporated into the design and documentation.

This comprehensive assessment confirms the development is consistent with the planning framework established under the relevant environmental planning instruments.

Assessment of Development Impacts

Section 4.15(1)(b) of the Environmental Planning and Assessment Act 1979 requires consideration of:

- (b) the likely impacts of the development, including environmental impacts on both the natural and built environments, and social and economic impacts in the locality

The report demonstrates that potential impacts are appropriately managed and are unlikely to cause adverse effects. The proposal maintains the existing streetscape character, provides adequate setbacks, and complies with height and floor space ratio controls to limit bulk and scale. Environmental considerations such as stormwater management, termite protection, and sustainability measures including BASIX commitments are effectively addressed, minimising impacts on natural resources. The development is compatible with surrounding residential properties and will not create unreasonable social or economic disruptions.

Suitability of the site

Section 4.15(1)(c) of the Environmental Planning and Assessment Act 1979 requires consideration of:

- (c) the suitability of the site for the development

The content of this report demonstrates the suitability of the site for the proposed development, particularly in terms of:

- The site area of approximately 561.3m² supports the scale of the proposed two-storey alterations and additions.
- The frontage of approximately 20 metres provides sufficient access and vehicle maneuverability, including compliance with vehicle parking and crossover standards.
- The proposed building setbacks of approximately 11.13m front, 3.62m side, and 9.76m rear exceed or comply with the minimum requirements under the Great Lakes Development Control Plan.
- The development respects the site's topography and environmental constraints, with stormwater and retaining wall design in accordance with Council requirements.
- The proposed development is consistent with the pattern of residential development within the R2 zone and surrounding locality.

Overall, the site is suitable for the proposed residential alterations and additions.

Public Submissions

Section 4.15(1)(d) of the Environmental Planning and Assessment Act 1979 requires consideration of:

- (d) any submissions made in accordance with this Act or the regulations

As part of the assessment process, Mid Coast Council will consider any submissions received during the public exhibition period as part of the standard statutory procedure. It is not anticipated that any significant objections will be raised. Should submissions be received, there will be opportunity to respond to and address any concerns appropriately.

Public Interest

Section 4.15(1)(e) of the Environmental Planning and Assessment Act 1979 requires consideration of:

- (e) the public interest

The proposed development is considered to be in accordance with the public's interest in that:

- It provides an appropriate residential use of the land within an established R2 zone.
- The proposal maintains and is compatible with the existing streetscape character and surrounding built form.
- It complies with the aims and objectives of the Great Lakes Local Environmental Plan 2014.
- Environmental and engineering standards are met, contributing to orderly and sustainable development.

Conclusion and Recommendation

PAL Building Design is pleased to submit this Statement of Environmental Effects along with relevant supporting documentation for the proposed two-storey alteration and addition to an existing dwelling, including a new garage and alfresco area.

Specifically, this Statement of Environmental Effects (SoEE) has considered:

- the specific details and context of the proposed development;
- a review of the site characteristics and surrounding locality;
- an assessment of the proposal against the provisions of the Great Lakes Local Environmental Plan 2014 and the Great Lakes Development Control Plan, as well as applicable statutory requirements;
- the absence of significant site constraints or environmental risks; and
- the planning controls relating to building height, setbacks, floor space ratio, and parking.

The findings of this SoEE demonstrate that the proposal aligns with the objectives and intent of the LEP and DCP, particularly in the following ways:

- Compliance with building height, setback, and floor space ratio provisions;
- Provision of appropriate car parking facilities and vehicular access;
- Respect for the existing streetscape and surrounding residential context;
- Incorporation of relevant environmental and sustainability commitments, including BASIX requirements; and
- Consideration of site topography and engineering requirements to minimise environmental impacts.

This assessment indicates that the proposed development is suitable for the site and consistent with applicable planning controls. Approval of the development is recommended, subject to any standard conditions that Mid Coast Council may impose.