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Statement of Environmental Effects

Proposed alterations and additions to an existing dwelling

Lot 5 DP 246251
63 The Lakes Way, Forster

June 2025
Final

Prepared for
Mr P and Mrs R Lamplough

ABAC Group Pty Ltd

ABN: 75 630 374 060

Email: office@accuplan.com.au

Telephone: 02 6555 5522

PO Box 34 Forster NSW 2428



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Prepared for: Mr P and Mrs R Lamplough

Authors

Prepared by:

Sarah Butcher

Planning Consultant

Reviewed by:

Simon Carroll

Registered Planner (RPIA)

Graduate Diploma in Urban & Regional Planning

Master of Environmental & Local Government Law

Graduate Diploma in Building Fire Safety & Risk Engineering

Bushfire Planning and Design Accredited Practitioner:

Level 3 – NSW (Accreditation Number BPAD9326)



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1. INTRODUCTION

This Statement of Environmental Effects has been prepared in relation to proposed alterations and additions to an existing dwelling on land at Lot 5 DP 246251, 63 The Lakes Way, Forster.

The proposed development is local development and subject to assessment under Part 4 of the *Environmental Planning & Assessment Act 1979* (EP&A Act). The purpose of this Statement of Environmental Effects (SoEE) is to describe the proposed development and consider the potential environmental impacts of that development having regard to the matters for consideration under Section 4.15 of the EP&A Act.

1.1 The Site

The site is located on the western side of The Lakes Way, approximately 150 metres north of the intersection with Angel Close. Stockland Forster Shopping Village is immediately east of Angel Close.

The site has an area of approximately 724.70m² and is occupied by a two-storey dwelling and a detached granny flat structure.

Adjacent land to the north and south is occupied by residential buildings. The rear (western) boundary adjoins Smugglers Cove Holiday Park.

A childcare centre is under construction on land at 60-64 The Lakes Way, on the opposite (north-eastern) side of The Lakes Way from the site. Other development on land on the opposite side of The Lakes Way from the site is a mix of one and two-storey residential developments.

The land within the site is relatively flat. There are no defined drainage paths, watercourses or other significant drainage features present. Unbuilt-on areas of the site are generally landscaped with gardens and maintained lawns.

Vehicular access is via an existing driveway from The Lakes Way. The property is connected to reticulated water, sewerage and overhead electricity services.

A site locality map is at Figure 1.1.

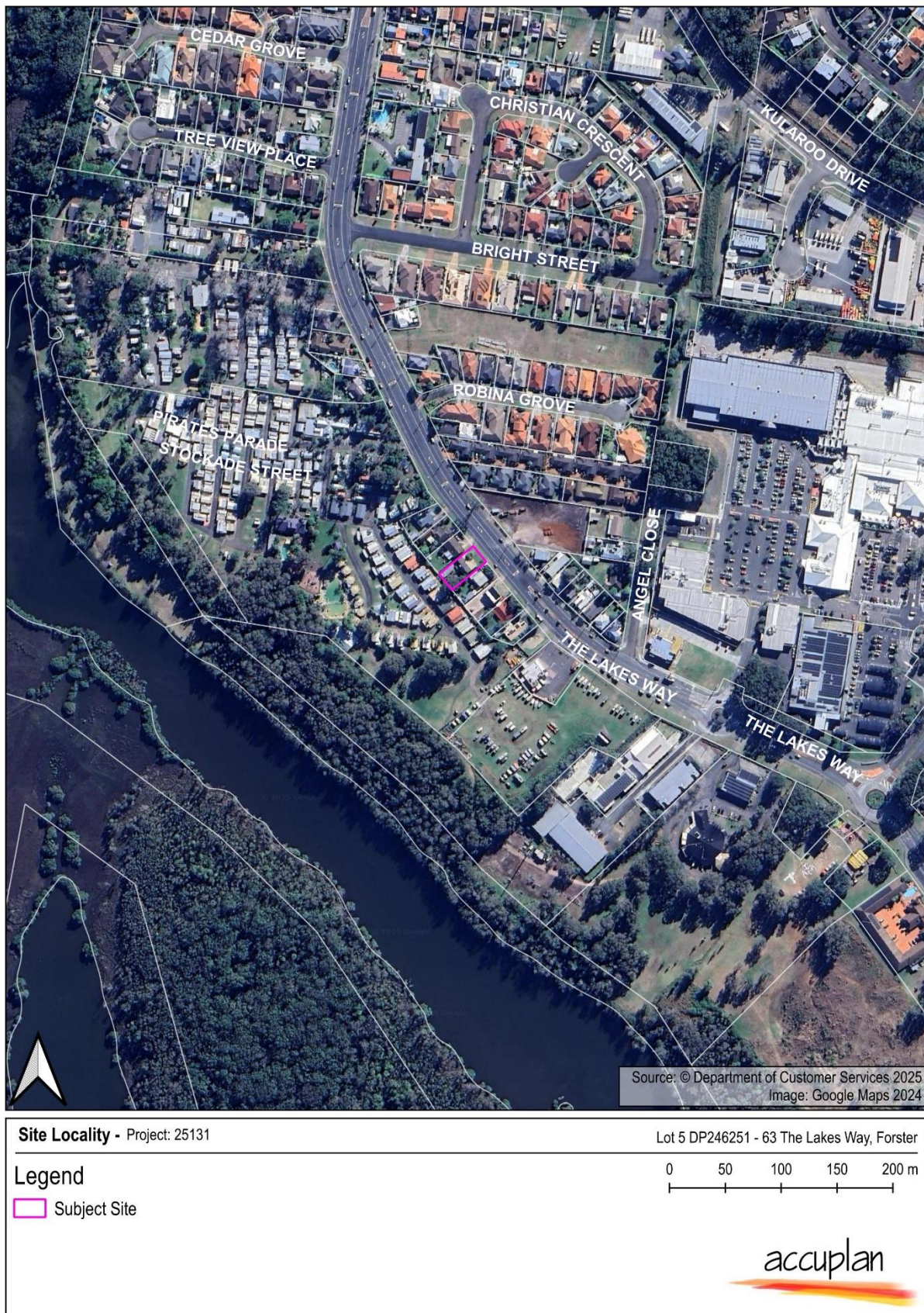


Figure 1.1: Site Locality Map

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



Photo 1.1: Looking south-west from The Lakes Way showing the site and existing dwelling. The proposed first floor addition is to be located above the existing garage.



Photo 1.2: Looking north-east from the rear of the site showing the rear sunroom (to be demolished) to facilitate establishment and location of the proposed awning.

1.2 The Proposed Development

The proposed development is for alterations and additions to the existing dwelling on the land.

The proposal is shown on drawings by Cinz & JB 3D Drafting & Design (Job No: 2025-004), *Mr Paul & Ruby Rayvelles, 63 The Lakes Way, Forster, Proposed Additions to Existing Two Storey Dwelling* (Revision A4 dated 18.06.2025, drawings no. A04.1-A04.10).

An extract of the site plan is at Figure 1.2.

The proposed alterations and additions to the existing dwelling, include:

- Reconfiguration of the ground floor layout including:
 - Internal alterations (with new internal walls as shown on the proposed ground floor layout, Sheet A04.4 in the plan set), including:
 - relocation of the kitchen to the south-western corner; and;
 - Removal of the existing staircase and a new staircase and landing between the office and laundry areas;
 - Removal of two (2) existing windows and one (1) sliding door from the south-western (rear) elevation and installation of one (1) sliding window (to servery adjacent to relocated kitchen area and 2142 sliding doors to dining area;
 - Removal of existing bay window from the south-eastern end of the north-eastern (front) elevation and installation of 2030 double-hung window(s) to follow the line of the rest of the north-eastern elevation of that part of the living, foyer and office areas; and
 - Single 1200mm entry door to replace the existing double entry doors to the north-eastern (front) elevation.
- Alfresco area (with awning over) to the south-western (rear) elevation to replace an existing sunroom (to be demolished).
- Reconfiguration of first floor (as shown on the proposed upper floor layout, Sheet A04.5 in the plan set) to provide a master bedroom, ensuite and walk-in robe, and larger second and third bedrooms at the south-eastern end of the first floor level, and addition to the north-western end of the first floor level (over the garage area) to accommodate the new stair and provide a rumpus, bathroom and linen cupboard area.

- Colorbond sheet roof to all existing and new roof areas of the dwelling.

No work is proposed to the detached granny flat structure.

2. PLANNING INSTRUMENTS

2.1 State Environmental Planning Policy (Resilience and Hazards) 2021

The site is mapped as being within the 'coastal use area' and 'coastal environment area' under the provisions of *State Environmental Planning Policy (Resilience and Hazards) 2021* (SEPP R&H 2021).

Table 2.1 and Table 2.2 address the considerations relating to development on land within the 'coastal use area' and 'coastal environment area' under Division 4 of the SEPP R&H 2021.

Table 2.1: Division 4 - Coastal use area

2.11 Development on land within the coastal use area	
Considerations	Comment
1. Development consent must not be granted to development on land that is within the coastal use area unless the consent authority -	
a) Has considered whether the proposed development is likely to cause an adverse impact on the following -	
<i>i. Existing, safe access to and along the foreshore, beach, headland or rock platform for members of the public, including persons with a disability,</i>	The proposal will have no adverse impact.
<i>ii. Overshadowing, wind funnelling and the loss of views from public places to foreshores,</i>	The proposal will have no adverse impact.
<i>iii. The visual amenity and scenic qualities of the coast, including coastal headlands,</i>	The proposal will have no adverse impact.
<i>iv. Aboriginal cultural heritage, practices and places,</i>	The proposal will have no adverse impact. An AHIMS search (1008611) indicates that there are no known records of Aboriginal sites or places on or in the immediate vicinity of the subject site.
<i>v. Cultural and building environment heritage, and</i>	The proposal will have no adverse impact.
b) Is satisfied that -	
<i>i. The development is designed, sited and will be managed to avoid adverse impact referred to in paragraph (a), or</i>	No adverse impacts to matters referred to in (a)(i)-(v).
<i>ii. If that impact cannot be reasonably avoided – the development is designed, site and will be managed to minimise that impact, or</i>	N/A.

2.11 Development on land within the coastal use area

Considerations	Comment
iii. <i>If that impact cannot be minimised – the development will be managed to mitigate that impact.</i>	N/A.
c) Has taken into account the surrounding coastal and built environment, and the bulk, scale and size of the proposed development.	The site is not visible from any foreshore and/or coastal areas. The proposed works are compatible with the existing built environment on land around the site and the proposal will have no adverse impacts.

Table 2.2: Division 4 - Coastal environment area

2.10 Development on land within the coastal environment area

Considerations	Comment
1. Development consent must not be granted to development on land that is within the coastal environmental area unless the consent authority has considered whether the proposed development is likely to cause an adverse impact on the following:	
a) <i>The integrity and resilience of the biophysical, hydrological (surface and groundwater) and ecological environment</i>	The proposal will have no adverse impact.
b) <i>Coastal environmental values and natural coastal processes</i>	The proposal will have no adverse impact.
c) <i>The water quality of the marine estate (within the meaning of the Marine Estate Management Act 2014), in particular, the cumulative impacts of the proposed development on any of the sensitive coastal lakes identified in Schedule 1</i>	The proposal will have no adverse impact.
d) <i>Marine vegetation, native vegetation and fauna and their habitats, undeveloped headlands and rock platforms;</i>	The proposal will have no adverse impact.
e) <i>Existing public open space and safe access to and along the foreshore, beach, headland or rock platform for members of the public, including persons with a disability;</i>	The proposal will have no adverse impact.
f) <i>Aboriginal cultural heritage, practices and places;</i>	The proposal will have no adverse impact. The site is established residential (disturbed) land. An AHIMS search (ID: 1008611) indicates that there are no known records of Aboriginal sites or places on or in the immediate vicinity of the development site.
g) <i>The use of the surf zone.</i>	N/A

2.10 Development on land within the coastal environment area

Considerations	Comment
2. Development consent must not be granted to development on land to which this clause applies unless the consent authority is satisfied that:	
a) <i>The development is designed, sited and will be managed to avoid an adverse impact referred to in subclause (1), or</i>	No adverse impacts to matters referred to in subclause (1)(a)-(g).
b) <i>If that impact cannot be reasonably avoided - the development is designed, sited and will be managed to minimise that impact, or</i>	N/A. As above.
c) <i>if that impact cannot be minimised—the development will be managed to mitigate that impact</i>	N/A. As above.

2.2 Great Lakes Local Environmental Plan 2014

The land within the site is zoned R3 – Medium Density Residential under the provisions of *Great Lakes Local Environmental Plan 2014* (LEP).

The proposed development is for alterations and additions to an existing two storey dwelling on the site and is permitted with consent in the R3 zone.

Clause 2.3(2) of the LEP states that *“The consent authority must have regard to the objectives for development in a zone when determining a development application in respect of land within the zone”*.

The objectives of the R3 zone are:

- *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.*

The proposal is consistent with the relevant (first) objective of the R3 zone, being alterations and additions to the existing two storey dwelling (housing) use of the land. The second, third and fourth objectives are not relevant.

Table 2.3 provides a summary of the relationship of the proposal to relevant LEP provisions.

Table 2.3: LEP Provisions

Development Control	Control	Comment
4.3 Height of Buildings	12 metres	<p>The existing dwelling has a height of about 6.91 metres. The overall height of the building will not increase as a result of the proposed alterations and additions.</p> <p>The new roof over the proposed additions at first/upper floor level of the dwelling will be about 568mm lower than the existing roof ridge line to the remainder of the roof of the existing dwelling.</p>
4.4 Floor Space Ratio	1.0:1	On completion of the proposed alterations and additions the FSR will remain less than 1.0:1.
5.1 Heritage	Consideration of objectives	There are no listed items on or near the subject site.
5.21 Flood Planning	Consideration of objectives	Flood planning considerations are discussed in Section 2.2.1 below.
7.1 Acid Sulfate Soils	Class 3	<p>Land within the site is identified as containing Class 3 Acid Sulfate Soils. The proposed development is unlikely to involve excavation works below 1 metres AHD and is unlikely to result in any lowering of the water table.</p> <p>An ASS management plan is not required.</p>
7.2 Earthworks	Consideration of objectives	Land within the site is relatively flat. The plans do not indicate any cut and fill associated with the proposal.
7.5 Stormwater Management	Consideration of objective	The proposal is consistent with the objective of Clause 7.5. Stormwater drainage from the proposal will have no adverse impact on adjoining properties, native bushland, groundwater, wetlands and/or receiving waters.
7.21 Essential services	(a) the supply of water,	Reticulated water supply is available (and connected) to the site.
	(b) the supply of electricity,	Electricity supply is available (and connected) to the site.
	(c) the disposal and management of sewage,	The site is serviced by reticulated sewerage.
	(d) stormwater drainage or on-site conservation,	Stormwater from new roof areas will be collected in roof guttering and directed to the stormwater drainage infrastructure within the Lakes way.
	(e) suitable vehicular access.	Vehicular access to the site and existing dwelling will remain via the driveway from The Lakes Way.

2.2.1 Clause 5.21: Flood Planning

The site is mapped as being in a Flood Planning Area for the purposes of the LEP. Clause 5.21(2) of the LEP contains considerations for development for the purposes of flood planning, with their relationship to the proposed development outlined in Table 2.4.

Table 2.4: LEP Clause 5.21: Flood Planning

Considerations	Comment
<i>Development consent must not be granted to development on land to which this clause applies unless the consent authority is satisfied that the development:</i>	
<i>(a) Is compatible with the flood function and behaviour on the land, and</i>	<p>A flood level certificate (FLC) from Mid-Coast Council (12 February 2025) indicates that the current 1% AEP (flood) level is 2 metres AHD. The finished floor level of the habitable areas at ground floor level of the existing dwelling is 2.88 metres AHD, above FPL2 (2.7 metres AHD) as noted in the FLC (the adopted 1% flood level to 2100).</p> <p>Any additional habitable floor area is to be at the first/upper floor level of the dwelling, with a finished floor level of 5.69 metres AHD.</p> <p>The proposal will not result in any filling or raising of ground levels to any unbuilt-on parts of the site, and the proposed development will not affect flood function and/or flood behaviour characteristics of the land (which will remain the same as at present).</p>
<i>(b) Will not adversely affect flood behaviour in a way that results in detrimental increases in the potential flood affection of other development or properties, and</i>	The proposal will have no adverse effect on flood behaviour.
<i>(c) Will not adversely affect the safe occupation and efficient evacuation of people or exceed the capacity of existing evacuation routes for the surrounding area in the event of a flood, and</i>	<p>The proposal will have no adverse effect on these matters.</p> <p>Otherwise, the building will not change from a single dwelling on the land and the occupancy characteristics and/or density on the land will not change. The proposal will not affect capacity of any existing evacuation routes.</p> <p>The proposal does not involve any additional habitable floor area at ground floor level of the existing dwelling, noting also that the existing ground floor level of the building is above FPL2 (2.7 metres AHD) as noted in the FLC (the adopted 1% flood level to 2100).</p> <p>The existing and additional habitable areas at first/upper floor level of the dwelling are/will be at 5.69 metres AHD. In an extreme event, the first floor level of the dwelling will be available for dwelling occupants as a flood refuge (if it became necessary for them to remain on site during any flood event).</p>
<i>(d) Incorporates appropriate measures to manage risk to life in the event of a flood, and</i>	As above, the building will not change from a single dwelling on the land and the occupancy characteristics and/or density on the land will not change.

Considerations	Comment
	The proposal will not result in any change to the use of the existing dwelling and does not require any additional measures to manage risk to life in the event of a flood.
(e) Will not adversely affect the environment or cause avoidable erosion, siltation, destruction of riparian vegetation or a reduction in the stability of river banks or watercourses.	The proposal will have no adverse effect on the environment and will not effect any riparian vegetation, stability of riverbanks, or any watercourse.

2.3 Draft MidCoast Local Environmental Plan

The draft *MidCoast Local Environmental Plan* ('the draft LEP') was endorsed by MidCoast Council on 26 February 2025.

The draft LEP is a *draft environmental planning instrument* (draft EPI) for the purposes of Section 4.15(1)(a)(ii) of the Environmental Planning and Assessment Act 1979 (EP&A Act). A draft EPI is to be considered by Council in the determination of any Development Application (DA) on land to which the draft LEP would apply (if, and when, the new LEP is made).

Land within the site is currently zoned R3 Medium Density Residential under the provisions of *Great Lakes Local Environmental Plan 2014* (LEP). The 2014 LEP will be repealed when and if the draft LEP is gazetted.

According to the provisions of the draft LEP, the land use zoning for the site will remain R3 Medium Density Residential. Once gazetted, development for the purposes of 'dwelling houses' and 'dwellings' will no longer be permissible as of right in the R3 zone.

The existing dwelling which is the subject of this proposal has the benefit of an existing approval (consent) for that purpose on the land (being a permissible land use according to the environmental planning instrument in force at the time of granting of that approval/consent). On that basis, the draft LEP would not affect the ability to carry out alterations and additions to an approved (and continuously occupied) existing dwelling, having regard to the provisions of Division 4.11 (*Existing uses*) of the EP&A Act.

2.4 Great Lakes Development Control Plan 2014

2.4.1 DCP Section 4 – Environmental Considerations

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

Table 2.5 is a summary of the environmental considerations.

Table 2.5: DCP Section 4 – Summary of Environmental Considerations

Clause	Consideration	Comment
4.1	Ecological Impacts	The site is an existing residential allotment and contains maintained gardens/landscaping and lawns. The proposal will not result in any adverse ecological impacts.
4.2	Flooding	<p>A flood level certificate (FLC) from Mid-Coast Council (12 February 2025) indicates that the current adopted 1% AEP (flood) level (to 2010) is 2 metres AHD. The finished floor level of the habitable areas at ground floor level of the existing dwelling is 2.88 metres AHD, above FPL2 (2.7 metres AHD) as noted in the FLC (the adopted 1% flood level to 2100).</p> <p>Section 4.2 of the DCP provides that:</p> <p><i>'Additions and alterations having a gross floor area of 30m² are to be designed and located so that any new habitable area have floor levels located above the 2060 1% AEP flood planning level.'</i></p> <p>NOTE: Any replacement or refurbishment of existing floor areas where structural changes are proposed will be considered as part of the 30m² addition or alterations gross floor area calculation.</p> <p>For the purposes of Section 4.2 of the DCP, any additional habitable floor area is to be at the first/upper floor level of the dwelling, with a finished floor level of 5.69 metres AHD well above the 2060 1% AEP flood planning level.</p> <p>The proposal is unlikely to have any significant adverse impacts on flood behaviour and the environment. The existing (enclosed) building footprint will not increase via the proposed development.</p>
4.3	Coastal Risk Planning Area	The site is not identified as being in a Coastal Risk Planning Area.
4.4	Effluent Disposal	The site is serviced by reticulated sewerage.
4.5	Poultry Farms	N/A
4.6	Contaminated Land	The land is not known to be contaminated based on information available.
4.7	Bushfire	The site is not mapped as bushfire prone land.

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

Table 2.6 summarises outlines relevant provisions of Section 5 of the DCP in relation to the proposal.

Table 2.6: Single Dwellings, Dual Occupancies and Townhouses

DCP Section		Relationship of development to criteria
5.1	<i>Solar Access & Overshadowing</i>	<p>The existing dwelling is a two storey building. The proposed additions at first/upper floor level are to the northern/north-western end of the existing dwelling.</p> <p>Shadow diagrams accompanying the proposal indicate that any potential shadowing from the first/upper floor level will fall within the site itself. Any overshadowing from the existing two storey part of the subject dwelling to the dwelling on land to the south is existing and does not result from the proposed alterations and additions being the subject of this development application.</p> <p>The internal and outdoor living areas of dwellings on adjacent properties will retain >2 hours of sunshine on 21 June. The proposal will not have any adverse solar access or overshadowing impacts.</p>
5.2	<i>Views & Privacy</i>	<p>Views</p> <p>There are no significant views available to or from the site or surrounding area. The proposed alterations and additions to the existing dwelling will not have any impact on views.</p> <p>Privacy</p> <p>The land at 61 The Lakes Way to the north/north-west of the site contains a single-storey dwelling (61 The Lakes Way). The garage of the dwelling is at the southern end of the dwelling at 61 The Lakes Way with a gable end (over the garage) facing the subject site.</p> <p>The proposed additions at first/upper floor level are to the northern/north-western end of the existing dwelling and will not result in any adverse impacts in relation to privacy.</p> <p>One (1) highlight window (which could be fitted with obscured glass if necessary) is proposed to the north-western (side) elevation of the bathroom to the first/upper floor level addition to the existing dwelling.</p> <p>Two (2) highlight windows are proposed to the south-western (rear) elevation of the rumpus to the first/upper floor level addition to the existing dwelling. As highlight windows, there is reduced potential for any incidental overlooking of the rear yard area on the land at 61 The Lakes Way.</p> <p>The proposed alfresco (with awning over) includes a privacy screen at the south eastern elevation.</p>
5.3	<i>Energy Efficiency</i>	A BASIX certificate accompanies the development application.
5.4	<i>General Building Design</i>	<p>The existing dwelling is two storey, with a single storey drive through garage at the northern end and a tile roof.</p> <p>The proposed first/upper floor level addition will be within the existing footprint of the dwelling, directly above the north-western part of the existing building, and will not encroach beyond the established building line of the existing dwelling</p>

DCP Section	Relationship of development to criteria
	<p>from either the north-western (side) boundary or the north-eastern (front) boundary to The Lakes Way.</p> <p>The proposal is unlikely to result in any significant adverse visual impact to the streetscape or adjoining properties. The building will maintain the existing two storey appearance at the southern end, with minor alterations to the appearance of the north-eastern elevation including replacement of the ground floor bay window with new aluminium window and new colorbond sheet roofing to match the proposed first/upper floor additions</p> <p>The development is generally consistent with the controls and objectives of general building design outlined in the DCP.</p>
5.5	<p><i>Setbacks</i></p> <p>Setbacks for the proposal have been considered in terms of the context of the proposal, being for alterations and additions to the existing dwelling on the land. The overall building footprint, building line and setbacks have already been established.</p> <p>The proposed first/upper floor level addition at the north-western end of the existing dwelling will not reduce the northern (side) setback of that part of the existing dwelling (which is the existing setback of the north-western/side wall of the garage).</p> <p>The setbacks to the nearest site boundaries are:</p> <ul style="list-style-type: none"> • 1.448 metres to the north-western (side) boundary (addition at north-western end at the first/upper floor level of the dwelling); and • 1.536-1.557 metres to the south-eastern (side) boundary and 5.747 metres to the north-western (side) boundary (alfresco area addition to the south-western/rear elevation of the dwelling). <p>All other setbacks will remain unchanged.</p> <p>The development complies with the minimum setbacks nominated by the DCP.</p>
5.6	<p><i>Building Heights</i></p> <p>The existing dwelling has a height of about 6.91 metres (which is less than the maximum height of building control in Clause 4.3 of the LEP and the building height nominated by the DCP). The overall height of the building will not increase as a result of the proposed alterations and additions.</p> <p>The new roof over the proposed additions at first/upper floor level of the dwelling will be about 568mm lower than the existing roof ridge line to the remainder of the roof of the existing dwelling.</p>
5.7	<p><i>Cut and Fill</i></p> <p>The proposed works are likely to require only minor earthworks associated with slab-on-ground construction and excavation for concrete footings for the alfresco area addition (with awning over) to the south-western/rear elevation of the dwelling. The proposal does not involve construction of any retaining walls.</p>
5.8	<p><i>Private Outdoor Areas</i></p> <p>The proposal is consistent with Section 5.8 of the DCP and will not reduce the amount of private outdoor areas within the site.</p> <p>The proposed alterations and additions to the existing dwelling include the construction of an alfresco (with awning over) and privacy screen at the south eastern elevation. The proposed alfresco will replace an existing smaller (enclosed) sunroom structure.</p> <p>Existing private outdoor areas will remain within the rear yard area, available for use in conjunction with the proposed alfresco area.</p>

DCP Section		Relationship of development to criteria
5.9	Fencing & Walls	No new fencing or walls are proposed as part of the development. The proposal does not involve the construction of any courtyard walls or retaining walls.

2.4.3 DCP Section 10 – Carparking

The existing dwelling pre-dates the DCP. The existing dwelling on the land has a single-storey drive-through 'stacked' garage. The proposal will not reduce the floor area of the existing garage. There is no change to the existing parking arrangements as a result of the proposed alterations and additions.

2.4.4 DCP Section 11 – Water Sensitive Design

Section 11.4.1.2 of the DCP outlines criteria where water quality improvement targets apply. The provisions of Section 11 of the DCP do not apply to the subject proposal for alterations and additions to the existing dwelling.

2.4.5 DCP Section 14 – Waste Management

Section 14 of the DCP contains provisions regarding waste management for all forms of development.

The site does not appear to present any constraints for the effective separation and storage of waste during demolition (of the existing sunroom structure) and construction of the proposed new work. The site includes sufficient areas for the storage of bins. Multiple locations are available that are easily accessible and provide unobstructed access to/from The Lakes Way frontage.

3. LIKELY ENVIRONMENTAL, SOCIAL & ECONOMIC IMPACTS

The potential environmental impacts of the proposed development are considered in Table 3.1.

Table 3.1: Potential Environmental Impact Summary

Matter	Potential Impacts and Mitigation
Privacy	The proposal is unlikely to result in any adverse impacts in relation to either visual or acoustic privacy. The proposed alterations and additions are unlikely to result in any significant impacts with regard to privacy to the dwellings on adjoining lands.
Views	There are no significant views to or from the site and/or other allotments in the locality. The proposed development does not have potential to result in view loss.
Soils	Land within the site is mapped as containing Class 3 Acid Sulfate Soils. The proposed development is unlikely to involve excavation works other than that required for footings/slabs for the proposed alfresco area and is unlikely to result in any lowering of the water table.
Bushfire	The land within the site is not mapped as bushfire prone land for the purposes of Section 10.3 of the EP&A Act.
Flooding	See detailed discussion of this issue earlier in this Statement.
Drainage	Any stormwater collected via the additional roof area will be collected by guttering and directed to existing stormwater infrastructure. Water sensitive design/water quality targets in Section 11 of the DCP do not apply as the proposal is for alterations and additions to the existing dwelling on the land.
Flora & Fauna	The site is an existing residential allotment and contains maintained gardens/landscaping and lawns. The proposal will not result in any adverse impacts to native flora and fauna.
Aboriginal Cultural Heritage	The Due Diligence Code of Practice for the Protection of Aboriginal Objects in New South Wales (the Code) (DECCW, 2010) assists individuals and organisations to exercise due diligence when carrying out activities that may harm Aboriginal objects. A search of the Aboriginal Heritage Information Management System (AHIMS) (ID:1008611) indicates that there are no known records of Aboriginal sites or places on or near the subject site. Based on the disturbed nature of the site (being previously excavated land) and, in relation to the considerations in the Code, the presence of artefacts and/or sites of Aboriginal heritage value is unlikely.
Environmental Heritage	The site does not contain any listed and/or known items of environmental heritage.
Social and Economic	The proposed development represents an appropriate and efficient use of suitably located and zoned residential land. Social and economic impacts of the proposed development are likely to be positive.
Noise	The proposed development will not give rise to any noise impacts that would warrant further/specific consideration. Construction noise impacts are capable of being mitigated through standard conditions of consent.

Matter	Potential Impacts and Mitigation
Traffic	The proposed development is unlikely to result in any increase in traffic generation from the site.

4. SUITABILITY OF THE SITE & THE PUBLIC INTEREST

The site is suitable for the proposed development. There are no issues associated with the proposal that might be contrary to the public interest.

5. CONCLUSION

The site comprises land described as Lot 5 DP 246251, 63 The Lakes Way, Forster. The proposed development is for alterations and additions to the existing two-storey dwelling on the land.

The proposed development is consistent with the relevant objective of the R3 zone and is permissible with the consent of Council under relevant provisions of the *Great Lakes Local Environmental Plan 2014*.

The proposed development has been assessed in accordance with *Great Lakes Development Control Plan 2014* (DCP). The assessment has noted that the development is consistent with the relevant provisions of the DCP.

The site is suitable for the proposed development.