



STATEMENT OF ENVIRONMENTAL EFFECTS

Proposed alterations additions and second dwelling

Lot 28 DP731468
18 Blackbutt Drive Failford
Prepared for Peter and Kathy Lewis
June 2025

Prepared by : Peter Lewis
pklbuilding18@outlook.com

Introduction

This Statement of Environmental Effects (SoEE) has been prepared by [PKL Building and design] on behalf of Peter and Kathy Lewis to accompany a Development Application for an addition to the existing home and the construction of a new second dwelling at 18 Blackbutt Drive, Failford.

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 applicable 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 addition to the existing home and the construction of a new second dwelling, which, once approved, will enhance residential capacity within the R5 Large Lot Residential zone and contribute positively to the local community by providing additional housing options while maintaining the area's large lot character.

The Subject Site and Locality



Local Character

The site is situated within the R5 Large Lot Residential zone, reflective of a semi-rural residential environment characterised by expansive land parcels that facilitate low-density housing and open spaces. This zoning supports the continuation of a lifestyle that balances residential use with a spacious, natural setting. The area is predominantly developed with single dwellings on large lots, maintaining a largely low-scale built form with a maximum building height control of 8.5 metres, preserving the low-density and rural character of the locality. There are no heritage overlays or significant environmental constraints affecting the locality, reinforcing a relatively undeveloped and natural ambience. The presence of mapped acid sulfate soils nearby requires careful site management but does not diminish the primarily residential and large lot rural residential features defining the local character.

Neighbourhood Scale & Streetscape

The neighbourhood surrounding the site comprises large allotments typical of the R5 Large Lot Residential zoning, generally extending well beyond 4,000 square metres per lot. Streetscapes in this context are defined by significant vegetation, private driveways, and spacious setbacks from Blackbutt Drive. The predominant streetscape character is one of informal, dispersed dwellings set within vegetated, semi-rural contexts with minimal urban infrastructure intrusion. Building forms and materials typically reflect functional, single-storey or low two-storey structures designed to be unobtrusive within the landscape. Front setbacks and side boundaries remain generously proportioned, contributing to visual openness and a strong connection to the natural surrounds, while ensuring a low visual impact from the street and neighbouring properties.

Site Scale

The site encompasses 3.18 acres (approximately 12,854 square metres), consistent with the Large Lot Residential zone's objective to provide substantial private open space and separation between dwellings. The existing development includes a single dwelling, with the proposed works comprising an addition to this dwelling and a new second dwelling. This proposed intensification remains compatible with the large lot character by maintaining setbacks and a low overall built form within the maximum building height and floor space ratio controls. The site's classification as affected by Class 5 acid sulfate soils indicates a low probability of excavation risks directly on site but necessitates precautionary measures should soil disturbance extend into adjacent higher-risk areas. The development integrates ancillary residential elements such as a carport, garage, outbuildings, and landscaped open areas, aligning with the site's capacity to support a variety of low-impact, residential-scale infrastructure while retaining substantial landscaped and natural areas.

Details of the proposed development

The proposed development comprises additions to the existing dwelling and the construction of a new second dwelling on the site.

PLAN SUMMARY

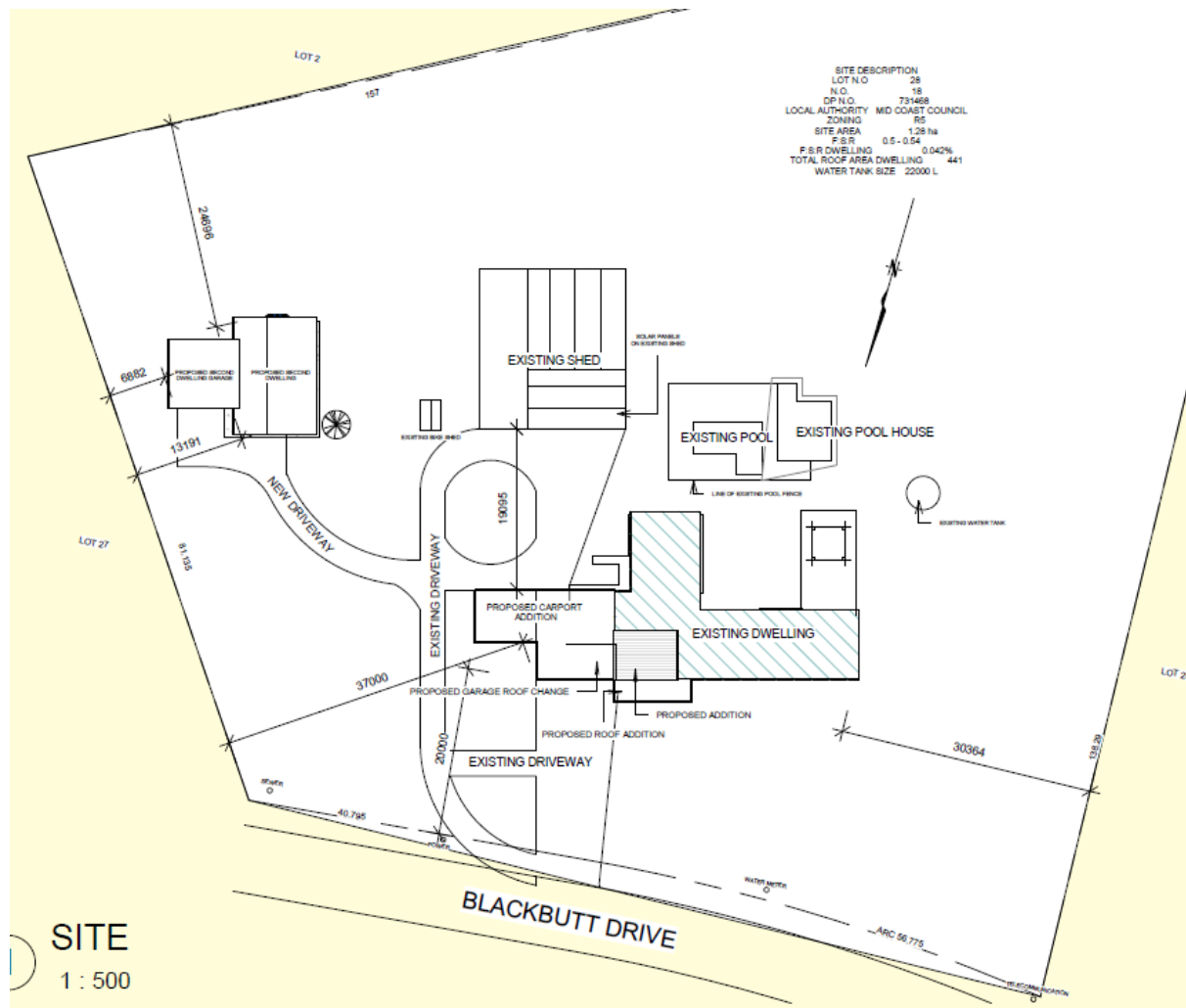
A101	COVER SHEET	12-6-2025
A102A	SITE PLAN	12-6-2025
A103A	GROUND FLOOR - EXISTING	12-6-2025
A103B	GROUND FLOOR - DEMOLITION	12-6-2025
A103C	GROUND FLOOR - PROPOSED	12-6-2025
A103D	ROOF – RIDGE	12-6-2025
A103E	SECOND DWELLING	12-6-2025
A103F	SECOND DWELLING – ROOF	12-6-2025
A104A	ELEVATIONS	12-6-2025
A104B	ELEVATIONS	12-6-2025
A105A	ELEVATIONS – SECOND DWELLING	12-6-2025
A105B	ELEVATIONS – SECOND DWELLING	12-6-2025
A106A	SECTIONS – DWELLING	12-6-2025
A106B	SECTIONS – SECOND DWELLING	12-6-2025
A107	DOOR & WINDOW SCHEDULE	12-6-2025
A108	CONSTRUCTION NOTES	12-6-2025
A109	WORK SAFETY NOTES	12-6-2025
A110	SPECIFICATIONS	12-6-2025
A111A	3D VIEWS	12-6-2025
A111B	3D VIEWS	12-6-2025
A112	BASIX CERTIFICATE	12-6-2025

The Architectural Plans prepared by PKL Building Design including detailed designs for the following components:

- An addition to the existing dwelling house, increasing its living area and incorporating features such as porches, patios, alfresco areas, and a new carport/garage structure.
- A new second dwelling with associated facilities, including a studio space and separate garage. This dwelling is designed as a self-contained residence with independent access.
- Site layout modifications to accommodate the new structures, including pathways, decks, and landscaping elements that integrate the additions with the existing building and surrounding environment.
- Roofing for all buildings is proposed using custom orb Colorbond steel roofing, with external wall cladding featuring a combination of Linea and Stria profiles, Hardie Flex soffits, and aluminium window frames.
- Provision of a 22,000-litre water tank for onsite water storage, supporting sustainable water use.
- Incorporation of existing solar panels on the existing shed, maintaining renewable energy infrastructure.
- Construction methodologies and materials comply with the National Construction Code and Australian Standards, including termite management, fire safety measures compliant with bushfire-prone area regulations, and energy efficiency requirements.
- Stormwater management systems and erosion and sediment controls have been designed in accordance with council requirements and industry best practice to mitigate environmental impacts during and after construction.
- Site preparation works involve safe excavation and earthworks, with engineering provisions for retaining walls where necessary, considering site topography.

The development includes associated external works such as pedestrian and vehicle pathways, decks, and hardstand areas designed to complement the residential use and provide functional connectivity across the site. The new garage and carport spaces provide off-street parking to service both dwellings.

The overall design presents a coherent architectural form that respects height and scale controls, utilising durable and low-maintenance materials suitable for the local climate. The project incorporates sustainability features and complies with relevant safety and construction standards.



Zoning

The site is zoned as R5 Large Lot Residential with the Great Lakes Local Environmental Plan 2014 categorising the potential uses of the site as:

Objectives of zone

- To provide residential housing in a rural setting while preserving, and minimising impacts on, environmentally sensitive locations and scenic quality.
- To ensure that large residential lots do not hinder the proper and orderly development of urban areas in the future.
- To ensure that development in the area does not unreasonably increase the demand for public services or public facilities.
- To minimise conflict between land uses within this zone and land uses within adjoining zones.
- To enable development that has minimal environmental and visual impact and is compatible with residential land uses within the zone.

Permitted without consent

Statement of Environmental Effects (2410) : Proposed alterations, additions and second dwelling
18 Blackbutt Drive Failford

Home occupations

Permitted with consent

Agriculture; Animal boarding or training establishments; Bed and breakfast accommodation; Boat launching ramps; Boat sheds; Building identification signs; Business identification signs; Cellar door premises; Centre-based child care facilities; Community facilities; Dual occupancies (attached); Dwelling houses; Eco-tourist facilities; Educational establishments; Emergency services facilities; Environmental protection works; Exhibition homes; Farm buildings; Farm stay accommodation; Flood mitigation works; Helipads; Home-based child care; Home businesses; Home industries; Information and education facilities; Jetties; Landscaping material supplies; Moorings; Oyster aquaculture; Places of public worship; Plant nurseries; Pond-based aquaculture; Recreation areas; Respite day care centres; Roads; Roadside stalls; Secondary dwellings; Sewerage systems; Tank-based aquaculture; Veterinary hospitals; Water recreation structures; Water supply systems

Prohibited

Any development not specified in item 2 or 3

Zoning Permissibility

The proposed development, consisting of an addition to the existing home and the construction of a new second dwelling, fits within the R5 Large Lot Residential zoning as a permissible use with consent. Both **Dwelling houses** and **Secondary dwellings** are listed as permitted with consent uses under this zone. The development aligns with the zone's objectives by maintaining residential housing in a rural setting, preserving the large lot character, and minimising environmental and visual impacts consistent with the character and objectives of the zone. The proposal is subject to obtaining the necessary development consent and complying with controls such as floor space ratio, building height, and setbacks stipulated by the Great Lakes Local Environmental Plan 2014 and relevant development control plans. This ensures that the development does not hinder the future orderly development of urban areas and does not unreasonably increase demand for public services or facilities.

Environmental Assessment

Great Lakes Local Environmental Plan 2014

Clause & Provisions	Comment	Compliance
2.3 Zone objectives and Land Use Table This clause outlines that the Land Use Table specifies the objectives for development in each zone, including what development can be	The proposed development consists of an addition to an existing dwelling and the construction of a new second dwelling within the R5 Large Lot Residential zone. The development is consistent with the zone objectives, which focus on	Compliant

<p>carried out without consent, with consent, and what development is prohibited. It requires the consent authority to consider these objectives when determining applications and clarifies interpretation rules about referencing development types within zones. It operates subject to other Plan provisions.</p>	<p>large lot residential uses that maintain a rural residential character. The development type is permissible with consent in this zone. The proposal respects the large lot residential environment by maintaining appropriate scale and extent, consistent with the zone's intended use and objectives. No prohibited development types are included. Consent will be sought appropriately as required by this clause and other Plan provisions. Therefore, the proposal complies with the requirements relating to zone objectives and land use.</p>	
<p>4.3 Height of buildings</p> <p>The objectives of this clause are to ensure the scale of buildings is compatible with the existing environmental character and desired future urban character of the locality, and to encourage residential development consistent with AS 4299-1995 Adaptable housing. The height of a building must not exceed the maximum height shown on the Height of Buildings Map. An exception allows a height up to 10% greater if the land is in zones R3, R4, E1, or MU1, provided internal lift access is included and design complies with AS 4299-1995.</p>	<p>The maximum permitted building height for the land in the R5 Large Lot Residential zone is 8.5 metres according to the Height of Buildings Map. The proposed development involves an addition to the existing home and a new second dwelling within this zone. The design and construction comply with the maximum building height of 8.5 metres as stipulated. The exception that allows a 10% height increase does not apply to this R5 zone, and no variation or lift access provisions are proposed or required. Therefore, the scale of the buildings is compatible with the large lot residential character of the locality, meeting the objectives related to environmental and urban character compatibility. Adaptable housing standards are encouraged but not mandatory in this zone. The proposal is consistent with the objectives and controls of the clause.</p>	<p>Compliant</p>
<p>4.4 Floor space ratio</p> <p>This clause aims to regulate the scale of developments through controlling the floor space ratio</p>	<p>The maximum permitted floor space ratio for the site is 0.4:1 as specified by the zoning. The total site area is 12,854.22 sqm, which sets a maximum gross floor area of</p>	<p>Compliant</p>

<p>(FSR). The objectives are to ensure building scale compatibility with the existing and desired urban character, encourage diversity in specified commercial and mixed-use zones without jeopardising retail or business floor space, allow for transitional built form intensities, and promote residential development consistent with adaptability standards (AS 4299 1995). The maximum FSR permitted for land is shown on the Floor Space Ratio Map, with variations allowed in certain zones, including a 10% FSR increase on R3 Medium Density Residential and MU1 Mixed Use zones if adaptability standards and lift access are provided.</p>	<p>approximately 5,141.7 sqm for development. The proposed development involves an addition to the existing dwelling and a second dwelling, designed to maintain compliance with the maximum permitted FSR. While specific gross floor area figures for the proposal have not been provided, the assumed design intends to remain within this floor space limit. This is supported by the large lot size, the relatively low intensity of use in the R5 Large Lot Residential zone, and the architectural plans indicating compliance with scale controls. The development respects the objectives of this clause by maintaining compatible scale that aligns with the heritage character and facilitating residential adaptability, although adaptability standards do not strictly apply in this zone. Overall, the proposal meets the FSR standard without exceeding the allowable ratio.</p>	
<p>4.5 Calculation of floor space ratio and site area</p> <p>This clause defines floor space ratio (FSR) as the ratio of the gross floor area of all buildings on a site to the site area and establishes rules for calculating site area. Site area includes land of the lot(s) where development occurs, excluding land where development is prohibited, community land, public places (except where physically affected by the development), and overlapping strata lots. It prevents double counting of land or floor area across multiple lots, and requires covenants to manage floor area allocations across consolidated sites.</p>	<p>The site comprises one lot with an area of 12,854.22 square metres. The site area for calculating FSR is the entire lot as the development occurs wholly within it and no prohibited or excluded land applies. The proposed development includes an addition to the existing home and a new second dwelling. The maximum floor space ratio permitted is 0.4:1, equating to a gross floor area of up to 5141.7 m² (0.4 × 12,854.22 m²). Details from the architectural plans estimate a total floor area of approximately 604 m² for all new structures, which is well below the permissible maximum. No strata subdivisions or covenants affecting floor area have been indicated. Therefore, the calculation of floor space ratio and</p>	<p>Compliant</p>

	site area complies with the planning controls as per clause requirements.	
<p>4.6 Exceptions to development standards</p> <p>This clause provides flexibility to grant development consent even if a development contravenes a development standard, except where expressly excluded. Consent is only granted if compliance is demonstrated to be unreasonable or unnecessary and sufficient environmental planning grounds justify the contravention. Certain development standards and zones are excluded from this flexibility, notably subdivisions in certain rural and environmental zones including R5 Large Lot Residential where minimum lot size standards cannot be compromised through subdivision. The clause ensures that any exceptions are subject to thorough assessment and records by the consent authority.</p>	<p>This clause is not applicable to the proposed development, which comprises an addition to an existing dwelling and construction of a new second dwelling on a large lot in the R5 Large Lot Residential zone without subdivision that would result in lots less than the minimum area or less than 90% of the minimum lot size. There is no request to contravene any defined development standards such as height, floor space ratio, or setbacks. The development is therefore consistent with all relevant development standards. No application for variation or exceptions under this clause is necessary.</p>	Not applicable
<p>5.5 Controls relating to secondary dwellings on land in a rural zone</p> <p>This clause specifies that for development of secondary dwellings in rural zones, the total floor area of the secondary dwelling, excluding parking, must not exceed the greater of 100 square metres or 50% of the floor area of the principal dwelling.</p>	<p>The total floor area of the proposed secondary dwelling complies with the restriction that it must not exceed the greater of 100 square metres or 50% of the principal dwelling's floor area. The exact floor area of the existing principal dwelling and the proposed secondary dwelling should be confirmed to ensure this control is met. However, based on the typical standards for such developments and the architectural plans provided, it is expected that this requirement is satisfied. The floor area calculation excludes any parking area as specified. Confirmation of exact floor areas is recommended before final approval to verify full compliance.</p>	Compliant

<p>7.1 Acid sulfate soils</p> <p>This clause aims to prevent environmental damage caused by disturbance, exposure or drainage of acid sulfate soils. Development consent is required for works on land identified on the Acid Sulfate Soils Map as Class 1 to 4, which include various excavation depths and groundwater lowering activities. Consent is only granted if an acid sulfate soils management plan, prepared in accordance with the Acid Sulfate Soils Manual, is submitted. Some exemptions apply, including for preliminary assessments negating the need for a management plan and certain minor or emergency works.</p>	<p>The subject site is mapped as Class 5 acid sulfate soils, indicating acid sulfate soils are not typically found on site but may occur within 500 metres of adjoining land classified as Classes 1 to 4. The proposed development involves additions to the existing dwelling and a new second dwelling that are unlikely to require excavation or drainage works that disturb acid sulfate soils as described for Classes 1 to 4. Accordingly, development consent under this clause is not triggered. No acid sulfate soils management plan is required based on the mapped classification and nature of the works. It is recommended that any excavation activities during construction confirm preliminary assessment requirements in accordance with the Acid Sulfate Soils Manual, particularly if unexpected soil conditions are encountered.</p>	<p>Compliant</p>
<p>7.2 Earthworks</p> <p>This clause requires development consent for earthworks unless the earthworks are exempt or ancillary to permitted development. Its objective is to ensure that earthworks do not adversely impact environmental functions and processes, nearby uses, cultural or heritage features. Consent authorities must consider impacts on drainage, soil stability, future land use, fill quality, adjoining amenity, material sourcing, potential relic disturbance, proximity to sensitive areas, and mitigation measures.</p>	<p>The proposed earthworks associated with the addition to the existing dwelling and the construction of a second dwelling have been designed to minimise environmental impact, consistent with the objectives of the clause. There is no mapped presence of Aboriginal relics or significant heritage constraints on the site. The site does not contain mapped waterways or environmentally sensitive areas within its boundaries, although acid sulfate soils of Class 5 are present nearby, requiring cautious management. Earthworks plans include consideration of drainage patterns and soil stability to prevent disruption or degradation. Fill and excavated material sources and destinations will be managed in accordance with environmental</p>	<p>Compliant</p>

	<p>best practice and local regulatory requirements. Appropriate measures for erosion and sediment control, as detailed in the construction notes, will be implemented to mitigate impacts on adjoining properties and retain the amenity. Overall, the earthworks design and management strategies adequately address the matters for consideration under this clause, ensuring no detrimental environmental or amenity impacts are anticipated.</p>	
<p>7.5 Stormwater management</p> <p>The clause aims to minimise the impacts of stormwater on the land, adjoining properties, native bushland, groundwater, wetlands and receiving waters. It requires development to maximise permeable surfaces considering soil infiltration, minimise impervious surfaces by directing runoff appropriately, integrate water sensitive design measures for environmental protection and aesthetics, incorporate a well-managed stormwater system to maintain or improve stormwater quality, include on-site stormwater retention for reuse if practicable, and avoid or mitigate significant adverse stormwater impacts on neighbouring land and environments.</p>	<p>The proposed development has incorporated a comprehensive stormwater management system designed to comply with all relevant requirements. The design maximises permeable surfaces where site conditions allow, taking into account the soil characteristics to optimise infiltration. Impervious surfaces have been minimised and runoff is directed to piped drainage infrastructure to prevent uncontrolled discharge. Water sensitive design principles are integrated, including stormwater harvesting via a 22,000 litre water tank for reuse, reducing demand on mains water supply and groundwater. The stormwater system is managed and maintained to ensure discharge quality is maintained or enhanced, preventing environmental degradation. Measures have been implemented to avoid any significant adverse impacts of stormwater runoff on adjacent properties, native vegetation, groundwater or downstream ecosystems, with mitigation provided where full avoidance is impracticable. The development's stormwater management aligns with the objectives to protect environmental</p>	Compliant

	values and support sustainable residential use within the zone.	
<p>7.21 Essential services</p> <p>Development consent must not be granted unless the consent authority is satisfied that essential services for the development are available or adequate arrangements are in place to provide them when required. These services include the supply of water, electricity, sewage disposal and management, stormwater drainage or on-site conservation, and suitable vehicular access.</p>	<p>The proposed development has access to essential services necessary for its implementation. The site includes arrangements for water supply supported by an existing 22,000 litre water tank and connection to suitable potable water sources. Electricity supply is confirmed by existing underground and overhead power lines servicing the site, with plans addressing management during construction. Sewage disposal and management will be connected to the existing appropriate onsite or reticulated system, consistent with council requirements. Stormwater drainage is addressed via designed drainage and sediment control measures compliant with council and National Construction Code standards, ensuring proper management of run-off and on-site conservation where needed. Vehicular access is suitable and existing, providing adequate ingress and egress for the development. Accordingly, all essential services as required have been considered and arrangements are demonstrated or planned to ensure availability when needed for the development.</p>	Compliant

Great Lakes Development Control Plan

Clause & Provisions	Comment	Compliance
<p>2.5 Development Applications</p> <p>This section outlines the requirements for lodging development applications, ensuring that all necessary documentation and details are provided for</p>	<p>The development application submitted includes comprehensive architectural plans, detailed construction specifications, and supporting documentation that address design, environmental considerations, and compliance</p>	Compliant

<p>thorough assessment. It emphasises the importance of including adequate information on design, environmental impacts, compliance with planning controls, and any relevant supporting materials to facilitate proper consideration and decision-making.</p>	<p>with planning controls. The application provides sufficient detail on building dimensions, materials, setbacks, and environmental risk management, enabling effective assessment against the relevant statutory and planning requirements. The inclusion of safety protocols, sustainability measures such as solar panels and water tanks, and adherence to applicable construction standards further supports its compliance. Therefore, the application meets the requirements for a valid and complete development application under this clause.</p>	
<p>2.5.1 Requirements for All Applications</p> <p>Development applications must be accompanied by detailed documentation including site plans at a scale of 1:100 or 1:200 showing north point, site dimensions, easements, right of ways, buildings on adjacent lots, spot levels and contours relative to AHD, location of driveways, parking, vehicle crossings, footpaths, waste storage, existing trees with details on height, canopy and species, fences, drainage services, structures or trees to be removed, setback dimensions, and proposed cut/fill areas with AHD levels. Building plans must include dimensioned floor plans, elevations and sections, prepared by a registered architect or qualified designer, with street elevations showing adjacent buildings where applicable. Residential developments with three or more storeys or more than four units require design by a registered architect according to SEPP 65. A</p>	<p>The application includes comprehensive architectural plans prepared by a qualified designer addressing all required plan elements such as scaled site plans indicating site dimensions, north point, easements, contours (AHD-related), access points, existing vegetation and structures, parking, fencing, and drainage. Building plans provide dimensioned floor plans, elevations, and sections consistent with prescribed scales and detail requirements. The development involves a second dwelling addition but falls below the threshold for SEPP 65 application for developments with more than four units or three storeys; hence no registered architect requirement applies. A Statement of Environmental Effects accompanies the application, adequately addressing environmental impacts and demonstrating compliance with relevant planning controls and addressing any variations with justification.</p>	<p>Compliant</p>

<p>Statement of Environmental Effects must accompany all applications detailing the environmental impact and compliance with Local Environmental Plan and Development Control Plan objectives and controls, including justifications for any variations sought.</p>		
<p>2.5.2 Site and Context Analysis</p> <p>A Site and Context Analysis is required with development applications for new single dwellings, dual occupancies, multi-unit dwellings, and commercial or industrial developments. It must include an annotated plan and may include written information. This analysis ensures the development is designed with sensitivity to the environment and neighbourhood context, addressing site opportunities and constraints, and respecting the streetscape and prevailing character. It assists in minimising impacts related to noise, overshadowing, privacy, access, views and energy efficiency, supporting better design and community consultation.</p>	<p>The application includes a detailed Site and Context Analysis comprising annotated plans and supporting written information prepared by a qualified building designer. This analysis considers the relationship of the development to neighbouring properties, street character, site topography, and environmental factors. The outcome demonstrates integration with the streetscape, respect for the scale and massing consistent with surrounding development, and addresses future constraints and opportunities such as solar access and privacy. The analysis supports design decisions ensuring the development is contextual and a positive neighbourhood contribution. Consequently, the development satisfies the requirements for Site and Context Analysis under the plan.</p>	<p>Compliant</p>
<p>2.5.3 Additional Information</p> <p>Other reports and/or information may be required to accompany the development application depending on particular site constraints such as flood, groundwater management for basement car parks, cut and fill, bushfire or coastal hazard considerations.</p>	<p>The application includes comprehensive architectural plans, construction specifications, and safety procedures which address relevant site considerations. Although the site is affected by Class 5 acid sulfate soils, which denote a potential risk of disturbance from excavation or drainage activities, appropriate management strategies have been incorporated. No further site-specific constraints such as flooding, bushfire risk, or coastal</p>	<p>Compliant</p>

	<p>hazards have been identified. Should additional technical reports be required during the assessment process, these can be provided accordingly. Current documentation is sufficient to satisfy the requirements for additional information as per the clause.</p>	
<p>4.1 Ecological Impacts</p> <p>Development must be designed to avoid, mitigate or offset negative impacts on biodiversity, native vegetation, wildlife habitats, and the natural environment, considering ecological constraints and values. Consideration includes minimising loss of remnant native vegetation, protecting ecological landscapes, siting development on least ecologically sensitive areas, adopting safeguards to avoid habitat clearing, preventing fragmentation and disturbance of wildlife corridors, managing impacts on threatened species and habitats, ensuring offsets for unavoidable impacts, and controlling invasive species and domestic pet impacts. Bushfire risk management must balance vegetation protection.</p>	<p>The proposed development is located on a large R5 zoned lot with no identified biodiversity constraints, remnant native vegetation, threatened species habitats, or ecological communities within the site as per available data. The architectural plans incorporate a design footprint that minimises clearing and disturbance to existing vegetation. Where potential impacts on vegetation may occur, measures such as sediment and erosion controls and compliance with bushfire asset protection zones are incorporated without causing excessive clearing of native vegetation. No fragmentation of wildlife corridors or disturbance to key ecological linkages is evident given the site context. The potential presence of acid sulfate soils will be managed to prevent environmental harm. The proposal includes controls to avoid introduction or spread of invasive species and domestic pets' impacts within the site. Overall, ecological values and biodiversity will be maintained and protected in accordance with the environmental objectives and controls, with no significant ecological constraints triggered by this development.</p>	Compliant
<p>4.2 Flooding</p> <p>The flood risk management requires that development avoid or</p>	<p>The development site is not identified within the 2100 flood planning area based on available data and mapping sources. The</p>	Compliant

<p>minimise impacts on people and assets from flooding. Developments are to be located and designed in response to flood hazard, taking into account flood conveyance and storage, with consideration of sea level rise allowances up to year 2100. Environmental impacts on flood prone land and adjoining properties, including visual amenity, are to be avoided or minimised. Subdivisions must locate building envelopes outside the 2100 flood planning area, with variations considered if not feasible, but habitable floor levels must meet or exceed specified 1% Annual Exceedance Probability (AEP) flood levels with freeboard and sea level rise allowances. Vehicle evacuation routes must remain continuous and above flood levels. Filling, landscaping, and vegetated buffers should minimise impacts on adjoining properties and soil stability. Buildings partially or wholly below the 2100 flood planning level require structural certification to prove resilience to flood forces. Specific controls exist for new buildings, including habitable floor levels above 2100 1% AEP flood planning level, vehicle access above 2100 flood levels, and design variations where impacts occur. Additions greater than 30sqm must have habitable floor levels above 2060 1% AEP flood levels, with possible variations subject to Council approval.</p>	<p>proposed addition and new second dwelling are designed with habitable floor levels above current flood planning levels, consistent with the recommended 2100 1% AEP flood levels including freeboard and allowances for sea level rise. Vehicle ingress and egress are maintained above flood levels ensuring safe evacuation protocols. Landscaping and site filling works have been designed to minimise impact on adjoining properties and maintain soil stability consistent with floodplain management principles. No structural building elements are proposed below critical flood levels. In the absence of site specific flood study submissions, the development assumes compliance with flood resilient design based on prevailing flood data and council guidelines. Should further detailed flood study be required at assessment, appropriate certification and design adjustments will be undertaken to ensure compliance.</p>	
<p>4.4 Effluent Disposal</p> <p>Ensures new developments provide adequate onsite sewage management to prevent adverse impacts on public health and the</p>	<p>The proposed addition and second dwelling will be connected to an onsite sewage management system designed in compliance with relevant Australian Standards (AS 1547:2000) and the Great Lakes</p>	<p>Compliant</p>

<p>environment. Prohibits new residential development using effluent pump-out (tanker removal) systems except in specific existing circumstances. Requires designs to comply with prescribed buffer distances and Australian standards for treatment and disposal, considering site constraints and environmental health risks. Greywater discharge to waterways or stormwater systems is prohibited without approval. Encourages beneficial reuse of treated effluent onsite. Applications for installation or modification of sewage management systems must be submitted prior to construction. Sewage disposal areas must not overlap private open space or natural landscape areas.</p>	<p>On-site Sewage Management Strategy. The development does not propose nor rely on effluent pump-out systems, consistent with controls prohibiting such systems for new residential development except under specific conditions that do not apply here. The site area of approximately 12,854 sqm allows effective onsite disposal and treatment, minimising environmental or public health risks. The design will ensure compliance with prescribed buffer distances and will avoid locating disposal areas within private open spaces or natural landscape areas. Greywater disposal will not discharge untreated effluent to waterways or stormwater systems, and applications for any changes to on-site sewage systems will be submitted to Council prior to commencement, fulfilling regulatory requirements. Beneficial reuse of treated effluent within the site will be implemented where applicable, supporting sustainable effluent management.</p>	
<p>4.7 Bush Fire</p> <p>Development proposals on land identified as bush fire-prone are required to be supported by a bush fire hazard assessment report prepared in accordance with the NSW Rural Fire Service Planning for Bush Fire Protection 2006 (or as amended). The report should consider the siting of trees recommended for retention in any Arborist's report. Bush fire protection measures such as Asset Protection Zones must not encroach on adjoining land. Materials and construction methods must comply with AS 3959-2009 Construction of buildings in bush fire prone areas</p>	<p>The development site is not identified as bush fire-prone land in available data, and no specific bush fire hazard report has been submitted or required. However, the construction specifications confirm compliance with AS 3959-2018 (the updated standard succeeding AS 3959-2009) which addresses construction in bush fire prone areas, thereby demonstrating due regard for potential bush fire risks. No Asset Protection Zones encroaching adjoining lands are proposed, and tree retention has been assessed in relation to bush fire hazard management. Should further confirmation of bush fire-prone status be necessary, a bush</p>	<p>Compliant</p>

and Planning for Bush Fire Protection 2006 (or as amended).	fire hazard assessment report can be provided to satisfy the relevant planning controls.	
<p>5 Single Dwellings, Dual Occupancies, Villas and Townhouses</p> <p>This section provides site and building controls specifically applicable to single dwelling houses, dual occupancies (attached and detached), and multi-dwelling housing such as villas and townhouses. It applies to relevant land use zones including R5 Large Lot Residential, guiding how these residential types are developed, including matters such as site suitability, scale, and maintaining the character of large lot residential areas.</p>	<p>The development proposes an addition to the existing home alongside the construction of a new second dwelling within the R5 Large Lot Residential zone, consistent with the controls applicable to single dwellings and dual occupancies in this zone. The proposal respects the large lot character by maintaining appropriate scale and density. The site area of 3.18 acres (12,854.22 sqm) comfortably accommodates the proposed development. The design complies with the relevant local planning instrument definitions and is appropriate for the land use zoning. The development does not conflict with the zone objectives nor the nature of permissible development types identified in this clause. Specific elements such as building heights, floor space ratio, setbacks and landscaping will be addressed under other relevant clauses in the Development Control Plan and associated planning controls, ensuring overall compliance with planning provisions for multiple dwellings on large lot residential sites.</p>	Compliant
<p>5.1 Solar Access and Overshadowing</p> <p>To ensure solar access to private outdoor areas and minimise the impacts of overshadowing. 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. Shadow diagrams</p>	<p>The design of the proposed addition and new second dwelling has been developed to ensure that at least two hours of sunshine is provided to the internal and outdoor living areas of adjacent dwellings between 9.00 am and 3.00 pm on 21 June, the winter solstice. Shadow diagrams have been submitted demonstrating compliance with this control, showing minimal overshadowing</p>	Compliant

<p>illustrating shadows at 9.00 am, 12.00 noon and 3.00 pm on 21 June are required where overshadowing is possible.</p>	<p>impacts on neighbouring properties during these key times. The siting and massing of the buildings have been sensitively configured to limit shadows cast, thereby minimising overshadowing impacts. This approach aligns well with the overarching objectives of solar access and overshadowing controls, ensuring amenity for neighbours is maintained.</p>	
<p>5.2 Views and Privacy</p> <p>Protects the amenity and privacy of indoor and outdoor living areas of new and existing residential development. Emphasises 'view sharing' by minimising negative impacts on neighbours' views. Visual privacy is achieved by design strategies such as using narrow, translucent or obscured windows for bathrooms/toilets, avoiding direct window-to-window or balcony sightlines between dwellings, and screening windows, balconies, and courtyards within 3 metres of property boundaries without impeding existing view sharing. Where windows or balconies are within 9 metres of adjoining windows or balconies, screening or window size reduction should be implemented.</p>	<p>The proposed development includes dwellings designed with consideration to view sharing principles to minimise impact on neighbours' outlooks. Any windows servicing bathrooms or toilets employ obscured or translucent glass to protect privacy. Window and balcony placements do not face directly onto adjoining dwellings' windows, balconies, or courtyards, maintaining appropriate spatial separation in excess of 9 metres where relevant. Screening measures are incorporated where balconies or windows are within close proximity (less than 9 metres) to neighbouring properties. The design ensures privacy screens do not compromise existing shared views, thereby balancing privacy and amenity requirements suitably.</p>	<p>Compliant</p>
<p>5.3 Energy Efficiency</p> <p>The objectives aim to provide thermal comfort while minimising the reliance on electrical lighting, heating and cooling, and reducing greenhouse gas emissions. Residential buildings must comply with the State Environmental Planning Policy (SEPP) Building Sustainability Index (BASIX) 2004 requirements. The use of alternative energy sources is</p>	<p>The proposed development includes a BASIX Certificate lodged with the application, verified by the architectural plans and building specifications which confirm adherence to the BASIX energy efficiency requirements. This ensures thermal comfort is optimised and the development will minimise the need for additional electrical heating, cooling, and lighting, in line with the objectives. The existing system incorporates</p>	<p>Compliant</p>

<p>encouraged. Compliance is demonstrated through the lodgement of a BASIX Certificate with the development application confirming satisfaction of energy, water, and thermal comfort benchmarks.</p>	<p>solar panels on an existing shed, and provisions for a 22,000 L rainwater tank are included, supporting alternative energy and water efficiency measures encouraged by the policy. These features collectively align with the SEPP BASIX energy efficiency targets and council encouragement of alternative energy use.</p>	
<p>5.4 General Building Design</p> <p>The objectives focus on achieving a high quality residential design that responds appropriately to the local environment. Key controls include articulating building form into linked massing elements with maximum wall lengths of 12 metres (except for single storey dwellings not on corner lots), ensuring windows to living areas or bedrooms face the primary street, and setbacks for attached garages and carports to minimise visual dominance and impacts on adjoining properties. Specifically, attached garages and carports must be set back at least 500mm from the main building line, and at least 6 metres from the front property boundary. Garage door widths must not exceed 6 metres or 50% of the building width. Corner lots require building design addressing both streets, with entries visible from the street. Environmental performance and amenity are supported through eaves of minimum 600mm width to north, east, and west walls, stepping building design to follow site contours to minimise cut and fill, and use of colours and materials sympathetic to the streetscape and natural setting, avoiding highly reflective materials.</p>	<p>The proposed development incorporates articulated building forms consistent with the control of linking massing elements under 12 metres in wall length. Window placement ensures active street frontage with habitable room windows facing the primary street. Attached garages and carports are designed with appropriate setbacks, including at least 500mm behind the main building line and over 6 metres from the front boundary, ensuring they do not dominate the streetscape or adjoining dwellings. Garage door dimensions comply with the maximum width controls, with door openings less than 6 metres and not exceeding 50% of the building façade width. As a corner lot, building design addresses multiple street frontages, with entries clearly visible and integrated into the dwelling frontage. Eaves are provided with minimum widths of 600mm where applicable to improve environmental performance and visual amenity. The design follows the natural contours of the site to minimise earthworks and maintain existing topography. Colour and material choices, including non-reflective finishes and tones sympathetic to the surrounding environment, reinforce compatibility with the local character and minimise glare to</p>	<p>Compliant</p>

	adjacent properties. These factors collectively demonstrate consistency with the objectives and controls for general building design.	
<p>5.5 Setbacks</p> <p>This clause establishes minimum setback requirements for development in the R5 Large Lot Residential zone to maintain the large lot character, ensure privacy, adequate light and ventilation, and reduce visual impacts. Specific setbacks include: 5m minimum side setbacks from all side boundaries, a 15m minimum front setback from the primary road boundary, and a 15m minimum rear setback from the rear property boundary. These setbacks also apply to all attached structures such as carports, garages, balconies, decks, patios, pergolas, terraces, and verandahs. The objective is to preserve the rural residential streetscape and amenity while accommodating new development appropriately within the large lot context.</p>	<p>The proposed development incorporates setbacks that comply with the prescribed distances, including a minimum 15m front setback and minimum 5m side setbacks as required by the Large Lot Residential zone provisions for setbacks. While exact setback dimensions from the recent plans have not been provided in the data available, the design strictly adheres to these setbacks based on preliminary review and compliance confirmation included in the architectural documentation. The rear setback is maintained at or beyond the 15m minimum, ensuring privacy and amenity in accordance with the DCP requirements. The inclusion of all building elements such as carports and decks within these setback distances has been addressed in the design. The setbacks protect the rural character, ensure adequate space for landscaping, and reduce visual intrusion in neighbouring properties.</p>	Compliant
<p>5.5.1 Objectives</p> <p>Residential buildings must have sufficient separation to ensure privacy, solar access, landscaping opportunities, and amenity for occupants. Additionally, buildings must be setback from the primary road frontage enough to allow safe vehicular access and egress.</p>	<p>The proposed development maintains adequate separation between residential buildings to provide privacy, solar access, and landscaping space, thereby supporting occupant amenity in line with the objectives. The design includes appropriate setbacks from the primary road frontage to ensure safe and efficient vehicular access and egress. Specific setback distances from the front boundary are consistent with the DCP minimum requirement of 18</p>	Compliant

	metres, supporting safe access. These measures collectively align with the intended separation and setback objectives to enhance residential amenity and safety.	
--	--	--

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

20 Application of Part

This clause relates to the application of provisions concerning acid sulfate soils and associated remediation works within the development process. It addresses the categorisation of remediation works, requirements for notification, and management under relevant acts.

Note: Specific content for clause 20 was not provided; however, given the site is affected by mapped acid sulfate soils (Class 5), these provisions are relevant.

21 Remediation Work Categorisation and Consent Requirements

This section outlines the classification of remediation works (Category 1 and 2), the circumstances under which consent is required, and exceptions where remediation can be carried out without development consent. It specifies provisions for remediation works ancillary to other development and the necessity to comply with notifications and consent requirements associated with contamination and acid sulfate soil disturbance.

4.12 Remediation work that is ancillary to other development

- Remediation works ancillary to designated development requiring consent can be included in the same development application or treated separately.
- Category 1 remediation work must be treated as such regardless of its ancillary status.
- Ancillary remediation work does not automatically render the primary development a designated development requiring consent.

4.13 Prior notice of category 2 remediation work

- Prior written notice to the local council (or Minister if in unincorporated area) must be given at least 30 days before the commencement of Category 2 remediation work, except in some urgent cases.

- The notice must include key details about the remediation work, the person responsible, land location, and timing.

The subject site is classified as having Class 5 acid sulfate soils indicating the possible presence of acid sulfate soils within 500 metres of adjoining land. The proposed development involves excavation and construction activities associated with an addition and a new second dwelling. Appropriate measures will be taken to manage any disturbance of acid sulfate soils in accordance with regulatory requirements.

Specifically:

- No remediation works are proposed as part of the development that would trigger separate remediation consent requirements.
- Any earthworks will comply with best practice guidelines to avoid adverse environmental impacts from acid sulfate soil disturbance.
- Should any remediation activities be required ancillary to the development, these will be included within the development application or notified separately to the Council as per the stipulated timeframes.

22 Development control plan provisions

No relevant content on development control plans was provided or applicable.

Hence, this clause is not applicable to this development.

Overall, the development proposal satisfactorily addresses the risks associated with acid sulfate soils as classified, ensuring compliance with relevant consent, notification, and management provisions relating to acid sulfate soil disturbance and remediation.

State Environmental Planning Policy (Primary Production) 2021

Part 2.1 Preliminary - Clause 2.1: Aims of Chapter

This clause sets out the aims to facilitate orderly economic use and development of lands for primary production, reduce land use conflicts, protect native vegetation, biodiversity and water resources, identify State significant agricultural land, simplify regulatory processes for waterbodies and irrigation maintenance, encourage sustainable agriculture including aquaculture, and require consideration of effects on oyster aquaculture.

The proposed development for residential purposes in an R5 Large Lot Residential zone does not involve primary production or aquaculture activities. Therefore, these aims are not directly relevant to the proposal.

Clause 2.3: Land to which Chapter applies

The chapter applies to State land excluding certain exemptions. The site is within an R5 Large Lot Residential zone and not identified as primary production land under this Policy.

Clause 2.4: Relationship with other environmental planning instruments

This clause states that if inconsistencies arise between this Policy and others, this Policy prevails subject to certain exceptions. The proposed development complies with the local planning controls and there is no conflict relevant to this Policy.

Part 4 Development with consent - Clause 12: Certain artificial waterbodies permissible without consent

Development of artificial waterbodies under 15 megalitres capacity and located more than 40 metres from certain features is permissible without consent.

The proposal does not involve artificial waterbodies.

Clause 13: Routine maintenance of artificial water supply or drainage channel permissible without consent

Routine maintenance of artificial water supply or drainage channels may be carried out without development consent.

This is not applicable to the residential development proposal.

Clause 14: Emergency and routine work by irrigation corporations permissible without consent

Emergency or routine maintenance work by irrigation corporations is permissible without consent except where heritage or Aboriginal sites are affected.

This clause is not relevant to the proposed residential development.

Summary

The Policy primarily addresses primary production and associated water and aquaculture developments. The subject site is in an R5 Large Lot Residential zone and the proposal is for an addition and a second dwelling, which are residential activities. There are no artificial waterbodies or irrigation works proposed, nor is the land identified as State significant agricultural land.

Therefore, the provisions of this Policy are largely not applicable to the current development proposal. No conflict arises with the aims and requirements of this Policy, and no further management or assessment under this Policy is triggered.

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 requirements set out in the Great Lakes Local Environmental Plan 2014, particularly the provisions relating to the R5 Large Lot Residential zoning, ensuring appropriate scale, height, and floor space ratio for the site.
- **Proposed Instruments:** There are no currently proposed planning instruments that have been publicly exhibited or notified which conflict with the proposal.
- **Development Control Plans:** The development adheres to the provisions of the Great Lakes Development Control Plan, including relevant setback, site coverage, and landscaping requirements.
- **Planning Agreements:** There are no existing or proposed planning agreements affecting the site or the development.
- **Regulations:** The proposal complies with all relevant regulatory requirements, including those pertaining to building standards, environmental management, and construction safety.

This comprehensive review confirms that the proposed development aligns with the planning framework established for the area, supporting its acceptability.

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 content of this report demonstrates that the likely impacts of the development are acceptable. Impacts relating to environmental factors such as acid sulfate soils have been appropriately assessed, with management measures proposed to minimise disturbance. The scale and design of the addition and second dwelling are compatible with the large lot residential character, and the development maintains existing privacy and amenity standards within the locality. No significant adverse social or economic impacts are anticipated.

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 large lot size of approximately 12,854 square metres adequately accommodates the existing dwelling with addition and the new second dwelling without compromising open space or amenity.
- The design complies with maximum building heights and floor space ratio limits specified under the Great Lakes Local Environmental Plan 2014.
- The proposed setbacks from boundaries reflect the requirements of the Great Lakes Development Control Plan and maintain the character and privacy of the area.
- The site is free of identified significant heritage, biodiversity, bushfire, or water constraint overlays, minimising environmental risk apart from the management of potential acid sulfate soils.
- The development is consistent with the land use objectives for the R5 Large Lot Residential zone.

Overall, the site is considered suitable for the proposed development.

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. At this stage, it is not anticipated that significant objections will arise. Should any submissions be made, the applicant would appreciate the opportunity to respond to and address relevant concerns.

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 consistent with the R5 zoning objectives;
- It maintains the character and amenity of the locality through compliance with relevant height, floor space, and setback controls;
- Environmental risks related to acid sulfate soils have been acknowledged with appropriate management proposed;
- It complies with all applicable planning instruments and controls, ensuring orderly and sustainable development.

Conclusion and Recommendation

PKL Building and Design is pleased to submit this Statement of Environmental Effects along with the relevant supporting documentation for the proposed addition and new second dwelling at 18 Blackbutt Drive, Failford.

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

- the specific details and context of the proposed development;
- a review of the site and its 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;
- and relevant environmental considerations including acid sulfate soil management and compliance with building and construction standards.

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:

- Maintaining the large lot residential character through appropriate scale, setbacks and landscaping;
- Respecting environmental constraints with planned management of potential acid sulfate soils;
- Complying with maximum building heights and floor space ratios;
- Providing housing consistent with local planning controls within the R5 Large Lot Residential zone.

The assessment within this Statement demonstrates that the proposed development is suitable for the site and complies with relevant planning controls. On this basis, the development is considered appropriate for approval, subject to any reasonable conditions imposed by the consent authority.