

Statement of Environmental Effects

Proposed Development | **New Dwelling**

Property Address | **80 Hillside Parade, Elizabeth Beach NSW 2428**

Property Description | **Lot 4249 DP 1285824**

Property Owner | **K & M Barrow**



12 November 2025

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1. Summary

1.1. Overview

This proposal seeks development consent to construct a new dwelling on a residential allotment located at 80 Hillside Parade, Elizabeth Beach. The subject land is a vacant lot within a recently completed subdivision located at the western end of Hillside Parade.

Due to the significant slope of the landform the proposed development includes a request for a minor variation to building height, subject to clause 4.6 of the Great Lakes Local Environmental Plan 2014.

1.2. Scope of Report

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

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

2. Site Description

2.1. Site Details & Description

Property Address:	80 Hillside Parade, ELIZABETH BEACH NSW 2428
Land Description:	Lot 4249 DP 1285824
Zoning:	R2 –Low Density Residential Zone
Site Area:	1200m ²
Owner:	K & M Barrow

The subject land (the site) comprises vacant land described as Lot 4249 DP 1285824 and is located at 80 Hillside Parade, Elizabeth Beach. The site is located within a recently completed residential subdivision located at the western end of Hillside Parade.

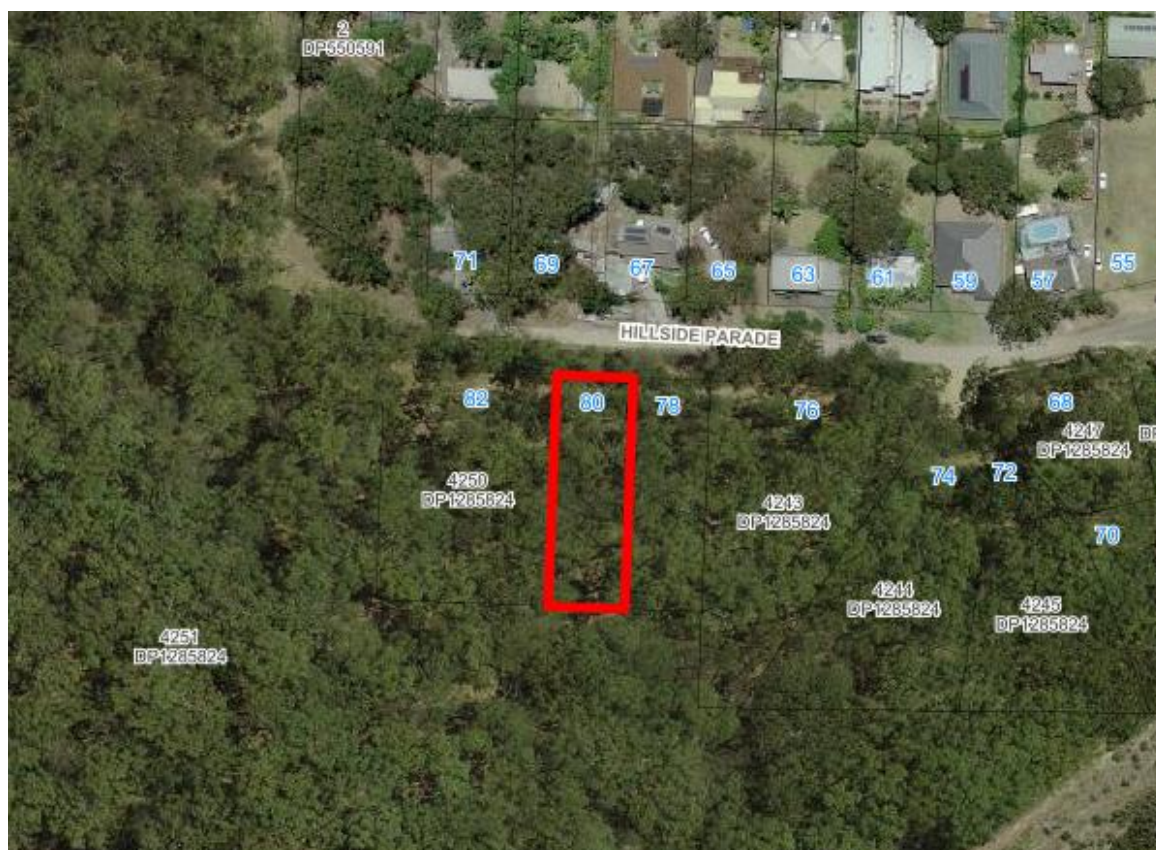
The site is a regular shaped lot bound by Hillside Parade along its northern boundary. Adjoining allotments to the east and west comprise residential zoned land, also currently vacant. A large conservation zoned allotment (Lot 4251 DP 1285824) adjoins the land to the south. Lot 4251 comprises dense vegetation comprising a native eucalypt forest.

Primary access to the site is obtained via an existing driveway extending from Hillside Parade, constructed at the time of subdivision. Due to the slope of the land, retaining walls have been constructed within the road reserve, adjacent to the front boundary, as shown in Plate 1 below. These walls were constructed by the developer at the time of subdivision.

The allotment is zoned R2 Low Density Residential zone under the provisions of the Great Lakes Local Environmental Plan 2014 and has a site area of approximately 1200m². The landform comprises a significant slope of approximately 26.5% (14.8 degrees) across the site, falling from the southern to northern boundaries.

Vegetation on the site predominantly comprises native grasses with scattered eucalypt trees, as shown in Plates 1 and 2 below. The site classified as being bushfire prone, however is not identified as being flood prone land. The site contains class 5 acid sulfate soils.

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



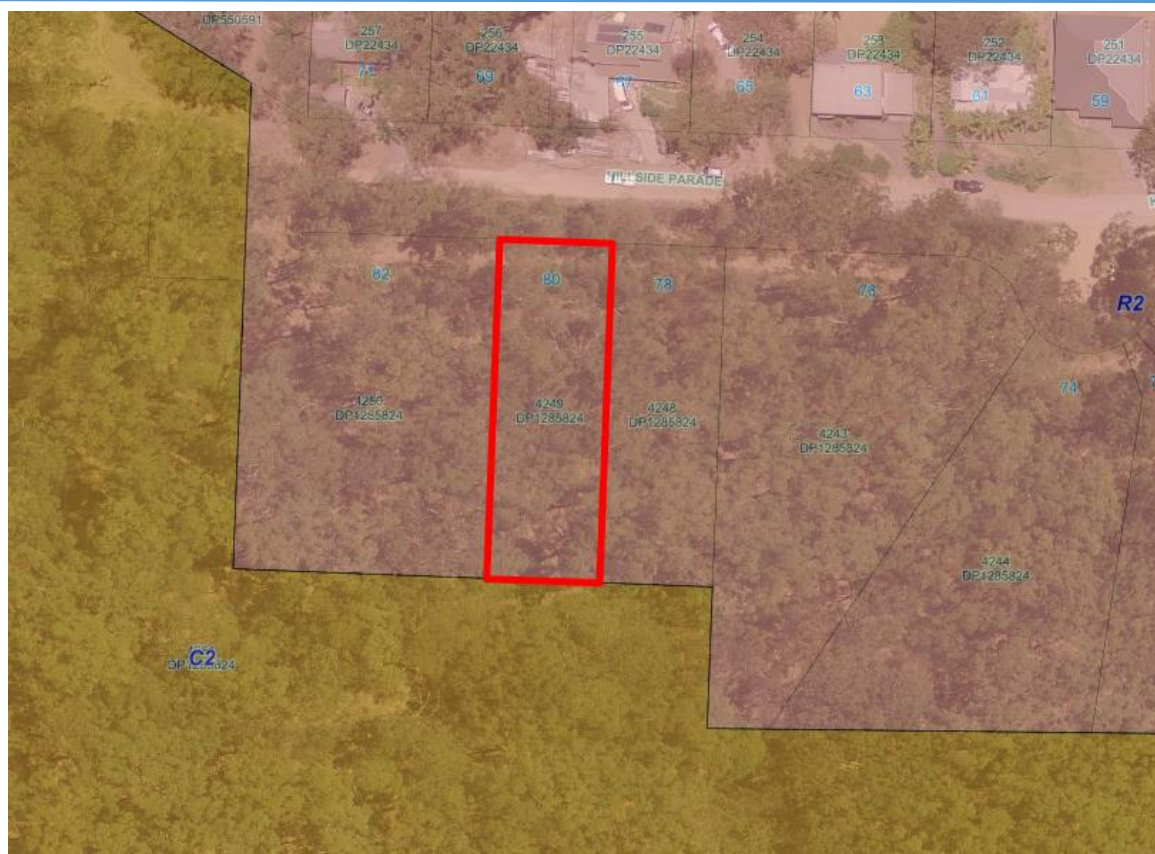


Figure 2 – Site Landuse Zoning Map

[source: Midcoast Council online mapping]

2.2. Site Context and Surrounding Area

The allotment is located within the small coastal town of Elizabeth Beach, within the MidCoast Council Local Government Area. Elizabeth Beach is uniquely located within a narrow corridor of land between the south-eastern edge of Wallis Lake and the coastal dunes associated with Elizabeth Beach. The area is situated approximately 20 minutes' drive south of Forster, the nearest urban centre.

The region around Elizabeth Beach is characterised by moderately to steeply sloping coastal headlands and associated ridge lines. These ridgelines grade down to low lying areas around Wallis Lake and Elizabeth Beach.

The site is located within the south-western edge of the urban area of Elizabeth Beach, amongst a recently completed eight (8) Lot residential subdivision. The built form in the surrounding area consists predominantly of single dwellings on standard sized residential lots. The site comprises a steep landform with an elevated northerly aspect and lake views to the north.

Dwellings on adjacent lands to the north comprise two storey dwellings, with a range of modern coastal architectural styles. Plates 1 and 2 and below, depicts the current site conditions when viewed from the Hillside Parade frontage.



Plate 1: Image depicting the existing site conditions at 80 Hillside Parade viewed from the northern property boundary looking south.



Plate 2: Image depicting the existing site conditions at 80 Hillside Parade, within the centre of the site looking south towards the rear boundary.

2.3. Hazards

2.3.1. Bushfire and Flood

The site is classified as being bushfire prone land on maps held by Council and the NSW Rural Fire Service. A map depicting the site located within the mapped bushfire prone area is provided in Figure 3 below.

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

2.4. Essential Services

Reticulated water, sewer and electricity are available to the site. All services are provided from the Hillside Parade frontage. Overhead powerlines and a power pole are located within the Hillside Parade frontage adjacent to the site, however electricity services to the site and new lots on the southern side of Hillside Parade are underground.

The site is capable of being provisioned with a domestic waste collection service.



Figure 3 – Bushfire Prone Land Map

[source: Midcoast Council online mapping]



Figure 4 – Acid Sulfate Soils Map [source: Midcoast Council online mapping]

2.5. Topography, Soils Characteristics and Vegetation

The site comprises a steeply sloping landform, typical of residential land in the Elizabeth Beach and Pacific Palms area. The land steeply extends from the front (northern) boundary towards the southern boundary. The average slope across the site is approximately 26.5% (14.8 degrees).

The site is identified as being class 5 Acid Sulfate Soils pursuant to Acid Sulfate Soils maps contained within the Great Lakes Local Environmental Plan 2014. A map depicting the subject land within the Acid Sulfate Soils map area is provided in Figure 4 above.

2.6. Contaminated Land

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

2.7. Heritage

2.7.1. European Heritage

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

2.7.2. Aboriginal Heritage

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

2.8. Easements and Restrictions on Title

The subject allotment is not burdened by any easements for sewer, drainage or electricity supply.

The site is burdened by a 20m wide easement along the southern boundary for an Asset Protection Zone for the purpose of bushfire protection.

2.9. Site Access

The site gains vehicle access directly from Hillside Parade, a sealed local road. As depicted in Plate 1 above, a concrete driveway crossover has previously been constructed as part of the subdivision. Due to the slope of the landform retaining walls have been constructed adjacent to the driveway.

Suitable sight distances of >50m are available in both directions from the property frontage.

3. Proposed Development

3.1. Proposal overview

The proposed development seeks consent to construct a new three (3) storey architecturally designed dwelling on the site.

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

The proposed dwelling consists of four (4) bedrooms, three (3) bathrooms, open plan living, kitchen and dining areas. The proposed dwelling includes several verandahs extending from the northern and southern elevations of the building. The dwelling includes an attached double garage on the ground floor level, which will accommodate two (2) vehicles.

The proposed floor plan includes a centrally located lift and stairwell which services all levels of the dwelling. The proposed dwelling has a gross floor area of approximately 294.46m².

The building has been designed with consideration of the site's significant steep landform as well as bushfire constraints. The proposed design seeks to optimise lake views, whilst protecting the privacy for occupants on adjoining lands.

The dwelling has been designed using slab on ground and suspended slab construction, with a low-pitched metal roof design. External materials utilise a combination of masonry walls and metal clad walls in dark colouring, with timber accents.

3.2. Stormwater Management

The proposed dwelling includes the installation of 2 x 5KL rainwater tank which will collect 100% of the roof area for reuse within the dwelling (toilets, laundry and outdoor area).

The overflow from the rainwater tanks, will be directed to Council's stormwater infrastructure in Hillside Parade. A Stormwater Drainage Plan is provided in **Appendix E**.

3.3. Services and Access

Connection to Council's reticulated sewage and water infrastructure is available to the proposed new dwelling. The proposed dwelling will be serviced by reticulated electricity supply and capable of being provisioned with a domestic waste service.

A driveway will extend from the front boundary to the proposed garage. Detailed plans of the proposed internal driveway are provided in **Appendix F**.

4. Planning Controls & Environmental Assessment

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

The objects of the EP&A Act are:

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

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

4.2. Rural Fires Act 1997

The site is identified as bushfire prone land. Pursuant to Section 79BA of the *Rural Fires Act 1997* the development requires consideration of the objective and measures contained within the NSW RFS document titled *Planning for Bush Fire Protection 2019* (PBP2019).

The site is identified as being bushfire prone land. A bushfire assessment considering the bushfire hazards has been prepared by Swift Planning, dated 20 September 2025, and is

provided in **Appendix B**. This assessment addressed section 1.1 and 7.3 of the PBP2019 for infill residential development. The bushfire assessment provides detailed consideration of the proposal against the aims and objectives of the NSW Rural Fire Services' Planning for Bushfire Protection 2019 guideline.

The report demonstrates that suitable setback distances from vegetation will result in a BAL 12.5 level of construction. As such no tree removal is required to establish an APZ for the dwelling. The proposed development is consistent with the objectives and requirements detailed in PBP 2019.

4.3. State Environmental Planning Policies

4.3.1. State Environmental Planning Policy (BASIX) 2004

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

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

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



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

The proposed development is consistent with the provisions contained within the SEPP. Detailed consideration of the relevant provisions of the SEPP are provided in the table below:

Chapter 2 – Coastal Management	
Division 4 – Coastal use area	
Clause 2.11: Development on land within a <u>coastal use</u> area	
Consideration	Comment
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) existing, safe access to and along the foreshore, beach, headland or rock platform for members of the public, including persons with a disability,	The proposal will not have any adverse impacts any existing public space, or access to or along foreshores.
(ii) overshadowing, wind funnelling and the loss of views from public places to foreshores,	The proposal does not involve significant impact to views, overshadowing or wind funnelling along the foreshore.
(iii) the visual amenity and scenic qualities of the coast, including coastal headlands,	The proposal will not impact on the scenic amenity of the coast, including coastal headlands
(iv) Aboriginal cultural heritage, practices and places,	An AHIMs search has not identified any aboriginal cultural heritage places on the land.
(v) cultural and built environment heritage, and	The proposal does not affect any cultural or built environmental heritage
(b) is satisfied that—	
(i) the development is designed, sited and will be managed to avoid an adverse impact referred to in paragraph (a), or	The proposed development is suitably sited to avoid adverse impacts on the coastal environment.
(ii) if that impact cannot be reasonably avoided—the development is designed, sited and will be managed to minimise that impact, or	The proposal will not have any significant impacts on the coastal environment.
(iii) if that impact cannot be minimised—the development will be managed to mitigate that impact, and	The proposal will not have any significant impacts on the coastal environment.
(c) has taken into account the surrounding coastal and built environment, and the bulk, scale and size of the proposed development.	The proposal is consistent with the built environment in the surrounding area.
Clause 2.10 Development on land within the <u>coastal environment</u> area	
Development consent must not be granted to development on land that is within the coastal environment area unless the consent authority has considered whether the proposed development is likely to cause an adverse impact on the following:	

(a) the integrity and resilience of the biophysical, hydrological (surface and groundwater) and ecological environment,	The proposal is unlikely to impact on ecological or hydrological values in the area.
(b) coastal environmental values and natural coastal processes,	The proposal is unlikely to impact coastal environmental values or coastal processes.
(c) the water quality of the marine estate (within the meaning of the <i>Marine Estate Management Act 2014</i>), in particular, the cumulative impacts of the proposed development on any of the sensitive coastal lakes identified in Schedule 1,	The proposal will not impact on water quality in any marine estate.
(d) marine vegetation, native vegetation and fauna and their habitats, undeveloped headlands and rock platforms,	The proposal will not have any adverse impacts on native vegetation, fauna or their habitats, headlands or rock platforms.
(e) 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,	The proposal will not have any adverse impacts any existing public space, or access to or along foreshores.
(f) Aboriginal cultural heritage, practices and places,	The proposed development will not result in any physical works in the vicinity of any known aboriginal sites.
(g) the use of the surf zone	The proposal will not impact on the use of any surf zone.
Development consent must not be granted to development on land to which this clause applies unless the consent authority is satisfied that:	
(a) the development is designed, sited and will be managed to avoid an adverse impact referred to in subclause (1), or	The proposed development is suitably sited to avoid adverse impacts on the coastal environment.
(b) if that impact cannot be reasonably avoided—the development is designed, sited and will be managed to minimise that impact, or	The proposal will not have a significant impact on the coastal environment.
(c) if that impact cannot be minimised—the development will be managed to mitigate that impact.	The proposal will not have a significant impact on the coastal environment.

Division 5 – General Clause 2.12– Development not to increase risk of coastal hazards	
Consideration	Comment
Development consent must not be granted to development on land within the coastal zone unless the consent authority is satisfied that the proposed development is not likely to cause increased risk of coastal hazards on that land or other land.	The proposal is located outside the mapped coastal risk areas identified by Council's LEP. The proposed development will not increase the risk of coastal hazards on the site or nearby lands.
Clause 2.13 – Coastal management programs to be considered	
Consideration	Comment
Development consent must not be granted to development on land within the coastal zone unless the consent authority has taken into consideration the relevant provisions of any certified coastal management program that applies to the land.	There are no specific coastal management controls or programs applicable to the subject land.

4.4. Local Environmental Plan

4.4.1. Great Lakes Local Environmental Plan (LEP) 2014

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

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

Development standard	Comments
4.1 Minimum Subdivision Lot Size	Allowable: 450m ² Existing: 1200m ²
4.3 Height of Buildings	Allowable maximum: 8.5m Proposed: 8.9m VARIATION Requested See Appendix D - Clause 4.6 Variation to Development Standard
4.4 Floor Space Ratio	Allowable: 0.5: 1 (max GFA 600m ²) Proposed 0.24: 1 (GFA 294m ²)

4.6 Variation to Development Standards	The proposed development seeks a variation to the development standard for height of building. See Appendix D - Clause 4.6 Variation to Development Standard
5.21 Flooding	The subject land is not identified as being flood prone land.
7.1 Acid sulfate soils	The site is mapped as containing class 5 potential Acid Sulfate Soils. Excavation works are required for the foundations of the proposed dwelling and connection to services, however no excavation below 5m will occur and no exposure of PASS is likely to occur.
7.2 Earthworks	Earthworks are required for the dwelling's foundations and connection to services. The proposed development will not impact on soil stability of the site. Geotechnical investigations will be required prior to construction. Suitable sediment and erosion control measures will be implemented to ensure sediment does not move off site during construction.
7.4 Coastal Risk Planning	The site is not mapped as being within the coastal risk planning area. The proposed development is not likely to increase the risk of coastal hazards on the site or nearby lands.
7.5 Stormwater management	The proposed dwelling will increase the footprint of impervious surfaces on the site. Section 4.5.1.4 below provides considerations of the relevant to stormwater quality provisions of the DCP. The proposed dwelling will convey stormwater overflow from the water tanks to Council's stormwater infrastructure.
7.21 Essential services	The site is capable of connecting to all essential services including reticulated sewer, electricity and water services.

4.5. Development Control Plan

4.5.1. Great Lakes Development Control Plan 2014

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

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

4.5.1.1. Section 4 - Environmental Considerations

DCP Section	Comments
4.1 Ecological Impacts	The site has previously been disturbed and predominately comprises grasses with scattered trees. It is unlikely the proposed dwelling will result in any significant adverse ecological impacts.
4.2 Flooding	N/A -The subject land is not identified as being flood prone.
4.3 Coastal Planning Areas	N/A -The subject land is not identified as being land within a coastal planning area.
4.4 Effluent Disposal	The proposed development is capable of connecting to Council's reticulate sewage system.
4.5 Poultry Farms	N/A – The subject land is not located within the vicinity of a poultry facility.
4.6 Contaminated lands	N/A – The subject land is not identified as being contaminated land. Historical land use does not indicate any evidence of likely contamination.
4.7 Bushfire	The subject land is identified as have a low bushfire risk. A bushfire assessment demonstrating the proposals compliance with all requirements of PBP2019 is provided in Appendix B .

4.5.1.2. Section 5 – Single Dwellings and Dual Occupancies

DCP Section	Comments
5.2 Views and Privacy	The proposed dwelling has been designed with suitable setbacks to adjoining properties to ensure no opportunities for overlooking will arise. The design minimises windows along the eastern and western (side) elevations to assist in maintaining privacy between dwellings. Privacy screens have

	been incorporated into the built form along the eastern and western elevations of external verandahs to minimise overlooking and protect the privacy on adjoining lands. Views associated with the site and adjacent lands is to the north, towards the lake. The proposed dwelling will not impact on views of future dwellings on neighbouring sites.
5.3 Energy Efficiency Residential buildings are to comply with SEPP (BA SIX) 2004.	The proposed dwelling has been design using passive solar design principles and is compliant with the requirements of BASIX. A BASIX and NATHERS Certificate is provided in Appendix C .
5.4 General Building Design 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. Note: this control does not apply to a single storey dwelling, except when located on a corner block.	The proposed dwelling has been suitably designed given the context and constraints of the land and setting. The footprint of the building has been kept to a simple rectangular shape of approximately 130m² to minimise the spread of excavation works over the site. Several architectural and design techniques have been utilised to reduce the perceived bulk and scale of the dwelling. This includes breaking up the building's mass with variable setbacks, contrasting materials and colours, and incorporating landscaping features to add visual interest and break up large surfaces.
Attached garages and carports must have a minimum 500mm setback from the front building line of the dwelling for which it is provided.	The proposed dwelling includes an attached garage located on the ground floor level. The garage is setback behind the front building line and will not be directly visible at street level due to the elevation of the site. Materials and colours for the garage door will compliment with the dwelling.
Buildings are to contribute to an active street by having a window to a living area or bedroom fronting the primary street	The proposed dwelling includes a number of glass doors and windows adjacent to the primary street frontage, and has been designed to conform to the characteristics of the existing streetscape.
Building entries/front doors should be directly visible from the street and preferably part of dwelling frontage	The entrance to the dwelling will be clearly articulated via the driveway and delineated pathway. Due to the slope of the land the front entry will not be visible from street level.
5.5 Setbacks Residential Zones	
Minimum front setback	The proposed dwelling will be setback 7.6m from the primary frontage.

The primary road setback should be an average of the setbacks of the nearest two neighbouring houses, with the same primary road frontage Garages, carports and open car parking spaces must be setback at least 6m from the primary road frontage.	There are no existing dwellings on neighbouring sites with the same street frontage. The proposed garage is setback 15.2m from the primary frontage. As such the proposed development is compliant with front setback requirements of the DCP.
Articulation Zone An 'articulation zone' may be incorporated within the front setback.	The proposed dwelling does not incorporate an articulation zone within the front setback.
Minimum side setbacks A minimum of 900mm for a building with a maximum wall height of 3.8m.	The proposed dwelling has several elements on the western and eastern elevations that are within close proximity to their respective side boundaries, as discussed below: E Elevation The eastern wall of the proposed garage and retaining wall associated with the bin storage/dog wash area and clothes drying deck area are the closest setbacks from the eastern boundary. These structures are all less than 3.8m over ground level and therefore require a minimum setback of 0.9m from the boundary. A minor variation is sought to these structures whose setbacks range from 0m-1.5m. Given the angle of the boundary relative to these elements of the building, the non-compliance with side setback provisions quickly diminish. The eastern edge of the first and second floor verandahs are also located within close proximity to the eastern boundary. Proposed wall height (NE corner of eastern wall): 8.3m Required setback = 2.05m Proposed setback = 0.96-1.59m Variation sought = 0.455-1.065m (north-east corner of covered verandah). Given the angle of the boundary relative to the dwelling the setback requirements are variable. The scale of the variation quickly decreases as the wall of the dwelling moves along the boundary. W Elevation Proposed wall height (NW corner of western wall): 6.1-6.4m Required setback range=1.475-1.55m

	Proposed setback = 2.93m <i>*No variation required.</i> The western wall of the ensuite is setback 0.48-0.83m from the western side boundary. Given the wall height is less than 3.8m, the DCP requires a 0.9m setback. As such a minor variation is sought for this portion of the western wall. Significant consideration has been given in the design of the dwelling to ensure the privacy of occupants on adjoining lands is not impacted. The building includes minimal windows on the eastern and western side elevation, and increased setbacks for glazing on the eastern elevation. Privacy screening on verandahs have also been included to protect the privacy of occupants on the site and on adjoining lands. The proposed setbacks will not significantly impact on overshadowing of adjoining lands. (see shadow diagrams in Appendix A). The proposed setback variations are minor in scale. They relate to small sections of the building at their respective elevations and not the entire length of side walls. The setback variations diminish quickly as the building moves along the boundaries with the slope of the land. Based on a qualitative and quantitative assessment of the variations sought, it is considered that the requested variations are reasonable and suitable to be supported.
Minimum rear setback A minimum of 3m for a building with a maximum wall height of 3.8m.	The proposed dwelling is setback 32m from the rear (southern) boundary.
5.7 Cut and Fill	
Visually exposed retaining walls and terraces shall not exceed 0.6m in height on the street frontage and 1.2m in all other areas.	The proposed dwelling includes a series of masonry retaining walls and terraces located in the front yard, adjacent to the driveway, as well as along the side boundaries. Retaining walls along the front elevation of the dwelling range from 0.6-2.3m in height. Due to the slope of the landform the site currently contains a 2.1m high retaining wall within the road frontage, constructed by the developer at the time of subdivision. The proposed development will include additional retaining works within the front setback which will complement the streetscape and proposed dwelling.
Cut and fill involving benched areas for landscaping shall be	The proposed dwelling involves earthworks for foundations of the dwelling and retaining walls integrated into the building's

restricted to a maximum 25m ² per dwelling.	design. Several retaining walls will be used to allow landscaping features to also be integrated into the build form. The area for cut and fill specifically for the purpose of landscaping will exceed 25m². A variation is sought to this provision given the significantly steep landform and that the additional landscaping features will assist to minimise the bulk and scale of the dwelling when viewed from the street.
5.8 Private Open Areas	
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. Private outdoor living areas are not to be located within the front building line setback to either the primary or secondary street frontages.	The proposed dwelling will provide for suitable private outdoor spaces in the rear yard and extending from verandahs associated with living spaces. POS area on verandahs includes fixed screening (open slatted), to minimise the visual impact from the street frontage and maintain privacy. All POS areas are behind the building line and well setback from the street frontage.
5.9 Fencing and Walls	
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. 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.	The proposed development does not include fencing along the primary road frontage.
Maximum floor area for detached garages. Control = 100m² for lots with an area greater than 900m².	N/A – The proposed dwelling includes an attached garage.

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

DCP Section	Comments
10.3.1.3 Car Parking Rates Dwellings >125m ² = 2 car spaces	The proposed development includes the construction of an attached double garage which will provide two (2) off street car spaces, compliant with DCP provisions for parking rates.
10.3.2.1 Car Space Design Controls Car parking spaces are to be designed in accordance with Australian Standard AS2890.1 and be of the following dimensions: • 2.4m x 5.5m for an unenclosed space. • 3.0m x 6.0m for an enclosed space (e.g. between a fence and a house wall or a single garage)	The proposed garage will comprise suitable dimensions: 8.4m x 6.3m.
10.3.3.1 Vehicle access and driveways Vehicle crossovers are to be located a minimum 1m from the side boundary, at the front boundary. Driveways and crossovers are to be: • Limited to one per frontage; • Located to minimise the removal of any existing street trees. A turning area is to be provided to enable vehicles to enter and leave the site in a forward direction wherever possible.	Access to the site has already been established with a concrete driveway crossover being constructed at the time of the subdivision. The existing driveway cross over is compliant with Council requirements. The proposed internal driveway has been designed to ensure compliance with Council's standards. A long-section plan is included in Appendix F .

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

DCP Section	Comments
Section 11 – WSUD	
All development must meet the relevant water quality targets identified for that type of development as set out in the applicable Stormwater Quality Targets table within this DCP, except in the instance of a Council approved Stormwater Strategy or Drainage Plan which will specify the targets to be met for identified parcels of land.	Council's WSD provisions apply to the proposed development. Pursuant to section 11.2, the proposed dwelling is located within a mapped WSD priority area. The subject land is significantly constrained by a steep slope with an average slope of 26.5% over the site. A variation is sought to remove the requirement for a raingarden subject to the installation of a 10KL water tank that will collect 100% of the roof area of the proposed dwelling.
Section 13 - Landscaped Area	
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	The site contains sufficient area for landscaping. More than 30% of the site area will remain landscaped including grass cover and supplementary trees planting.
Deep Soil Zone At least 50% of the landscape area is to include deep soil zones.	Suitable areas are available for deep soil zones.

4.6. Likely Impacts

The proposal involves the construction of a new dwelling on a residential zoned allotment. The site comprises a significantly steep landform.

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

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

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

4.7. Site Suitability & Public Interest

The site is considered suitable to accommodate the proposed development. The proposed dwelling has been suitably designed given the context and significantly steep landform. The site has access to all essential services and will not impact upon the environment or amenity of adjoining lands.

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

5. Conclusion

Development consent is sought for the construction of a new dwelling on vacant land in Hillside Parade Elizabeth Beach. The proposed development promotes good design with careful consideration of the site's constraints and is consistent with the existing built form of development in the surrounding area.

The proposed development is permissible with consent in the R2 Low Density zone. The proposal is compliant with the objectives of the Great Lakes LEP 2014 and the Great Lakes DCP 2014. Given the significant slope of the landform, the proposal seeks a minor variation to building height, pursuant to clause 4.6 of the Great Lakes LEP.

The proposal is compatible with the character of the local area and is unlikely to result in any adverse effects on adjoining lands.

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

Appendix A Plans for New Dwelling

See Attached

Appendix B Bushfire Assessment

See Attached

Appendix C BASIX Certificate

See Attached

Appendix D Clause 4.6 Variation to Development Standard Report

See Attached

Appendix E Stormwater Design Plans

See Attached

Appendix F- Driveway Design Plans

See Attached