

STATEMENT OF ENVIRONMENTAL EFFECTS

DATE:12/5/2025

Property Owner:

Tobwabba Aboriginal Medical Service

Address:

68A Macintosh Street Forster 2428

Proposal:

Development is ancillary to the 'Health Services Facility' used on site.



Figure 1: Mapping of Site (Source: Mosaic Mapping Service)

Site Characteristics:

1. **Zoning:** R3 – Medium Density Residential
2. **Land Size:** 75,591m²
3. **Land Use:** Vacant (current use).
4. **Council:** Mid-Coast Council.

Contents

Site Analysis	3
Existing Site Context and Use	3
Street Context:	4
Proposed Development	5
Compliance Against Development Standards	5
Zone Objectives	5
Great Lakes Local Environmental Plan 2014 (NSW) (‘LEP’)	5
DRAFT Midcoast Local Environmental Plan 2025 (NSW)	5
Acid Sulfate Soils	8
Great Lakes Development Control Plan 2014	9
6 Residential Apartment Buildings, Mixed Use Development and Business Premises Objectives	9
10 Car Parking, Access, Alternative and Active Transport	14
13.2 Residential Apartment Buildings, Mixed Use Development and Business Premises	16
State Environmental Planning Policy (Resilience and Hazards) 2021 (NSW).....	18
Conclusion	18

Site Analysis

Existing Site Context and Use

The subject site of the development is 68A Macintosh Street Forster 2428, the legal property identifier for this site is Lot 430, DP753168 within the Mid-Coast Council municipality.

The existing use of the site is for approved and existing Health Service Facilities.

The proposed structure aims to maintain the use of these existing facilities and provide appropriate ancillary to the existing use on site.

The proposed structure is located on land adjacent to land mapped SP2 Classified Road.

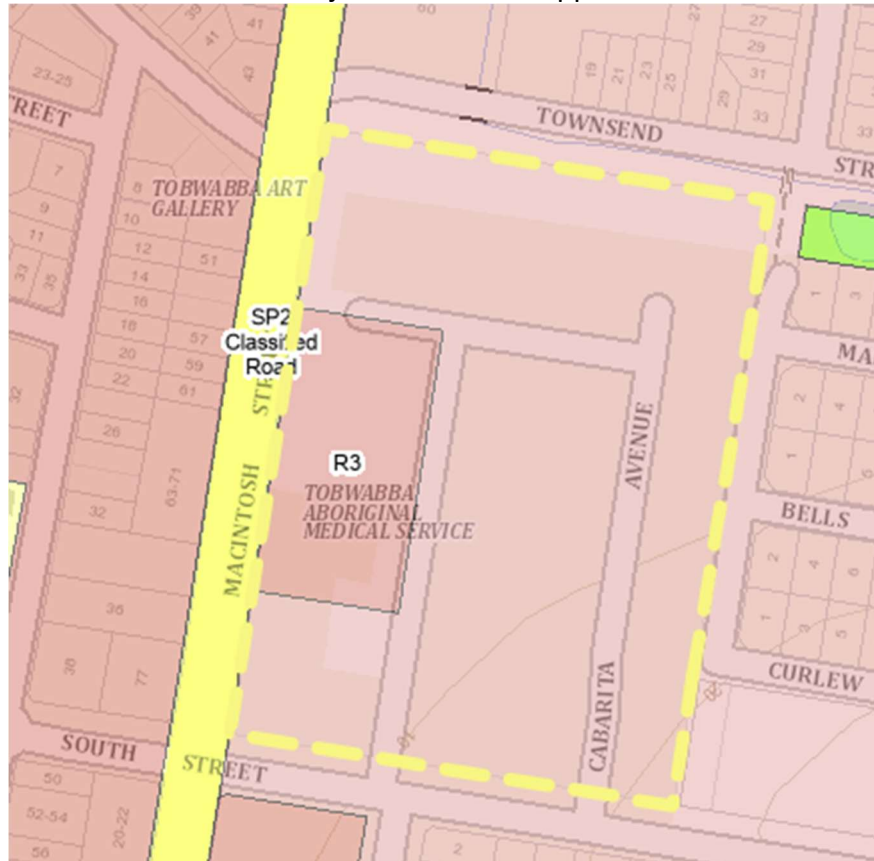


Figure 2: Subject Site Location and Existing Infrastructure (Source: NSW Planning Portal Spatial Viewer)

The subject site is governed under the *Great Lakes Local Environmental Plan 2014* (NSW) ('LEP'), as well as the *Great Lakes Development Control Plan 2014* ('DCP'). Additional considerations are also to be made to the *State Environmental Planning Policy (Resilience and Hazards) 2021* (NSW) ('Resilience and Hazards SEPP'). The proposed site is not burdened by environmental burdens such as Terrestrial Biodiversity, Flood, Bushfire Threatened Land.

The subject site is located on lands mapped as Acid Sulfate Soils. The notated classes on site are:

1. Class 3,
2. Class 4,
3. Class 5.

It is noted the MidCoast DRAFT Local Environmental Plan ('LEP') has proposed for the land zone of the site to be re-zoned to R1 – General residential. The proposed zone change is not impacted by the proposed use as the structure is utilising and existing on site use and is continuing said use.

Street Context:



Figure 3: Street Context Front – 68 Macintosh St.. (Source: Google Street View Feb. 2024)



Figure 4: Street Context Rear – Cabarita Avenue. (Source: Google Street View Feb. 2024)
This perspective is the view of the site where the development will occur.



Figure 5: Street Context – Cabarita Avenue indicative slope. (Source: Google Street View Feb. 2024)

Proposed Development

The proposed development is for the construction of an ancillary structure at 68A Macintosh Street Forster 2428, this development is ancillary to the existing Health services use on site.

Alongside the proposed structure, the development seeks approval for; associated earthworks (minor) and Stormwater connections to existing infrastructure.

The particulars of the development are as follows;

1. Proposed detached steel framed ancillary office and storage space – 152.0m².

Compliance Against Development Standards

Zone Objectives

Great Lakes Local Environmental Plan 2014 (NSW) ('LEP')

Zone R3 Medium Density Residential

1 Objectives of zone

- To provide for the housing needs of the community within a medium density residential environment.
- To provide a variety of housing types within a medium density residential environment.
- To enable other land uses that provide facilities or services to meet the day to day needs of residents.
- To achieve increased population density in locations that support the business centre.

2 Permitted without consent

Home occupations

3 Permitted with consent

Attached dwellings; Backpackers' accommodation; Bed and breakfast accommodation; Boarding houses; Boat launching ramps; Camping grounds; Car parks; Caravan parks; Centre-based child care facilities; Community facilities; Dwelling houses; Educational establishments; Emergency services facilities; Environmental protection works; Exhibition homes; Flood mitigation works; Group homes; Helipads; Home-based child care; Home businesses; Hotel or motel accommodation; Information and education facilities; Jetties; Moorings; Multi dwelling housing; Neighbourhood shops; Oyster aquaculture; Places of public worship; Recreation areas; Recreation facilities (indoor); Registered clubs; Residential accommodation; Respite day care centres; Restaurants or cafes; Roads; Seniors housing; Service stations; Serviced apartments; Sewerage systems; Signage; Tank-based aquaculture; Veterinary hospitals; Water recreation structures; Water supply systems

4 Prohibited

Rural workers' dwellings; Any other development not specified in item 2 or 3

DRAFT Midcoast Local Environmental Plan 2025 (NSW)

1 Objectives of zone

- To provide for the housing needs of the community within a medium density residential environment.
- To provide a variety of housing types within a medium density residential environment.
- To enable other land uses that provide facilities or services to meet the day to day needs of residents.
- To achieve increased population density in locations that support town centres.

2 To create neighbourhoods that promote walking, cycling and the use of public transport. Permitted without consent

Environmental protection works; Home occupations

3 Permitted with consent

Attached dwellings; Backpackers' accommodation; Bed and breakfast accommodation; Boarding houses; Boat launching ramps; Building identification signs; Car parks; Caravan parks; Co living housing; Community facilities; Early education and care facilities; Educational establishments; Emergency services facilities; Flood mitigation works; Group homes; Health services facilities; Home businesses; Home Industries; Hostels; Hotel or motel accommodation; Information and education facilities; Jetties; Mooring; Multi dwelling housing; Neighbourhood shops; Oyster aquaculture; Places of public worship; Recreation areas; Recreation facilities (indoor); Residential flat buildings; Registered clubs; Respite day care centres; Restaurants or cafes; Roads; Seniors housing; Service stations; Serviced apartments; Sewerage systems; Shop top housing; Take away food and drink premises; Tank-based aquaculture; Veterinary hospitals; Water recreation structures; Water supply systems

4 Prohibited

Any other development not specified in item 2 or 3

Use Compliance:

The proposed structure is ancillary to the existing use of the site. This use is continued and has existed prior to the LEP's operation in 2014. The site is identified as a 'Health Services Facility' and the proposed development. This use is derived previous under the ***State Environmental Planning Policy (Transport and Infrastructure) 2021*** as per Division 10 and is enabled to be used on R2 and/or R3 zones. The proposed structure is enabled under;

2.61 development permitted without consent, existing health services;

- (1) *Any of the following development may be carried out by or on behalf of a public authority without consent on any land if the development is carried out within the boundaries of an existing health services facility—*
- (a) *the erection or alteration of, or addition to, a building that is a health services facility,*
 - (b) *development for the purposes of restoring or replacing accommodation or administration facilities,*
 - (c) *demolition of buildings carried out for the purposes of a health services facility,*
 - (d) *development for the purposes of patient transport facilities, including helipads and ambulance facilities,*
 - (e) *development for the purposes of any of the following that service patients or staff of, or visitors to, the health services facility, or other premises within the boundaries of the facility—*
 - (i) *car parks,*
 - (ii) *centre-based child care facilities,*
 - (iii) *commercial premises,*
 - (iv) *community facilities,*
 - (v) *information and education facilities,*
 - (vi) *recreation areas, recreation facilities (indoor) or recreation facilities (outdoor),*
 - (vii) *residential accommodation,*
 - (f) *development for the purposes of health research (or development) industries, including medical research (or development) industries,*
 - (g) *development for the purposes of high technology industry for an industrial activity that involves biological, pharmaceutical, medical or paramedical systems, goods or components,*
 - (h) *development for the purposes of a building or place used for the training or education of health and other professionals.*
- (2) *Development must not be carried out under this section unless—*
- (a) *the public authority is satisfied that appropriate consultation has been undertaken having regard to—*

- (i) the SCPP—new health services facilities and schools, and*
- (ii) the community participation plan, and*
- (b) the public authority has considered the design guide, and*
- (c) the development will not involve more than 30,000m2 of gross floor area on the site being created or affected.*

The change of use will not adversely impact the locality. The development is to provide assistance in storage and office space. The proposed structure enables the facilities on the land to meet the day to day need of the surrounding residents who rely on the services provided by Tobwabba Aboriginal Medical Service. The site also has the provisions for office use, meeting rooms and general on site amenities ancillary to the primary, existing function of the site.

The development will not result in a new use, or significant alteration in use for the site.

Per the draft MidCoast LEP, the site is subject to change of use to R1 – General residential. The proposed changes are not impacted by the existing uses or proposed ancillary structure.

Acid Sulfate Soils

Part 7.1 Acid Sulfate Soils – Per the Great Lakes LEP 2014;

Class of land	Works
1	Any works.
2	Works below the natural ground surface. Works by which the watertable is likely to be lowered.
3	Works more than 1 metre below the natural ground surface. Works by which the watertable is likely to be lowered more than 1 metre below the natural ground surface.
4	Works more than 2 metres below the natural ground surface. Works by which the watertable is likely to be lowered more than 2 metres below the natural ground surface.
5	Works within 500 metres of adjacent Class 1, 2, 3 or 4 land that is below 5 metres Australian Height Datum and by which the watertable is likely to be lowered below 1 metre Australian Height Datum on adjacent Class 1, 2, 3 or 4 land.

Per the Draft Midcoast LEP 2025

Class of land shown on the Acid Sulfate Soils Map	Works
1	Any works.
2a	Works below the natural ground surface. Works by which the watertable is likely to be lowered.
2b	Works other than ploughing below the natural ground surface. Works by which the watertable is likely to be lowered.
3	Works more than 1 metre below the natural ground surface. Works by which the watertable is likely to be lowered more than 1 metre below the natural ground surface.
4	Works more than 2 metres below the natural ground surface. Works by which the watertable is likely to be lowered more than 2 metres below the natural ground surface
5	Works within 500 metres of adjacent Class 1, 2a, 2b, 3 or 4 land that is below 5 metres Australian Height Datum and by which the watertable is likely to be lowered below 1 metre Australian Height Datum on adjacent Class 1, 2a, 2b, 3 or 4 land.

Proposed Development:

The total site covers the inclusion of Class 3, 4 and 5 Acid Sulfate Soils.

The subject development location has undergone development recently, as such the soils has presently been treated to the satisfaction of the approving and certifying authority, as such the development proposed will maintain the state of soils on the site.

The site will not be altered or interacted with in a detrimental way, not contaminated soils will be brought into the site to assist with construction of the proposed development.

Great Lakes Development Control Plan 2014

Within the DCP the controls for the development are set out below, as are the compliance and non-compliance with these controls;

6 Residential Apartment Buildings, Mixed Use Development and Business Premises

Objectives

- Design medium and high density residential development to respond to the streetscape character.
- Complement and enhance the visual character of the street and neighbourhood through appropriate building scale, form and detail.
- Reduce the visual dominance of garages as viewed from the street.
- Promote high quality architectural design that is contemporary and innovative.
- Ensure corner sites are developed as visually significant elements to promote a strong and legible character.
- Provide an identifiable and desirable street address to each building and dwelling.
- Define the street edge by creating a clear transition between private and public spaces along the street frontage.
- Allow for outlook and surveillance towards the street and the public domain.

DCP Clause	Compliance with the DCP
6.1 General Building Design Controls: <ul style="list-style-type: none"> • The design, height and siting of the development must respond to its context, being both the natural and built features of an area. The Site and Context Analysis must be utilised as the process by which the opportunities and constraints of the site are identified and the character of a local area defined. • The appearance of new development must be complementary to the buildings around it and the character of the street. New development must contain or respond to the essential elements that make up the character of the surrounding urban environment. This character is created by elements such as building height, setbacks, architectural style, window treatment and placement, materials and landscaping. • The following elements must be incorporated in the building design: <ul style="list-style-type: none"> • Articulate and fragment building walls that address the street and add visual interest. The appearance of blank walls or walls with only utility windows on the front elevation is not permitted. • Utilise high quality and durable materials and finishes. Entrances must be visible at eye level from the street and well lit. • For those dwellings adjacent to the street frontage, the habitable rooms must face the street. Ensure entrances can accommodate the movement of furniture. • Avoid blank or solid walls and the use of dark or obscured glass on street frontages. • Air conditioning units must not be visible from the street. 	<p>The proposed structure is consistent with the locality and is designed to be ancillary to the existing development on site.</p> <p>The proposed development is designed, sited and articulated to respond to the development within the locality.</p> <p>The proposed structure is sited within the existing health services buildings on site and is not adversely prominent in the locality.</p> <p>The structure is designed to follow the slope of the land to ensure the structure is not adversely over height within the locality.</p> <p>The materials to be used are high quality and durable within the locality.</p> <p>The proposed development ensures that there are no blank or solid walls and will be designed to ensure there is no prominently bulky components of the structure being set within the primary secondary street frontage on Cabarita Ave.</p>

<ul style="list-style-type: none"> • Avoid bathroom windows on street frontages. • All residential buildings must be designed with building frontages and entries clearly addressing the street frontage. Dwellings adjacent to the street boundary must have individual entries from the street. • For multi-dwelling developments on corner sites, each frontage of the development must present as the primary street frontage. • Where garages are proposed on the front elevation they must be recessed, unless it can be demonstrated that the garages will not visually dominate the streetscape appearance of the building. 	
<p>6.4 External Building Elements</p> <p>6.4.1 Facade Articulation</p> <ul style="list-style-type: none"> • The composition and detailing of the building façade has an impact on its apparent scale as well as appearance. • The pattern or rhythm established by the proportions of the façade, the modulation of external walls, the design of façade elements, their materials and their detailing are all important considerations. The maintenance and improvement of the public domain is dependent on a consistent approach to the design of new development including the articulation and finish of building exteriors. <p>Controls</p> <ul style="list-style-type: none"> • Adjoining buildings (particularly heritage buildings) are to be considered in the design buildings in terms of: appropriate alignment and street frontage heights, setbacks above street frontage heights, appropriate materials and finishes selection, facade proportions including horizontal or vertical emphasis, and the provision of enclosed corners at street intersections. Horizontal elements of new buildings at the street edge, such as string courses, cornices, parapets, window sills and heads are to relate to those of existing buildings, particularly heritage buildings. • Articulate facades so that they address the street and add visual interest. Buildings are to be articulated to differentiate between the base (street frontage height) and the top in design. • Establish a well proportioned vertical rhythm particularly up to street frontage height by breaking the facade into bays of up to 6m wide. • Visible parts of side and rear boundary walls are to be treated with similar consideration of proportion, detailing and materials as other elements of the façade. • Finishes with high maintenance costs, those susceptible to degradation or corrosion from a coastal environment or finishes that result in unacceptable amenity impacts, such as reflective glass, are to be avoided. To assist articulation and visual interest, no single wall plane shall exceed 120m². 	<p>Compliance:</p> <p>The proposed structure is not located within proximity of a heritage instrument.</p> <p>Adjoining buildings on site and on the neighbouring sites are not detrimentally effected by the proposal.</p> <p>There is consistency of the placement of the proposed, with appropriate materials for the locality. The materials are not excessive or adversely prominent within the locality.</p> <p>The articulation of the structure within proximity to the boundaries is considerate within the locality that ensures that the development does not detrimentally effect the boundaries on the corresponding boundaries. Due to the size of the site, the structure is substantially setback from the other boundaries technically on other sites. However, considering the proximity of the proposed to the uses and dwellings on other zones, the structure is still appropriately placed and sited.</p> <p>No single wall plane will exceed 120m². Alongside this, there is limited repetition of building modules.</p>

<ul style="list-style-type: none"> • The top storey of a building is to be setback from the outer face of the floors below on all sides. • Limit sections of opaque or blank walls greater than 4m in length along the ground floor to a maximum of 30% of the building frontage. • Highly reflective finishes and curtain wall glazing are not permitted above ground floor level. • A materials sample board and schedule is to be submitted with applications for development. • Limit excessive repetition of building modules to avoid monotony. 	
<p>6.4.2 Roof Design</p> <p>Controls:</p> <p>Roof design shall relate to the desired built form by:</p> <ul style="list-style-type: none"> • articulating the roof to minimise the apparent bulk and relate to the context of smaller building forms. using a similar roof pitch or material to adjacent buildings, particularly in areas with an identifiable character. using special roof features, which relate to the desired character of an area, to express important corners. • The roof height of a building shall be a maximum of 5.5 m above the topmost floor level. This does not include any vent, chimney, flue, antennae or the like. Roof design must respond to the orientation of the site and solar access. For example, by using eaves and skillion roof forms. • Roof projection is allowed beyond the outer face of the top storey. • Lift over runs and service plants must be concealed within the roof of the building to minimise the visual intrusiveness of service items. • Rooftop structures, such as air conditioning, lift motor rooms, satellite dishes, and the like are to be incorporated into the architectural design of the building. • Communication towers such as mobile phone towers and the like, but excluding satellite dishes, are not to be located on residential buildings. • Landscaped and shaded areas on the roof of buildings will be considered where residential amenity, e.g. by way of noise generation or overlooking, and building appearance is not unreasonably affected. 	<p>The roof design of the proposed is designed to follow the slope of the land.</p> <p>The roof articulation follow consultation with council under a pre-DA review.</p> <p>Variation required: The apex height of the structure is 6.410m, this is due to the skillion roof design which was aimed to reduce the impact of the proposed on the locality. The lowest eave height of the structure is 5.0m. The height is required for access and provision of the minimum height clearance under the NCC/BCA.</p> <p>The extent of the building is articulated vertically which reduces the visual impact of the proposal.</p> <p>There is a minor extent above the 5.5m plain that is present and this is not excessive or impactful on the locality.</p>
<p>6.5.2 Solar Access and Overshadowing</p> <p>Controls</p> <ul style="list-style-type: none"> • Provide at least 75% of residential apartments with at least 3 hours of sunlight to living rooms and private open spaces between 9.00am and 3.00pm in midwinter. Limit the number of single aspect apartments with a southerly aspect (SWSE) to a maximum of 10% of the total number of units proposed. Developments which seek to vary from the minimum standards must show how • site constraints and orientation prohibit the achievement of these standards and address the energy efficiency requirements of this Plan. • Design for shading and glare control through the use of shading devices (eaves, awnings, balconies, etc). 	<p>The existing structures on site are the only structures that are impacted by the proposed.</p> <p>Neighbouring structures are not impacted as a result of the proposal.</p> <p>There will be no impact on the surrounding land uses as a result of the proposed.</p>

<ul style="list-style-type: none"> • Adjacent residential buildings and their open spaces must receive at least 3 hours of direct sunlight between 9.00am and 3.00pm on June 21. • Public foreshore reserves and beaches are not to be overshadowed by the development after 9.30am and before 3.00pm midwinter or after 8.30am and before 5.00pm midsummer. • In determining access to sunlight, overshadowing by fences, roof overhangs and changes in level must be taken into consideration. Overshadowing by vegetation should also be considered where dense vegetation appears as a solid fence. • In areas undergoing change, the impact of overshadowing on development likely to be built on adjoining sites must also be considered in addition to the impacts on existing development. • Shadow diagrams showing the impact of the proposed development on reserves, beaches, adjacent residential developments and their private and communal open spaces, are required. 	
<p>6.9.1 Medium Density Residential Zones Objectives</p> <p>Controls</p> <ul style="list-style-type: none"> • The following setback requirements apply from the primary street frontage to the front façade of the building: The same distance as one adjoining residential building, provided the difference between the setbacks of the two adjoining buildings is less than 2m. • The average of the setbacks of the two adjoining residential buildings, if the difference between the setbacks of the buildings is greater than 2m. An absolute minimum front setback of 4.5m applies. • The front setback shall be a minimum of 4.5m for all levels. On corner allotments a minimum setback of 3m to the secondary street frontage from the dwelling façade must be provided. • Balconies may project up to 900mm into front building setbacks, within the building articulation zone within the property boundary, provided the cumulative width of all balconies at each particular level totals no more than 50% of the horizontal width of the building façade, measured at that level. • An increase in setbacks may be required to retain existing trees or respect adjacent heritage items or buildings located in a Heritage Conservation Area. • Council may only consider granting a variation to the setback controls where the following can be demonstrated: The siting of the building satisfies the setback objectives ; and • Windows which are located on the side or rear boundary are primarily provided for natural light or ventilation purposes. This would include highlight windows with a minimum 1.7m sill, fixed obscure glass windows, glass bricks or windows with fixed louvres; and 	<p>The proposed structure is consistent with the setbacks on the portion of the site.</p> <p>The structure does not protrude into the street frontage. This includes being setback over 4.5m from Cabarita Avenue (although not front setback, it is consistent with surrounding residential structures).</p> <p>The windows are designed as an opportunity to remove bulk and scale within the locality which ensures that there is no excessive expanses of unbroken wall cladding.</p> <p>The windows do not operate as an avenue to remove privacy but rather solely as an articulation mechanism.</p>

<ul style="list-style-type: none"> • The amenity of the adjoining property is not unreasonably affected; and • The design will result in a significant improvement in amenity for residents who will occupy the proposed dwelling. 	
<p>6.10 Side and Rear Setbacks</p> <ul style="list-style-type: none"> • Side and rear setbacks, where provided, allow ventilation, solar access, increase privacy, and reduce adverse wind effects. Building separation increases in proportion to building height to ensure appropriate urban form, amenity and privacy for building occupants • Side setbacks that increase with building height will mean that only consolidated lots will achieve the full height allowed. These side setbacks are based on the SEPP 65 reference document "Residential Flat Design Code". • In residential buildings, separation between windows on side and rear facades and to other buildings is particularly • important for privacy, acoustic amenity and view sharing. In mixed use buildings, the inclusion of reduced setbacks at the lower level of the building promote active uses at the • street front and enable an efficient floor plate for non-residential uses. The separation between windows on side and rear facades and other buildings for the upper level residential component is particularly important for privacy acoustic amenity and view sharing. Accordingly, separation for mixed use buildings containing residential and commercial uses is to be in accordance with specified distances for each component use. 	<p>Due to the nature of the site, the structure is substantially setback from the front, side and rear boundaries.</p> <p>There structure is substantially setback from the Cabarita Avenue frontage.</p> <p>The structure is clustered with the corresponding services for the locality to ensure a consistency with the established uses within the locality, as such the structure maintains consistency with the ancillary use it is tethered to.</p>

10 Car Parking, Access, Alternative and Active Transport

10.1 Objectives

To ensure that there is adequate and safe provision for access, manoeuvring and parking within the development.


To restrict vehicular access to buildings in a manner that is compatible with pedestrian movements and safety.

To integrate vehicle access and parking facilities without compromising street character, active street frontages or landscape.

To promote alternative and active transport for both commuting and recreational transport.

To provide an adequate level of onsite parking based upon anticipated occupancy rates and proximity to alternate and active transport, such as walking and bicycling.

To ensure that parking requirements are met without imposing an undue burden on developers or an additional liability on the present and future ratepayers. To ensure adequate space is provided in non-residential development for safe vehicle manoeuvring so that vehicles enter and exit the site in a forward direction.

DCP Clause	Compliance with the DCP																
10.3.1.3 All Development Excluding Residential	Proposed carparking is 1 space per 40m ² of GLFA.																
<table><tr><th>Type</th><th>Car spaces</th></tr><tr><td>Bed & Breakfast Accommodation</td><td>1 off-road space per guest bedroom</td></tr><tr><td>Commercial Office / Business Premises</td><td>1 space per 40sqm GLFA*</td></tr><tr><td>Bulky Goods (Retail and Industrial)</td><td>1 space per 50sqm GLFA*</td></tr><tr><td>Retail/Shops</td><td>1 space per 24sqm GLFA*</td></tr><tr><td>Car/Caravan/Boat/Truck sales</td><td>1 space each 200sqm GLFA*</td></tr><tr><td>Restaurant</td><td>1 space each 24sqm of spare parts sales 1 space per 15 seats in an area identified in Council's S94 parking contributions plan 1 space per 3 seats elsewhere</td></tr><tr><td>Theatre/Church/Place of assembly</td><td>1 space per 10 seats or 1 space per 10sqm of seating area</td></tr></table>	Type	Car spaces	Bed & Breakfast Accommodation	1 off-road space per guest bedroom	Commercial Office / Business Premises	1 space per 40sqm GLFA*	Bulky Goods (Retail and Industrial)	1 space per 50sqm GLFA*	Retail/Shops	1 space per 24sqm GLFA*	Car/Caravan/Boat/Truck sales	1 space each 200sqm GLFA*	Restaurant	1 space each 24sqm of spare parts sales 1 space per 15 seats in an area identified in Council's S94 parking contributions plan 1 space per 3 seats elsewhere	Theatre/Church/Place of assembly	1 space per 10 seats or 1 space per 10sqm of seating area	<p>Calculation of the proposed is skewed due to the technical gross floor area of the locality incorporating dwelling with additional/inconsistent uses.</p> <p>At the front of the existing in the proximity of Macintosh Street, there are approximately 10 spaces.</p> <p>Around the proposed; 21 car parking spaces are existing on site, including disability access.</p> <p>At this calculation there is car parking contingent for over 1200m² of floor area.</p> <p>This existing structure on site accounts for Approx. 425m².</p>  <p>Source: NSW Explorer – May 2025</p> <p>Including the existing site and the proposed, there should be considerable car parking sufficient for the use on the site.</p>
Type	Car spaces																
Bed & Breakfast Accommodation	1 off-road space per guest bedroom																
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	The existing carparking ensures that there are sufficient spaces and manoeuvrability that is compliant with AS2890
<p>10.3.2.2 Residential Apartment Buildings, Mixed Use Development and Business Premises Controls</p> <ul style="list-style-type: none"> • Car parking must be located behind the building setback and be screened from view using well designed structures and vegetation to minimise impacts on the streetscape. • Car parking for residents may be located within a basement. • Car parking areas should be designed to conveniently, efficiently and appropriately serve residents and visitors of the site by: Ensuring that car parking areas are located close to entrances and access ways. • Car parking areas are secure and accessible. Clearly identify areas for visitor parking and parking for disabled persons. • Driveways and car parking areas must be hard surfaced, designed and graded to manage stormwater. • Stacked car parking (one space immediately behind the other) is only permitted if both spaces are used by the same dwelling. • Car parking to be designed with a maximum 3 point turn for a vehicle to enter the and exit the property in a forward direction (for the 85% vehicle). • The minimum head height clearance for a parking space for disabled persons is 2.5m. • Where parking is provided within basement level/s, the scale and siting of the basement carpark must not impact upon the ability of the development to satisfy minimum landscaping and deep soil zone requirements. Where parking is provided in a basement, ventilation structures for the basement parking and air conditioning units must be orientated away from windows of habitable rooms and private open space areas. Ventilation grills and structures must be integrated into the design of the façade of the building to minimise their visual impact and be above the 100 year ARI flood level. 	<p>Minimum head height clearance of the spaces are adhered to.</p> <p>There is sufficient access and capacity to enter the site, and exit the site through the prominent road front on Cabarita Avenue.</p> <p>This car parking is hard surfaced and is already designed in a manner to be considerate of the stormwater flow of the site.</p>

13.2 Residential Apartment Buildings, Mixed Use Development and Business Premises

13.2.1 Open Space

Objectives To provide residents and other users with passive and active recreational opportunities.

To provide areas on site for soft landscaping and deep soil planting.

To ensure communal and private open space is consolidated, configured and designed to be accessible, useable and attractive.

To ensure balconies and terraces are functional and responsive to the environment thereby promoting the enjoyment of outdoor living for unit residents.

To ensure that balconies and terraces are integrated into the overall architectural form and detail of a building.

To provide a pleasant outlook, both from internal spaces and from streets and other areas of the public domain.

To contribute to the safety and liveliness of the street by allowing passive surveillance and street address.

DCP Clause	Compliance with the DCP
<p>13.2.1 Open Space</p> <p>Controls</p> <p>Private Open Space</p> <ul style="list-style-type: none"> Private open space must be provided for each dwelling within a development in the form of a balcony, courtyard, terrace and/or roof garden. Private open space for ground level dwellings, or on a structure such as a podium or a carpark, must have a minimum area of 30m² and minimum dimensions of 4m. This area must be separated from boundaries by at least 1.5m with a vegetated landscaping bed and must not encroach upon deep soil zone landscaping areas. Private open space for upper level dwellings (except with direct access to a podium) must have a minimum area of 12m² and minimum dimensions of 2.5m. Private open space for all dwellings shall be directly accessible from main living areas, such as living room, dining room or kitchen to extend the dwelling living space. Balustrades are to be designed to allow views and passive surveillance of the street while providing for safety and visual privacy. Design considerations should include: <ul style="list-style-type: none"> detailing balustrades using a proportion of solid to transparent materials to address sight lines from the street, public domain and adjacent development. restrict the use of full glass balustrades to ensure adequate privacy for the balcony and interior of the dwelling. detailing balustrades and providing screening from the public for clothes drying areas, downpipes and air conditioning units. <p>The primary private open space area of at least 70% of the dwellings within a development must receive a</p>	<p>Due to the size of the site, there is sufficient private open space.</p> <p>Ability to maintain Private Open Space, ensures that there is maintenance of open space throughout the extent of the site.</p>
<p>13.2.2 Landscape Design</p> <ul style="list-style-type: none"> Developments must provide for high quality landscape design by: <ul style="list-style-type: none"> providing appropriate shade from trees or structures screening parking areas, driveways, communal drying areas, and private open space associated with ground floor dwellings. 	<p>The proposed development does not pose the addition of landscape area. The site contains substantial landscaping already and soft area as a result of the entire site coverage.</p>

<p>Contribute to streetscape character and public domain amenity by:</p> <ul style="list-style-type: none">matching landscape design to street proportions and characterincorporating planting and landscape elements appropriate to the scale of the developmentselecting indigenous species in accordance with Council's preferred species list. <ul style="list-style-type: none">• Improve the energy efficiency of dwellings and the microclimate of private open space by:<ul style="list-style-type: none">incorporating trees for shading during summervarying heights and species of trees or shrubs to maximise solar access during winterlocating plants appropriately in relation to their size at maturity. Site landscaping shall comprise no less than: (<ul style="list-style-type: none">• 20% of the site area in Business Zones;• 30% of the site area in the High Density Residential Zone;• 40% of the site area in the Medium Density Residential Zone• 40% of the site area in the Mixed Use Zone. <p>Any landscaped area on the site which has dimensions less than 1.5 metres is not included in the landscaped area calculations.</p> <ul style="list-style-type: none">• Landscaping is to be designed in conjunction with the stormwater drainage system proposed as part of the development.• Landscaped areas are to be irrigated with water collected on the site.• Street tree planting is to be incorporated into the landscape plan and provided as part of any development proposal.• Where a riparian buffer zone is required, a Riparian Corridor Revegetation Plan must be prepared in accordance with the requirements of the relevant state agency.• This plan must be prepared by an appropriately qualified consultant in conjunction with the Landscape Plan and must detail the width of the proposed riparian corridor and the intentions for rehabilitation, revegetation and management.• The riparian buffer zone may serve as the dense planting area, which is required in a deep soil zone associated with development of the land, providing the buffer is contained within the development site	
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The Resilience and Hazards SEPP is to be considered for new development sites.

4.1 Chapter 4 Remediation of land

- (1) A consent authority must not consent to the carrying out of any development on land unless—
- (a) it has considered whether the land is contaminated, and
 - (b) if the land is contaminated, it is satisfied that the land is suitable in its contaminated state (or will be suitable, after remediation) for the purpose for which the development is proposed to be carried out, and
 - (c) if the land requires remediation to be made suitable for the purpose for which the development is proposed to be carried out, it is satisfied that the land will be remediated before the land is used for that purpose.

The site has not had any activity to indicate that there has been any works that would contaminate the development site or require the need for remediation works.

The proposed development will not impact this SEPP.

Conclusion

The proposed development at 68A Macintosh Street Forster, is consistent with the existing uses on site, being ancillary to the use of the site.

The proposed development is not excessive for the locality, it will not detrimentally impact the locality and pose an adverse precedent/impact.

This proposal will have substantial benefit on the local community and the uses within the locality, ensuring that the proposed will assist with building the local community as a result of the proposed.

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