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## Statement of Environmental Effects

Proposed Development | **New Dwelling, including demolition of existing dwelling**

Property Address | **8 Boundary Street, Forster NSW 2428**

Property Description | **Lot 14 DP 23070**

Property Owner | **M & C Adamson**

**21 May 2025**

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## 1. Summary

### 1.1. Overview

This proposal seeks development consent to demolish an existing dwelling and construct a new dwelling on a residential allotment located at 8 Boundary Street, Forster. The subject land contains an existing single storey dwelling and recently constructed secondary dwelling.

The proposed development includes a request for a variation to the floor space ratio development standard, subject to clause 4.6 of the Great Lakes LEP 2014.

### 1.2. Scope of Report

This Statement of Environmental Effects has been prepared to accompany the development application for the proposed development and provides information as required by the *Environmental Planning and Assessment Act 1979* (EP&A Act) to assist in the assessment of the proposal. This document addresses matters that are required to be considered by the consent authority under the provisions of clause 4.15 of the EP&A Act.

The purpose of this statement is to address planning issues associated with the proposed development and specifically assess the likely impacts of the development on the environment in accordance with the requirements of the EP&A Act. This document is set out in three main sections: *Site Analysis, Proposed Development and Planning Assessment*.

## 2. Site Description

### 2.1. Site Details & Description

<b>Property Address:</b>	8 Boundary Street, FORSTER NSW 2428
<b>Land Description:</b>	Lot 14 DP 23070
<b>Zoning:</b>	R2 –Low Density Residential Zone
<b>Site Area:</b>	603.9m <sup>2</sup>
<b>Owner:</b>	M & C Adamson

The subject land (the site) comprises land described as Lot 14 DP 23070 and is located at 8 Boundary Street, Forster.

The site contains an existing single storey brick and tile dwelling comprising three (3) bedrooms, one (1) bathroom, kitchen, dining and living areas. The existing dwelling has a gross floor area of approximately 143m<sup>2</sup>. The site also contains a secondary dwelling on the eastern portion of the land, comprising a floor area of 58.6m<sup>2</sup>.

The land is a regular shaped lot bound by Boundary Street along its western boundary. Adjoining allotments to the north, east and south comprise residential zoned land containing existing dwellings. Primary access to the site is obtained via a formed driveway extending from the Boundary Street frontage.

The allotment is zoned R2 Low Density Residential zone under the provisions of the Great Lakes Local Environmental Plan 2014 and has a site area of 603.9m<sup>2</sup>.

The landform comprises a level landform with a gentle fall of 2.7% towards the western (front) boundary. The land is not classified as being bushfire prone and is not identified as being flood prone land. The site contains class 5 acid sulfate soils.

A locality map and landuse zoning map depicting the subject land is provided in Figures 1 and 2 below.



**Figure 1: Site Locality Plan**

**[source: Midcoast Council online mapping]**



**Figure 2 – Site Landuse Zoning Map**

*[source: Midcoast Council online mapping]*

## 2.2. Site Context and Surrounding Area

The allotment is located in the coastal town of Forster, within the MidCoast Council Local Government Area. Forster is located approximately 30 minutes' drive south of Taree, the nearest regional centre.

The site is located within the north-eastern part of Forster, approximately 1.6km east of the Forster CBD, where the built form consists predominantly of single dwellings. The site contains an existing storey dwelling and secondary dwelling. A two-storey dwelling is located on land adjoining the site to the north and east, with a single storey dwelling on land adjoining to the south. Plate 1 and 2 depicts the existing dwelling and secondary dwelling on the site and current site conditions.

The region around Forster is characterised by moderate to steeply sloping coastal headlands and associated ridge lines, that gently grade down to lower lying areas. The site is situated approximately 150m below a coastal escarpment, an east-west orientated ridge that extends eastwards towards a coastal headland, known as Bennett's Head.





***Plate 1: Image depicting the existing dwelling at 8 Boundary Street viewed from the western (front) property boundary***



***Plate 2: Image depicting the existing secondary dwelling, north and west elevations, located on the eastern portion of the land at 8 Boundary Street***

## **2.3. Hazards**

### **2.3.1. Bushfire and Flood**

The site is not classified as being bushfire prone land on maps held by the Council.

The site is not mapped as being flood prone land on map held by the Council.

## **2.4. Essential Services**

Reticulated water, sewer and electricity are available to the site. Reticulated electricity and mains water supply are serviced from the Boundary Street frontage. Overhead transmission lines and a power pole are located within the Boundary Street frontage adjacent to the site.

A reticulated sewer main is also located adjacent to the Boundary Street frontage.

The site is currently provisioned with a domestic waste collection service.

## **2.5. Topography, Soils Characteristics and Vegetation**

The site comprises a level landform with a gentle fall of approximately 2.7% (1.5 degrees) east to west across the site to the street frontage.

The site does not contain any significant trees. Vegetation on the site comprises landscape gardens.

The site is identified as containing class 5 Acid Sulfate Soils pursuant to Acid Sulfate Soils maps within the Great Lakes Local Environmental Plan 2014. A map depicting the site within the Acid Sulfate Soils map area is provided in Figure 3 below.

## **2.6. Contaminated Land**

The site is not known to be contaminated, and no potentially contaminating activities or developments are known to have previously occurred on the land.





**Figure 3 – Acid Sulfate Soils Map**

**[source: Midcoast Council online mapping]**

## 2.7. Heritage

### 2.7.1. European Heritage

There are no items of European heritage listed as being present on the land or adjoining lands. The subject land is not located within a heritage conservation area.

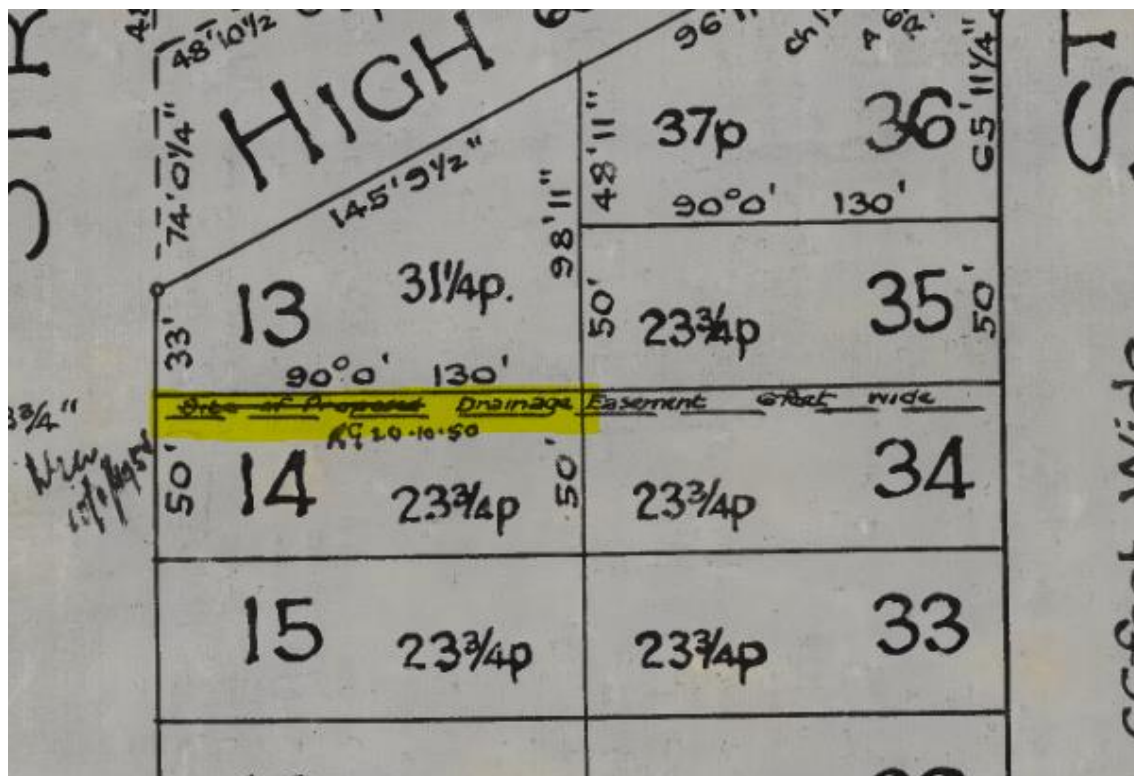
### 2.7.2. Aboriginal Heritage

An AHIMS search for the site did not identify any Aboriginal sites or places on the land. This particular site is not known to be an area of significance for local indigenous people.

## 2.8. Easements and Restrictions on Title

The site is burdened by an easement to drain water adjacent to the northern boundary as shown on the Deposited Plan in Figure 4 below.

The site is not burdened by any easements for sewer, water or electricity. The site is not burdened by any restrictions to the user on the title of the lands pertaining to specific development activities determined at the time of subdivision.



**Figure 4 – Extract from Deposited Plan 23070 showing the drainage easement adjacent to the northern boundary of the site (Lot 14)**  
[source: PSI Global]

## 2.9. Site Access

The site gains vehicle access directly from Boundary Street, a sealed local road. The existing driveway is formed using paving and concrete edging at the road edge.

Suitable sight distances of >80m are available in both directions from the property frontage.

### 3. Proposed Development

#### 3.1. Proposal overview

The proposed development seeks consent to demolish the dwelling and construct a new two (2) storey dwelling on the site.

Plans for the proposed dwelling are attached in **Appendix A**.

The proposed dwelling consists of four (4) bedrooms, three (3) bathrooms, rumpus, study, and open plan living, kitchen and dining areas. The proposed dwelling includes a first-floor verandah. The ground floor area comprises a large attached garage and workshop.

The proposed dwelling has a gross floor area of approximately 356.7m<sup>2</sup>.

The building has been designed with consideration of the site's landform, view sharing and privacy for occupants on adjoining lands.

This dwelling has been designed using slab on ground construction, a combination of masonry walls and metal cladding walls and a low-pitched metal roof design.

No changes are proposed to the existing secondary dwelling.

#### 3.2. Stormwater Management

The proposed dwelling includes the installation of a 3KL rainwater tank which will collect 100% of the roof area for reuse within the dwelling (toilets, laundry and outdoor area).

The overflow from the rainwater tank, will be directed to raingarden located in the north-western corner of the allotment for treatment prior to being conveyed to Council's stormwater infrastructure in Boundary Street.

#### 3.3. Services

Connection to Council's reticulated sewage and water infrastructure is available to the proposed dwelling. The proposed dwelling will be serviced by reticulated electricity supply and will retain the existing domestic waste services to the site.

## 4. Planning Controls & Environmental Assessment

### 4.1. Environmental Planning and Assessment (EP&A) Act 1979

The objects of the EP&A Act are:

- (a) to promote the social and economic welfare of the community and a better environment by the proper management, development and conservation of the State's natural and other resources,*
- (b) to facilitate ecologically sustainable development by integrating relevant economic, environmental and social considerations in decision-making about environmental planning and assessment,*
- (c) to promote the orderly and economic use and development of land,*
- (d) to promote the delivery and maintenance of affordable housing,*
- (e) to protect the environment, including the conservation of threatened and other species of native animals and plants, ecological communities and their habitats,*
- (f) to promote the sustainable management of built and cultural heritage (including Aboriginal cultural heritage),*
- (g) to promote good design and amenity of the built environment,*
- (h) to promote the proper construction and maintenance of buildings, including the protection of the health and safety of their occupants,*
- (i) to promote the sharing of the responsibility for environmental planning and assessment between the different levels of government in the State,*
- (j) to provide increased opportunity for community participation in environmental planning and assessment.*

The proposed development is consistent with the objects of the EP&A Act, and will promote good design that is undertaken with careful consideration of the site's constraints. The assessment below provides justification for the development against the relevant matters that must be taken into consideration by the determining authority.

### 4.2. State Environmental Planning Policies

#### 4.2.1. State Environmental Planning Policy (BASIX) 2004

The *State Environmental Planning Policy (BASIX) 2004* is applicable to the proposal. A BASIX Certificate for the proposed development is provided in **Appendix B**. The certificates demonstrate compliance with the provisions and targets for thermal comfort, and water and energy efficiency as established by the SEPP.

## 4.2.2. State Environmental Planning Policy (Resilience and Hazards) 2021

The *State Environmental Planning Policy (Resilience and Hazards) 2021* is applicable to the proposal, specifically Chapter 2 Coastal Management. The subject land is located within the areas categories under the SEPP as being a “coastal use” and “coastal environment”, as shown in Figure 5 below.



**Figure 5 – SEPP (Resilience and Hazards) 2021 “Coastal Environment” Map**  
[source: Midcoast Council online mapping]

The proposed development is infill development and consistent with the provisions contained within the SEPP. The proposal involves the demolition of an existing dwelling and construction of a new dwelling on an established residential zoned allotment. The proposal is:

- unlikely to impact on ecological or hydrological integrity of the site of in the surrounding area.



- will not impact on visual amenity or scenic qualities of the coast, including coastal headlands.
- will not impact on water quality in any marine estate.
- will not have a significant impact on the coastal environment.
- will not have any adverse impacts any existing public space, or access to or along foreshores.
- will not have any adverse impacts on native vegetation, fauna or their habitats, headlands or rock platforms.

### 4.3. Local Environmental Plan

#### 4.3.1. Great Lakes Local Environmental Plan (LEP) 2014

The subject land is zoned R2 Low Density Residential zone pursuant to the provisions of the Great Lakes Local Environmental Plan 2014 (LEP). The proposed development is consistent with the relevant objectives of the zone and demonstrates compatibility with the predominant land use in the surrounding area.

Detailed consideration of the relevant provisions of the LEP is provided below:

Development standard	Comments
4.1 Minimum Subdivision Lot Size	Allowable: 450m <sup>2</sup> Existing: 603.9m <sup>2</sup>
4.3 Height of Buildings	Allowable maximum: 8.5m Proposed: 7.245m
4.4 Floor Space Ratio	Allowable: 0.5: 1 (max GFA 301.95m <sup>2</sup> ) <b>Proposed 0.687: 1 (GFA 415.3m<sup>2</sup>)</b> <b>Non-compliant. See Appendix C - Clause 4.6 Variation to Development Standard</b>
4.6 Variation to Development Standards	The proposed development seeks a variation to the development standard for floor space ratio. <b>See Appendix C - Clause 4.6 Variation to Development Standard</b>
5.21 Flooding	The subject land is not identified as being flood prone land.
7.1 Acid sulfate soils	The site is mapped as containing class 5 potential Acid Sulfate Soils. Excavation works are required for the foundations of the proposed dwelling and connection to services, however no excavation

	below 5m will occur and no exposure of PASS is likely to occur.
7.2 Earthworks	Earthworks are required for dwelling foundations and connection of services. The proposed development will not impact on soil stability of the site. Suitable sediment and erosion control measures will be implemented to ensure sediment does not move off site during construction.
7.4 Coastal Risk Planning	The site is not mapped as being within the coastal risk planning area. The proposed development is not likely to increase the risk of coastal hazards on the site or nearby lands.
7.5 Stormwater management	The proposed dwelling includes suitable measures to mitigate the impacts of stormwater quality. The proposed dwelling is compliant with the Council's DCP for the treatment and disposal of stormwater to Council's stormwater infrastructure
7.21 Essential services	The site is capable of connecting to all essential services including reticulated sewer, electricity and water services.

#### 4.4. Development Control Plan

##### 4.4.1. Great Lakes Development Control Plan 2014

The Great Lakes Development Control Plan 2014 (DCP) makes detailed provisions which are applicable to proposed development. The proposed development is consistent with the objectives of the DCP and is generally compliant with relevant provisions.

Detailed consideration of the relevant provisions of the DCP is provided below:

##### 4.4.1.1. Section 4 - Environmental Considerations

DCP Section	Comments
4.1 Ecological Impacts	The site does not contain any trees. Vegetation on the site comprises landscaped gardens, comprising exotic species.  The proposed dwelling will not result in any significant adverse ecological impacts.

4.2 Flooding	N/A -The site is not identified as being flood prone.
4.3 Coastal Planning Areas	N/A -The site is not identified as being land within a coastal planning area.
4.4 Effluent Disposal	The proposed development is capable of connecting to Council's reticulate sewage system.
4.5 Poultry Farms	N/A – The site is not located within the vicinity of a poultry facility.
4.6 Contaminated lands	N/A – The site is not identified as being contaminated land. Historical land use does not indicate any evidence of likely contamination.
4.7 Bushfire	N/A - The site is not identified as being prone to bushfire.

#### 4.4.1.2. Section 5 – Single Dwellings and Dual Occupancies

DCP Section	Comments
5.1 Solar Access Buildings should be designed to allow at least two hours of sunshine upon the internal and outdoor living areas of adjacent dwellings and between 9.00 am and 3.00 pm on 21 June.	<p>The proposed dwelling has been designed to allow for adequate solar access to adjoining dwellings.</p> <p>As demonstrated by the shadow diagrams in Appendix A, the dwelling on adjoining land to the south will receive sufficient sunlight to internal and outdoor living areas on 22 June.</p> <p>The shadow diagrams show that the garage on the adjoining land to the south will be partially shaded during the winter solstice on 22 June but will still received sunlight to more than 50% of the garage roof area for more than 2 hours.</p>
5.2 Views and Privacy	<p>The proposed new dwelling will not impact on the existing views or visual and acoustic privacy of dwellings on adjoining lands.</p> <p>The proposed dwelling has been designed with suitable setbacks to adjoining properties to ensure no opportunities for overlooking issues will arise.</p>
5.3 Energy Efficiency Residential buildings are to comply with SEPP (BASIX) 2004.	The proposed dwelling has been designed with energy efficient measures and is compliant with the requirements of BASIX. A BASIX Certificate is provided in <b>Appendix B</b> .
5.4 General Building Design	The proposed dwelling has been suitably designed given the context and constraints of the land and setting.

<p>Built form is to be articulated into a series of linked massing elements.</p> <p>Each massing element is to have an overall maximum wall length of 12m.</p> <p><b>Note:</b> this control does not apply to a single storey dwelling, except when located on a corner block.</p>	<p>The proposal utilises the same footprint as an existing dwelling, with a minor extension towards the eastern boundary.</p> <p>Each massing element has been articulated with architectural elements or contrasting materials to reduce the visual appearance of the bulk and scale of the dwelling.</p> <p>A variation is sought to the maximum wall length on the southern elevation for both the ground and first floor levels having a continuous wall length of 18.8m. A variation is also sought to the northern elevation wall length for the first-floor level with a continuous wall length of 14.1m.</p> <p>These walls are articulated with the inclusion of several windows and utilises a combination of materials to provide visual interest.</p> <p>The proposed dwelling is well setback from the street frontage and compliant with side setback provisions along both the north and south elevation. The proposed dwelling will not impact on streetscape or amenity of adjoining properties.</p>
<p>Attached garages and carports must have a minimum 500mm setback from the front building line of the dwelling for which it is provided.</p>	<p>The proposed dwelling includes an attached double garage which is setback 0.6m behind the building line. An attached single garage is also located adjacent to the northern boundary, however this garage is setback 4.3m from the building line, and beneath a first-floor verandah which minimises the appearance of the garage door.</p>
<p>Buildings are to contribute to an active street by having a window to a living area or bedroom fronting the primary street</p>	<p>The proposed dwelling includes several windows and large glass doors adjacent to the primary street frontage, and has been designed to conform to the characteristics of the existing streetscape.</p> <p>The dwelling includes a first-floor verandah which will ensure the building positively contributes to street frontage. This verandah will allow for casual surveillance of the street.</p>
<p>Building entries/front doors should be directly visible from the street and preferably part of dwelling frontage</p>	<p>The entrance to the dwelling is clearly articulated and visible from the street, accentuated by being set forward 0.6m from the double garage and separate low-pitched roof.</p>
<p>Attached Garages, carports and open car parking spaces must be setback at least 6m from the primary road frontage.</p>	<p>The proposed attached double garage is setback 6m from the primary road frontage. A single attached garage is setback 10.5m from the primary road frontage.</p>
<p>Door openings of attached garages should be:</p>	<p>The proposed dwelling comprises two (2) garage doors; a double garage door on the southern side of the entry with a door opening width of 5m, and a single garage door on the northern side of the entry with a door opening width of 3.2m.</p>

<ul style="list-style-type: none"> <li>Maximum total width of 6m; and</li> </ul> <p>Maximum 50% of the width of the building.</p>	<p>Both door openings are less than 6m, however the total width of the garage door openings is 8.2m and comprises 68% of the width of the building. As such a minor variation is requested to the maximum allowable garage door opening width of the building.</p> <p>The door opening will not impede the bulk and scale of the building. The single width roller door is substantially setback 4.3m from the building line and positioned under the first-floor verandah to minimise its appearance.</p> <p>The dwelling utilises a modern design which incorporates a range of feature elements into the build form. This includes a combination of building material, colours and textures which will ensure the garage doors do not detract from the visual appearance of the dwelling.</p> <p>The proposed modern two storey dwelling conforms to the character of the streetscape and is compatible with the surrounding built environment. The proposed variation will not have any adverse impacts on the amenity of the area of adjoining properties.</p>
<p>5.5 Setbacks Residential Zones</p>	
<p>Minimum front setback</p> <p>The primary road setback should be an average of the setbacks of the nearest two neighbouring houses, with the same primary road frontage</p> <p>Garages, carports and open car parking spaces must be setback at least 6m from the primary road frontage.</p>	<p>The proposed dwelling will be setback 6m from the primary frontage.</p> <p>The setbacks of the nearest neighbouring developments <u>with the same frontage</u> appear to be 6m (10 Boundary Street) and 8m (12 Boundary Street), which would require the proposed development to achieve a minimum setback of 7m (average distance of the neighbouring setbacks).</p> <p>The proposed development seeks a minor variation to the minimum front setback provisions of the DCP given that the dwelling will not dominate or adversely impact on the streetscape or amenity of neighbours. This section of Boundary Street is also a 30m wide carriageway, creating a more open streetscape compared to other nearby local roads.</p> <p>The proposed development is a well-articulated, contemporary designed home comprising an array of materials that will reduce the buildings bulk and scale.</p> <p>The proposed setback is consistent with the objectives outline in section 5.5.1 of the DCP and will ensure residential buildings</p>



	<p>are sufficiently separated to provide solar access and privacy, as well as ensuring safe vehicle access to/from the site.</p> <p>Based on the merits of the proposed dwelling, and with consideration to the context, setting and characteristics of the site, it is considered that the requested variation is reasonable and suitable to be supported.</p>
<p><b>Articulation Zone</b> An 'articulation zone' may be incorporated within the front setback.</p>	<p>The proposed dwelling incorporates an articulation zone within the front setback. The front entry projects 0.6m forward of the building line.</p>
<p><b>Minimum side setbacks</b> A minimum of 900mm for a building with a maximum wall height of 3.8m.</p>	<p>Setback calculations based on the proposed wall height of the dwelling adjacent to the southern and northern boundaries are provided below:</p> <p><b>S Elevation</b> Proposed wall height = 5.5m Required setback = 1.32m Proposed setback = 1.34m</p> <p><b>N Elevation</b> Proposed wall height: 6.8m Required setback = 1.65m Proposed setback = 1.8m</p> <p>The proposed setbacks are compliant with the provisions of the DCP and will not adversely impact on the privacy, solar access or views of adjoining lands.</p>
<p><b>Minimum rear setback</b> A minimum of 3m for a building with a maximum wall height of 3.8m.</p>	<p>The proposed dwelling is setback 13.4m from the rear boundary.</p>
<p><b>5.7 Cut and Fill</b></p>	
<p>Visually exposed retaining walls and terraces shall not exceed 0.6m in height on the street frontage and 1.2m in all other areas.</p>	<p>The site comprises a level landform. The proposal does not include any retaining walls or terraces.</p>
<p>Cut and fill involving benched areas for landscaping shall be restricted to a maximum 25m<sup>2</sup> per dwelling.</p>	<p>N/A – No cut or fill is proposed.</p>
<p><b>5.8 Private Open Areas</b></p>	
<p>A ground level outdoor living space is to be provided for each dwelling with direct access from</p>	<p>The proposed dwelling will provide for suitable private outdoor spaces in the rear yard and first floor verandah associated with</p>

<p>the ground floor main living areas which has a minimum area of 24m<sup>2</sup> and minimum length and width of 4m.</p> <p>Private outdoor living areas are not to be located within the front building line setback to either the primary or secondary street frontages.</p>	<p>living spaces. Private open space areas are located behind the building line and will comprise an area of approximately 60m<sup>2</sup>.</p>
5.9 Fencing and Walls	
<p>Fences within the front setback area from a primary road are to be a maximum 1.2m high and a minimum 50% open construction for the upper two thirds of the fence.</p> <p>Fences on corner lots with two road frontages should be constructed with an open form (e.g. pool type fencing) within 3m of a corner to assist with sight distance requirements for drivers.</p>	<p>N/A - The proposed development does not include fencing along the primary road frontage.</p>
<p>Maximum floor area for detached garages.</p> <p>Control = 100m<sup>2</sup> for lots with an area greater than 900m<sup>2</sup>.</p>	<p>N/A – The proposed dwelling includes an attached garage.</p>

#### 4.4.1.3. Section 10 – Car Parking, Access, Alternative and Active Transport

DCP Section	Comments
<p>10.3.1.3 Car Parking Rates</p> <p>Dwellings &gt;125m<sup>2</sup> = 2 car spaces</p>	<p>The proposed development includes the construction of an attached double garage which will provide two (2) off street car spaces, compliant with DCP provisions for parking rates. The ground floor area also includes additional garage space for accommodating the occupant's recreational equipment, trailer and watercraft.</p>
<p>10.3.2.1 Car Space Design Controls</p> <p>Car parking spaces are to be designed in accordance with</p>	<p>The proposed garage will comprise suitable dimensions for accommodating vehicles.</p>

<p>Australian Standard AS2890.1 and be of the following dimensions:</p> <ul style="list-style-type: none"> <li>• 2.4m x 5.5m for an unenclosed space.</li> <li>• 3.0m x 6.0m for an enclosed space (e.g. between a fence and a house wall or a single garage)</li> </ul>	
<p><b>10.3.3.1 Vehicle access and driveways</b></p> <p>Vehicle crossovers are to be located a minimum 1m from the side boundary, at the front boundary.</p> <p>Driveways and crossovers are to be:</p> <ul style="list-style-type: none"> <li>• Limited to one per frontage;</li> <li>• Located to minimise the removal of any existing street trees.</li> </ul> <p>A turning area is to be provided to enable vehicles to enter and leave the site in a forward direction wherever possible.</p>	<p>The proposed new dwelling will demolish the existing vehicle crossover and construct a new driveway. The proposed new driveway will be &gt;1m from the side boundary.</p> <p>The proposed crossover will be sealed to ensure it is compliant with Council requirements.</p>

#### 4.4.1.4. Section 11 & 13 – Water Sensitive Urban Design and Landscaping

DCP Section	Comments
<b>Section 11 – WSUD</b>	
<p>All development must meet the relevant water quality targets identified for that type of development as set out in the applicable Stormwater Quality Targets table within this DCP, except in the instance of a Council approved Stormwater Strategy or Drainage Plan which will specify the targets to be met for identified parcels of land.</p>	<p>Council's WSD provisions apply to the proposed development. Pursuant to section 11.2, the proposed dwelling is located within a mapped WSD priority area.</p> <p>The proposal includes a 3KL water tank and 6m<sup>2</sup> raingarden. The roof water from 100% of roof area will be collected in a tank for reuse in the dwelling (toilets and laundry)</p>
<b>Section 13 - Landscaped Area</b>	
<p>A minimum of 30% of the site area is to be set aside for landscaping preferably with</p>	<p>The site contains sufficient area for landscaping. More than 30% of the site area will remain</p>

native vegetation at existing natural ground level and a deep soil zone	landscaped including grass cover and supplementary trees planting.
<b>Deep Soil Zone</b>  At least 50% of the landscape area is to include deep soil zones.	Suitable areas are available for deep soil zones.

#### 4.5. Likely Impacts

The proposal involves demolition of a dwelling and construction of a new dwelling on a residential zoned allotment. The site is free from significant land constraints.

The proposed dwelling will not generate any increase in traffic movements. Sufficient car parking spaces are provided onsite for the proposed dwelling.

The proposed dwelling will not contribute to any significant long term noise generating aspects to the surrounding area, with the exception of temporary noise during demolition and construction.

The proposed development is unlikely to result in any significant social, environmental and economic impacts to the site or surrounding area.

#### 4.6. Site Suitability & Public Interest

The site is considered suitable to accommodate the proposed development. The site has access to all essential services and will not impact upon the environment or amenity of adjoining lands.

The proposed dwelling is consistent with the objectives of all relevant legislative planning controls and is considered to be within the public interest.

### 5. Conclusion

Development consent is sought for the demolition of an existing dwelling, and construction of a new dwelling in Forster. The proposed modern two storey dwelling conforms to the character of the streetscape and is compatible with the surrounding built environment.

The proposed development is permissible with consent in the R2 Low Density zone. The proposal is compliant with the objectives of the Great Lakes LEP 2014 and the Great Lakes DCP 2014. However the proposal seeks a variation to floor space ratio, pursuant to clause 4.6 of the Great Lakes LEP.

In considering the merits of the proposal, and with consideration to the context, setting and characteristics of the site, it is considered that the requested variation is reasonable and suitable to be supported. The proposal is compatible with the character of the local area and is unlikely to result in any adverse effects on adjoining lands.

As demonstrated by this document, the proposed development is unlikely to have any significant environmental impacts with regard to the matters for consideration under Section 4.15 of the *Environmental Planning and Assessment Act 1979*.



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## Appendix A Plans for New Dwelling

See Attached

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## Appendix B BASIX Certificate

See Attached

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## Appendix C Clause 4.6 Request to Vary a Development Standard

See Attached