
Statement of Environmental Effects

Proposed Development | **Alterations & Additions to Existing Dwelling, and new Garage**
Property Address | **11 Kent Street, Tuncurry NSW 2428**
Lot/DP | **Lot C DP 348646**
Property Owner | **R Tonkins**

7 July 2025

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1. Summary

1.1. Overview

This proposal seeks development consent for alterations and additions to an existing dwelling located at 11 Kent Street Tuncurry. The proposal predominately utilises the existing footprint of the dwelling with a new addition extending from the northern elevation of the building.

The proposed development also includes the construction of a shed located in the north-western corner of the allotment.

1.2. Scope of Report

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

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

2. Site Description

2.1. Site Details & Description

Property Address:	11 Kent Street Tuncurry NSW 2428
Land Description:	Lot C DP 348646
Zoning:	R3 – Medium Density Residential Zone
Site Area:	607m ²
Owner:	R Tonkins

The subject land (the “site”) comprises land described as Lot C DP 348646 and is located at 11 Kent Street Tuncurry. The allotment is located within the central part of Tuncurry, within an established residential area.

The land comprises a corner allotment bound by Kent Street along its south- eastern (front) boundary and Bent Lane along its north-eastern boundary. The adjoining land to the north-west and north-east contain residential dwellings.

The site contains an older style single storey dwelling comprising three (3) bedrooms, one (1) bathroom, and kitchen, living and dining area. The existing dwelling has a gross floor area of approximately 73m².

Primary access to the site is from Kent Street via an unsealed driveway, extending from the south-western boundary.

The allotment is zoned R3 Medium Density Residential zone under the provisions of the Great Lakes Local Environmental Plan 2014 and has a site area of approximately 607m².

The site comprises a relatively level landform and contains no significant vegetation.

The site is not classified as being bushfire prone land, however is mapped as being flood prone land. The site contains class 3 potential acid sulphate soils.

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



Figure 1 –Site Locality Plan

[source: Midcoast Council online mapping]



Figure 2 – Site Landuse Zoning Map [source: Midcoast Council online mapping]

2.2. Site Context and Surrounding Area

The allotment is located within the coastal township of Tuncurry, within the MidCoast Council Local Government Area. The site is located within the central part of Tuncurry, situated approximately 100m west of the Tuncurry CBD, within an established residential area. The built form consists predominantly of single dwellings on standard sized residential allotments, comprising a range of ages and architectural styles.

The site is located on the northern side of Kent Street, a local neighbourhood road. The site is situated a short walk from the Tuncurry CBD and a nearby supermarket store. Plate 1 and 2 depicts the site and context with the streetscape.



**Plate 1. Image depicting existing site conditions of 11 Kent Street Tuncurry
(Source: Google Maps, Streetview)**



**Plate 2. Image depicting existing site conditions of Kent Street Tuncurry looking south-east
towards the Tuncurry CBD
(Source: Google Maps, Streetview)**

2.3. Topography and Soils Characteristics

The site comprises a relatively level landforms across the site and comprises sandy soils.

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



Figure 3 – Acid Sulfate Map

[source: Midcoast Council online mapping]

2.4. Contaminated Land

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

2.5. Essential Services

Reticulated services including water, sewer and electricity are available to the site. All services are provided from the Kent Street frontage. The existing dwelling is currently connected to Council's reticulated water and sewage infrastructure. The sewer is

connected at the rear of the dwelling to an easement located within the site, whilst the water is accessed from the Kent Street frontage. A power pole is also located in the Kent Street frontage to service the dwelling.

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

2.6. Easements and Restrictions on Title

The site is burdened by any easement for sewer across the northern portion of the land. Overhead powerlines are also located over the western corner of the allotment, which is covered by an assumed easement under the Electricity Supply Act 1995.

There are no restrictions to user on title established by the developer or Council at the time of subdivision.

2.7. Site Access

The site has direct vehicle access from Kent Street, a sealed local road, adjacent to the south-eastern property boundary. The site also has access to Bent Lane, a sealed laneway which runs adjacent to the property's south-eastern boundary.

The existing driveway is unsealed and due to the slope of the land a retaining wall has been constructed by Council in recent time during the refurbishment of the road and installation of the adjacent footpath. Sight distances >80m in both a western and eastern direction from the existing driveway at the property frontage.

2.8. Heritage

2.8.1. European Heritage

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

2.8.2. Aboriginal Heritage

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

2.9. Hazards

2.9.1. Bushfire

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

2.9.2. Flooding

The site is identified as being flood prone land pursuant to the Great Lakes LEP Flood Planning map. A map depicting the site located within the flood planning area is provided in Figure 4 below. A Flood Planning Certificate is provided in **Appendix C** and identifies the flooding planning level (FPL3) for the site as being 3.2m AHD.



Figure 4 – Flood Prone Land Map

[source: Midcoast Council online mapping]

3. Proposed Development

3.1. Proposal overview

The proposed development seeks consent for alterations and additions to an existing dwelling. The proposal predominately utilises the existing footprint of the dwelling with a new addition extending from the northern elevation of the dwelling. The alterations and additions comprise the following works:

- Extending the north-western wall and reconfigure all Bedrooms including a WIR for Bedroom 1
- Enclosing the western end of front verandah to create an ensuite bathroom
- Removing internal and external walls to reconfigure living and kitchen
- Construction addition extending from north-eastern elevation to create new dining/family room, laundry, bathroom and covered verandah with pitched roof design, comprising clerestory windows.
- Replacing the roof with a new colorbond pitched roof.

Architectural plans for the proposed development are provided in **Appendix A**.

The proposal retains the same number of bedrooms however will create additional living spaces. The proposed alterations will increase the gross floor area of dwelling by approximately 54.3m², from 73m² to 127.3m².

3.2. Detached Garage

The proposed development seeks consent to construct a freestanding shed ancillary to the dwelling, used for parking and storage. The proposed shed will be located in the northern corner of the allotment and will be accessed via the existing driveway extending from the Kent Street frontage.

The proposed shed has two (2) roller doors and a PA door along the south-western elevation, and will accommodate two (2) vehicles. The proposed shed includes an awning, comprising an area of approximately 38m², which extends from the south-western elevation.

The proposed shed will have a floor area of approximately 84m² and includes a small bathroom. The shed will utilise slab on ground construction, a steel frame, with external metal roofing and wall cladding in grey colour.

Roof water from the shed will be diverted to two (2) water tanks adjacent to the south-eastern side of the shed, having a capacity of 2KL each. Overflow from these tanks will be diverted to existing stormwater infrastructure in Bent Lane.

3.3. Driveway

As shown in Plate 1 above the existing site comprises a partially constructed external driveway cross over, which connects the edge of the sealed road to the existing footpath. A retaining wall has previously been constructed by Council within the road reserve to retain the natural ground level.

The proposed development seeks to construct the remaining section of the external driveway cross over, between the footpath and the property boundary, as well as the internal driveway within the site as shown in Figure 5 below. It is anticipated that part of the existing retaining wall will need to be modified to facilitate the proposed alignment.

The proposed driveway design will be subject to a separate approval process (s138) and the details of this design will be established prior to the issue of a construction certificate.

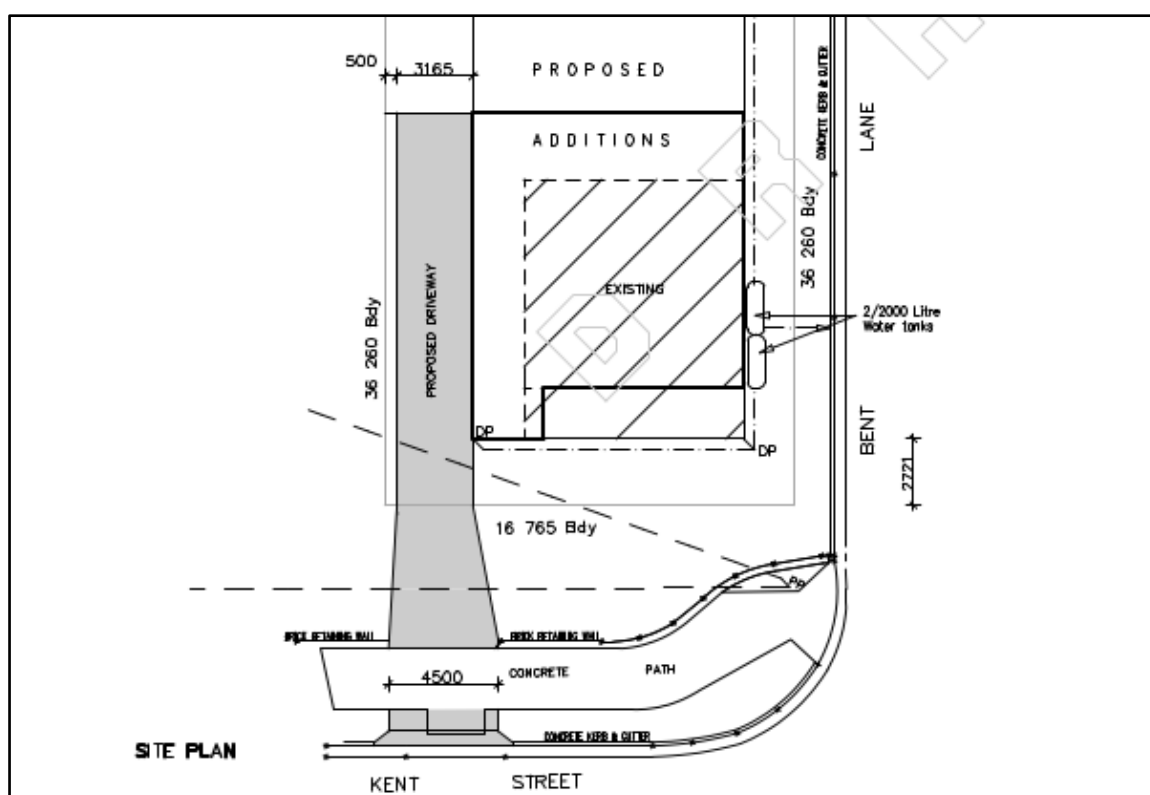


Figure 5 – Proposed Driveway location

[source: Proposed Site Plan]

4. Planning Controls & Environmental Assessment

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

The objects of the EP&A Act are:

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

The proposed development is consistent with the objects of the EP&A Act and will promote orderly and economic use and development of the land. The proposal promotes good design and amenity of the built environment, whilst ensuring careful consideration of the environmental values of the site. The assessment below provides justification for the development against the relevant matters that must be taken into consideration by the determining authority.

4.2. State Environmental Planning Policies

4.2.1. State Environmental Planning Policy (Resilience and Hazards) 2021

The *State Environmental Planning Policy (Resilience and Hazards) 2021* is applicable to the proposal, specifically Chapter 2 Coastal Management. The site is located within the area

categories under the SEPP as being a “Coastal Environment ” area, as shown in Figure 5 below.



Figure 5 – SEPP (Resilience and Hazards) 2021 Coastal Management Areas Mapping
[source: Midcoast Council online mapping]

The proposed development relates to alterations and additions of an existing approved building and is infill development on a site that contains no native remnant vegetation. The proposal is consistent with the provisions contained within the SEPP as it:

- Is unlikely to impact on ecological or hydrological values in the area.
- Is not located within close proximity to coastal foreshores and will not impact on visual amenity or scenic qualities of the coast, including coastal headlands.
- Will not impact on water quality in any marine estate.
- Will not have a significant impact on the coastal environment.
- Will not have any adverse impacts on any existing public space, or access to or along foreshores.
- Will not have any adverse impacts on native vegetation, fauna or their habitats, headlands or rock platforms.
- Will not impact on the biophysical, hydrological or ecological integrity of the adjacent littoral rainforest

- Will not impact on the quantity and quality of surface water and ground water flows to/from the adjacent littoral rainforest

4.2.2. State Environmental Planning Policy (BASIX) 2004

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

4.3. Local Environmental Plan

4.3.1. Great Lakes Local Environmental Plan (LEP) 2014

The site is zoned R3 Medium Density Residential zone pursuant to the provisions of the Great Lakes Local Environmental Plan 2014 (LEP). The proposal predominately utilises the existing footprint of the dwelling with a small addition extending from the northern elevation. The proposal is considered low impact residential development and is consistent with the objectives of the R3 zone.

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

Development standard	Comments
4.3 Height of Buildings	Allowable: 12m Proposed: 6.08m
4.4 Floor Space Ratio	Allowable: 1:1 Proposed: 0.20:1
4.7 Flooding	The site is identified as being flood prone. A Flood Planning Certificate is provided in Appendix C which identifies the site's FPL3 as being 3.2m AHD. The proposed dwelling will have a FFL of 3.5m AHD.
7.1 Acid sulfate soils	The site is mapped as containing class 3 Potential Acid Sulfate Soils (PASS). Proposed works will not result in the exposure of these soils.
7.2 Earthworks	Minor earthworks are required to establish the foundations associated with the proposed additions. No significant cut or fill is required for the dwelling however approximate 0.3m of fill is required in the

	<p>northern corner of the allotment to establish a level building site for the proposed garage.</p> <p>The proposed works will not have a detrimental effect on soil stability or drainage patterns of the site.</p>
7.5 Stormwater management	<p>The proposal will not result in stormwater being directed onto adjoining lands or have an adverse impact on groundwater, native bushlands, wetlands or receiving waters.</p> <p>Stormwater drainage for proposed additions will connect to the existing drainage for the dwelling and be diverted to Council's stormwater infrastructure. WDS and OSD provisions do not apply to this development.</p>
7.7 Riparian Land and Watercourses	<p>The site does not contain a mapped watercourse or riparian land.</p>
7.21 Essential services	<p>The site is currently connected to all essential services including reticulated water, sewer and electricity.</p>

4.4. Development Control Plan

4.4.1. Great Lakes Development Control Plan 2014

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

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

4.4.1.1. Section 4 - Environmental Considerations

DCP Section	Comments
4.1 Ecological Impacts	<p>The proposal will not result in any significant adverse ecological impacts. No vegetation will be removed to accommodate the proposed additions and alterations to the dwelling.</p>
4.2 Flooding	<p>The site is identified as being flood prone. A Flood Planning Certificate is provided in Appendix C which identifies the site's FPL3 as being 3.2m AHD. The proposed dwelling will have a FFL of 3.5m AHD.</p>

4.3 Coastal Planning Areas	The site is not identified as being land within a coastal planning area.
4.4 Effluent Disposal	The existing dwelling on the site is connected to Council's reticulated sewage infrastructure.
4.5 Poultry Farms	The site is not located within the vicinity of a poultry facility.
4.6 Contaminated lands	The site is not identified as being contaminated land. Historical land use does not indicate any evidence of likely contamination.
4.7 Bushfire	The site is not identified as being prone to bushfire.

4.4.1.2. Section 5- Single Dwellings, Dual Occupancies, Villas and Townhouses

DCP Section	Comments
5.1 Solar Access Buildings should be designed to allow at least two hours of sunshine upon the internal and outdoor living areas of adjacent dwellings and between 9.00 am and 3.00 pm on 21 June.	<u>Yes</u> The proposed alterations and additions have been designed with consideration of solar access to internal living spaces within the dwelling. The roof design includes a clerestory window facing north to convey light into the main living spaces. The proposal will not impact on solar access of dwellings on adjoining lands. Suitable solar access will be available within the dwelling and outdoor areas of adjoining dwellings on 21 June.
5.2 Views and Privacy In designing buildings the concept of 'view sharing' should be adopted by considering the impact of buildings on the views enjoyed by neighbours.	<u>Yes</u> The proposed alterations and additions will have no impact on existing views of adjoining lands. The alterations and additions are suitable designed an setback from boundaries to ensure visual and acoustic privacy is maintained to adjoining dwellings.
Visual privacy for adjoining properties and within development projects can where necessary, be achieved by: <ul style="list-style-type: none"> • Using windows which are narrow, translucent or obscured to bathrooms and toilets; • Ensuring that windows do not face directly onto the windows, 	The proposal also has been designed to consider the visual and acoustic privacy of dwellings on adjoining lands. The dwelling is single storey and minimises opportunities for overlooking.

<p>balconies or courtyards of adjoining dwellings; or</p> <ul style="list-style-type: none"> • Screening windows, balconies and courtyards within 3m of a property boundary. • Privacy screens should not impact upon existing view sharing arrangements. 	
5.4 General Building Design	
<p>Built form is to be articulated into a series of linked massing elements. Each massing element is to have an overall maximum wall length of 12m.</p>	<p><u>Yes</u></p> <p>The proposed alterations have been suitably designed given the context and setting. The proposal predominantly utilises the same footprint as an existing dwelling, with an addition on the northern side of the dwelling.</p> <p>The building responds to the site's constraints. The north-western however comprises an unarticulated massing wall element of 13.3m in length. A variation is requested given this wall relates to the ground floor level of a single storey dwelling and is suitably setback from the boundary. The variation is minor in scale and will not adversely impact on the amenity of character of the area.</p>
Attached garages and carports must have a minimum 500mm setback from the front building line of the dwelling for which it is provided.	N/A – No attached garage/carport proposed.
Building entries/front doors should be directly visible from the street and preferably part of dwelling frontage.	<p><u>Yes</u></p> <p>The proposed alterations will retain the existing front entry of the dwelling, which is accessed via a small entry deck and directly visible from the street.</p>
To aid the environmental performance of buildings and for visual amenity of new buildings, eaves with a minimum width of 600mm to the north, east and west of the external perimeter or 70% of external walls should be considered.	<p><u>Yes</u></p> <p>The building is compliant with the requirements of BASIX. A 600mm eave overhang is proposed to building which will assist the buildings thermal performance.</p>
Building designs are to be stepped to follow the contours of the site rather than requiring extensive cut	<u>Yes</u>

and fill to enable 'slab on ground' construction	The proposed alterations are designed to utilise the existing footprint and foundations of the existing dwelling. The site comprises a relatively level landform and only minor fill is required for the garage slab foundation.
Colour and materials are to be sympathetic to the existing character of the street and natural setting of the locality. Highly reflective materials should be avoided. On sloping sites in built up areas, reflective, white and other light coloured roof materials should be avoided to reduce glare impacts to adjoining properties.	<u>Yes</u> The proposed alterations will utilise a grey colour palette to modernise the appearance of the dwelling and complement the existing streetscape. This includes woodland grey for the dwelling, shale grey and basalt grey for the shed.
5.5 Setbacks Residential Zones	
<p>Minimum front setback</p> <p>The primary road setback should be an average of the setbacks of the nearest two neighbouring houses, with the same primary road frontage</p> <p>Garages, carports and open car parking spaces must be setback at least 6m from the primary road frontage.</p>	<p>The existing dwelling is setback 2.72m from the front boundary. The proposed alterations seek to retain this existing front setback.</p> <p>The nearest 2 dwellings with the same primary frontage are 13 and 15 Kent Street. These dwellings also appear to have setbacks of <2m. It is noted that there is an increase width of existing road reserve on this side of Kent Street which allows for a footpath. As such the distance from the road to the property boundary is > 10m, giving the appearance of a substantial front setback to these dwellings.</p> <p>The proposed garage (shed) will be setback 26m from the street frontage.</p> <p>It is considered that the setback of the existing dwelling and the proposed alterations is reasonable given the context and setting of the development.</p>
<p>Minimum side setbacks</p> <p>A minimum of 900mm for a building with a maximum wall height of 3.8m.</p>	<p><u>Yes</u></p> <p>The existing dwelling is sufficiently setback from the side boundaries. The proposal will maintain the existing side setback of 2.0m from the south-eastern boundary and >3m from the north-western boundary.</p> <p>Both setbacks are compliant with the DCP provision.</p>

<p>5.5.2.5 Minimum Rear setback A minimum of 3m for a building with a maximum wall height of 3.8m.</p>	<p>Yes</p> <p>The proposed dwelling is setback 15.7m from the rear boundary. The proposed shed however is setback 0.9m, this setback is discussed in 5.10 Detached Garages below.</p>
<p>5.5.2.4 Corner Setback Controls A 3m setback is usually applied to the longest street frontage on a corner block to ensure optimum use of the site for the residence and private outdoor areas</p>	<p>The existing dwelling is setback 2m from the secondary frontage to Bent Lane. The proposal will maintain the existing setback of 2.0m from this frontage. As such a minor variation to this provision is sought.</p> <p>The proposed variation will have no impact on the existing amenity of the area and will have no detrimental visual impact to the streetscape or adjoining lands.</p>
5.6 Building Height	
<p>5.6.1.1 Outbuildings - Residential and Village Zones</p> <p>The maximum building height of an outbuilding must not exceed 4.8m above existing ground level.</p>	<p>The propose shed has an overall height of 5.48m and seeks a minor variation to this provision.</p> <p>The proposed variation of 0.68m is considered reasonable given the scale of the variation and that it quickly diminishes as the pitch of the roof moves along the walls. The proposed shed will have no impact on privacy, amenity or overshadowing of adjoining lands. The proposed shed is also well setback from any street frontages.</p> <p>The proposed variation is considered reasonable and appropriate given the context and merits of the development.</p>
5.7 Cut and Fill	
<p>1) Visually exposed retaining walls and terraces shall not exceed 0.6m in height on the street frontage and 1.2m in all other areas.</p> <p>2) Cut and fill involving benched areas for landscaping shall be restricted to a maximum 25m² per dwelling</p>	<p><u>N/A</u></p> <p>No cut or fill required for landscaping.</p>
5.8 Private Open Areas	
<p>A ground level outdoor living space is to be provided for each dwelling with direct access from the ground floor main living areas which has a minimum area of 24m² and minimum length and width of 4m.</p>	<p><u>Yes</u></p> <p>The proposed alterations to the dwelling will include a large, covered verandah extending from the north-eastern elevation, comprising an area of approximately 50m². This area extends from a proposed living zone.</p>

Private outdoor living areas are not to be located within the front building line setback to either the primary or secondary street frontages.	The scale of the site and setbacks of the dwelling provide sufficient private outdoor areas at ground level for occupants.
5.9 Fencing and Walls	
<p>Fences within the front setback area from a primary road are to be a maximum 1.2m high and a minimum 50% open construction for the upper two thirds of the fence.</p> <p>Fences on corner lots with two road frontages should be constructed with an open form (e.g. pool type fencing) within 3m of a corner to assist with sight distance requirements for drivers.</p>	<p><u>N/A</u></p> <p>No fencing alterations are proposed.</p>
<p>5.10 Garages and Carports</p> <p>60m² for lots with an area over 600m² but not more than 900m².</p> <p>Setback from front boundary = 6m</p> <p>Setback minimum of 0.5m from the front building line</p> <p>Setback 3m from secondary frontage</p>	<p>The proposed shed (garage) will have a floor area of 84m². Pursuant to the DCP provisions, outbuildings on lots >600m² allow for a maximum floor area of 60m². As such a minor variation is sought to allow the additional 24m².</p> <p>The proposed shed is setback >6m from the front boundary and >3m from the secondary frontage.</p> <p>The proposed variation is considered reasonable given the scale of the variation and location of the shed in the rear yard. The proposed shed will have no impact on privacy, amenity or overshadowing of adjoining lands.</p> <p>The proposed variation is considered reasonable and appropriate given its context and setting within the surrounding built environment.</p>
<p>Detached garages, carports, sheds, other outbuildings located in a residential area must be setback from a side or rear boundary:</p> <p>a) A minimum of 0.9m to an external wall, for a building with a maximum wall height of 2.7m.</p>	<p>The proposed shed will be set back 0.9m from the north-western (side) boundary and north-eastern (rear).</p> <p>The proposed shed will have a maximum wall height of 5.24m at the ridgeline on the side walls of the shed. This decreases to 4.4m at the gutter. The wall adjacent to the north-eastern (rear) boundary is 4.4m.</p>

<p>b) Where the wall height is greater than 2.7m, the minimum side setback shall be $0.9m + \frac{\text{wall height over } 2.7m}{2}$</p>	<p>Pursuant to this provision a setback of 2.17m is required for the north-western (side) boundary and 1.75m from the north-eastern (rear) boundary.</p> <p>As such a minor variation is sought for the side and rear setback provisions for this outbuilding.</p> <p>The site is constrained by an existing sewer main which passes through the northern section of the land, limiting the options for siting the building. The slab foundations have been sited with sufficient setback from the sewer main.</p> <p>The proposed variation is considered reasonable given the scale of the variation and location of the shed in the rear yard. The proposed shed will have no impact on privacy, amenity or overshadowing of adjoining lands.</p>
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4.4.1.3. Section 10, 11, 12 and 13

DCP Section	Comments
Section 10 – Parking and Vehicular Access	
<p>Parking Rates</p> <p>Dwellings with a floor area greater than 125m² must be provided with a minimum of two (2) covered car parking spaces.</p>	<p><u>Yes</u></p> <p>The proposed development includes the construction of a detached shed which accommodates two (2) car spaces.</p>
Section 11 – Water Sensitive Urban Design	
<p>Compliance with Water Quality Targets</p>	<p>N/A</p> <p>Council's WSD provisions do not apply to the proposed development.</p>
Section 12 – Tree and Vegetation	
	<p>N/A</p> <p>No native trees will be removed by this proposal.</p>
Section 13 - Landscaped Area	
<p>A minimum of 30% of the site area is to be set aside for landscaping preferably with native vegetation at existing natural ground level and a deep soil zone</p>	<p><u>Yes</u></p> <p>The site contains sufficient landscaped areas. More than 30% of the site area will remain landscaped.</p>
<p>Deep Soil Zone</p> <p>At least 50% of the landscape area is to include deep soil zones.</p>	<p><u>Yes</u></p> <p>Suitable areas are retained for deep soil zones. The proposed alterations predominately cover existing impervious areas.</p>

4.5. Likely Impacts

The proposal involves alterations and additions to an existing dwelling. The proposed works are located within an established urban area and have been designed to ensure the preservation of the amenity of the surrounding area. The alterations have also been designed with careful consideration of adjoining lands and does not breach the building height or floor space ratio provisions of the LEP.

The likely social, environmental and economic impacts associated with the proposed development are expected to be minimal. The development will not result in any significant adverse impacts to the ecological values or the existing amenity of the area.

4.5.1. Environmental and Ecological Impact

The proposed alterations and additions have been designed to minimise environmental disturbance by adopting effective safeguards to protect the health of the land and surrounding area. Stormwater will be directed to water tanks for reuse and the overflow will be conveyed to Council's existing infrastructure to prevent erosion and soil disturbance.

The development will not have any significant impact on threatened species or endangered ecological communities.

4.5.2. Traffic & Noise

Suitable legal and physical access is currently available to the existing dwelling on the site. The proposal will retain the existing access and will not increase traffic in a manner that will adversely impact the amenity of the surrounding area.

The proposed development is for domestic residential use and does not include any noise generating activities. The development will not result in any noise impacts to the surrounding area.

4.6. Site Suitability & Public Interest

The site is considered suitable to accommodate the proposed alterations and additions and will not adversely impact upon the environment or amenity of adjoining lands. The

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

5. Conclusion

Development consent is sought to alter an existing dwelling within an established residential area in Tuncurry. The proposal predominately utilises the existing footprint of the dwelling, with a new addition to the rear of the dwelling. The proposed alterations have been designed to minimise ensure privacy and amenity to the occupants of the site and adjoining lands.

The proposal is compliant with the objectives and relevant provisions of the Great Lakes LEP 2014 and is generally consistent with all objectives and provisions of the Great Lakes Development Control Plan 2014. Minor variations are sought to the DCP provisions pertaining to the proposed shed which will not have any adverse impacts to the amenity of adjoining landowners.

The proposed alterations and additions will not dominate the surrounding built environment and are compatible with the character of the local area.

As demonstrated by this document, the proposed development is suitable development for the subject land and is compliant with all matters for consideration under Section 4.15 of the *Environmental Planning and Assessment Act 1979*.

Appendix A – Plans for Proposed Development

See Attached

Appendix B – BASIX Certificate

See Attached

Appendix C – Flood Planning Certificate

See Attached