

13 September 2024

The General Manager
MidCoast Council
PO Box 482
Taree NSW 2430

Dear Sir,

SUBJECT: STATEMENT OF ENVIRONMENTAL EFFECTS
PROJECT: PROPOSED MULTI DWELLING HOUSING DEVELOPMENT
22 DRIFTWOOD BOULEVARD (LOT 59 DP1297467)

1. Introduction

This Statement of Environmental Effects applies to the proposed construction of a multi dwelling housing development at 22 Driftwood Boulevard being Lot 59 DP1297467. The proposed development is to be located is shown in **Figure 1**. This SEE provides and assessment of the impacts of the proposed multi-dwelling development.

Figure 1a - Site Location

N ^ - Source: Midcoast Council Online Mapping



The decision-making process for the proposed development falls under Part 4 of the Environmental Planning and Assessment Act 1979 (EP&A Act). The Council, in deciding whether consent should be granted, must examine and take into account relevant matters for consideration. This report is intended to assist in this decision making process and to provide information that satisfies the requirements of Section 4.15 of the EP&A Act as addressed in **Table 1**.

Table 1 Section 4.15 Matters

(a) the provisions of: (i) any environmental planning Instruments;	All relevant provision of the <i>Greater Taree Local Environmental Plan 2010</i> has been considered within this report.
(ii) Any proposed instrument that is or has been the subject of public consultation under this Act and that has been notified to the consent authority (unless the Planning Secretary has notified the consent authority that the making of the proposed instrument has been deferred indefinitely or has not been approved);	The land is proposed to be zoned R1 General Residential under the provisions of Draft <i>Midcoast Local Environmental Plan</i> . The development will still be permissible in the new zone.
(iii) any development control plan	The relevant provisions of the Greater Taree Development Control Plan 2010 are addressed within Section 4 of this report.
(iiia) and planning agreement that has been entered into under section 7.4, or any draft planning agreement that a developer has offered to enter into under section 7.4;	The subject land is not known to be subject to a planning agreement
(iv) the regulations (to the extent that they prescribe matters for the purpose of this paragraph)	Not Applicable.
(v) (Repealed)	-
(b) The likely impacts of that development, including environmental impacts on both the natural and built environments, and social and economic impacts in the locality;	See below.

- context and setting	The subject land is in a new residential precinct in the Old Bar locality. The proposed development is considered consistent with the general context and setting in the locality.
- Access, transport, and traffic	The proposal is consistent with the scale of development indicated in Council's planning policies and is not expected to adversely impact on the function of the local road network.
- Utilities	The subject land is serviced by all essential services.
- Heritage	Not applicable.
- Flora and Fauna	The proposed does not require the removal of any significant vegetation to facilitate the development.
- Natural Hazards	The subject site is mapped as bushfire prone land. A bushfire assessment for the proposed development concludes that the development can comply with the requirements of Planning for Bushfire Protection 2019 (RFS, 2019).
- Site Design and Internal Design.	Site design and Internal design is considered appropriate.
(c) The suitability of the site for the development	
Does the proposal fit within the locality?	The proposal is compatible with existing and likely future developments within the surrounding locality.
Site attributions conducive to the development	The subject land is flat, has two access roads and is conducive to the development.
(d) Any submissions made in accordance with this Act or the regulations;	For Council consideration.

The proposed development is not integrated development, and the site is not within the coastal zone.

2. Development Permissibility

The land is zoned R1 General Residential under the provisions of Greater Taree Local Environmental Plan 2010 and the proposed development, being multi dwelling housing, is permissible with Council consent.

The R1 Land Use Table in LEP 2010 is as follows:

Zone R1 General Residential

1 Objectives of zone

- *To provide for the housing needs of the community.*
- *To provide for a variety of housing types and densities.*
- *To enable other land uses that provide facilities or services to meet the day to day needs of residents.*

2 Permitted without consent

Home occupations

3 Permitted with consent

Advertising structures; Attached dwellings; Backpackers' accommodation; Bed and breakfast accommodation; Boarding houses; Boat launching ramps; Boat sheds; Building identification signs; Cemeteries; Centre-based child care facilities; Community facilities; Dual occupancies; Dwelling houses; Early education and care facilities; Educational establishments; Emergency services facilities; Environmental protection works; Exhibition homes; Exhibition villages; Flood mitigation works; Group homes; Health services facilities; Home businesses; Home industries; Hostels; Hotel or motel accommodation; Information and education facilities; Jetties; Moorings; Multi dwelling housing; Neighbourhood shops; Oyster aquaculture; Places of public worship; Pond-based aquaculture; Recreation areas; Recreation facilities (indoor); Residential flat buildings;

The relevant objectives of the R1 zone are:

- To provide for the housing needs of the community.
- To provide for a variety of housing types and densities.

It is submitted that the proposed development is wholly consistent with, and will meet, the above-mentioned objectives of the R1 zone.

Multi-dwelling housing is permissible in the R1 zone with Council consent.

An assessment against the principal development standards and local provisions of LEP 2010 is provided below.

Clause 4.3 Height of buildings max limit of 8.5m high

- The dwellings are single storey and the height is below 8.5m.

Clause 4.4 Floor space Ratio max 0.6:1

- Proposed FSR is 0.44:1.

Clause 5.1 Heritage Conservation

- The subject site has no items of environmental heritage.

Clause 7.1 Acid sulphate soils

- The subject site is identified as partly containing Class 5 potential acid sulphate soils. The proposed development will not impact on ASS.

Clause 7.2 Flood Planning

- The site is identified as not being subject to local flooding.

Clause 7.11 Essential Services

- The site is connected to essential services including suitable road access, reticulated water, sewerage and power.

3. The Proposed Development

The proposed development includes:

- the construction of a single storey attached multi-unit dwelling development comprising 3x2 bedroom units each with single garage;
- Concrete driveways with access to Unit 1 off Driftwood Boulevard and access to Units 2 and 3 off Sheaffe Avenue; and
- Associated stormwater infrastructure, water quality treatment areas and landscaping.

Lot 2 has a site area of 831.3m². The site is flat. The site is connected to reticulated water, sewerage, stormwater, power and telecommunications. There is no waterway that traverses the site.

The architectural plans accompanying the Development Application were prepared by Hotondo Homes.

The proposed development utilises a building form that is characteristic of the low-density residential area surrounding the site. This includes the use of a mixture of materials and colours, cladding and typical house roof form. As such, the proposed development will appear from both Driftwood Boulevard and Sheaffe Avenue as being residential in character.

There are no existing trees to be protected during construction. The landscaping will have no negative impact on flora and fauna and may provide a new habitat for bird life. Indigenous species natural to the local area will be given preference over other species. The species chosen will be sun hardened and drought tolerant to prevent excessive water usage. The landscaping will not disturb any local utility services or cause damage to any structural components of the dwellings. The garden base will be mulched to help prevent weeds. The plantings will be kept low to maintain surveillance and reduce crime. The plantings will help reduce heat and glare from the built hard surfaces.

4. Development Control Plan 2010 Assessment

Part H of Council's Development Control Plan 2010 outlines the requirements for residential development on appropriately zoned residential in the Taree area. Part H states:

The Greater Taree LGA features a range of residential zones which permit a variety of residential accommodation types and densities within existing urban areas and future release areas. This chapter establishes the objectives, principles and controls which will guide the design of residential development in the LGA.

The objectives of Part H are as follows:

- *Encourage a variety and choice of housing types and sizes in localities;*
- *Ensure new housing integrates with the surrounding scale and character of the locality;*
- *Ensure that the impact of new housing on the amenity of surrounding properties is minimised.*

The proposed development is wholly consistent with the objectives of Part H of DCP 2010.

An assessment against the relevant performance provisions of Part H2 and H3.4 is provided below.

H2.1 Site Coverage – max 65% - proposed development site coverage is 59.3%.

H2.2 Building Setbacks - No section of wall built on a side or rear boundary must be longer than 7.5m without articulation. Walls do not exceed the greater of 50% of the length of the boundary or the length of any adjoining wall on the boundary.

H2.3 Building Height – max 8.5m - proposed development height is less than 8.5m.

H.2.4 Private Open Space – All Private Open Space (POS) areas are located on the north side of the proposed development. Sunlight must reach at least 50% of the POS of both the subject dwelling and of any adjoining dwelling, for not less than 3 hours between 9:00am and 3:00pm on 21 June. The proposed development complies with this requirement.

H2.6 Solar Access - The proposed development is to demonstrate that a minimum of 3 hours solar access is achieved between 9:00am and 3:00pm on 21 June to at least 50% of the private open space and to the principle living, dining, family and rumpus room(s) of the proposed dwelling and the adjoining dwellings/properties. Where this cannot be achieved, applicants are to demonstrate that the design maximises solar access. The proposed development complies with this requirement for Unit 3. Skylights are proposed to enable improved solar access to Units 1 and 2.

H2.7 Acoustic & Visual Privacy- The proposal is single storey and with the main living areas of all dwellings being located on the ground level to ensure the privacy and noise levels between neighbours will be acceptable. No adverse acoustic or visual impact to neighbours will occur.

H2.8 Views- No substantial loss of views is evident due to the surrounding land being relatively flat there are no prominent landforms visible to be obscured.

H2.9 Safety, security & entrances- All dwellings will have their entrances facing the common driveway to provide security and privacy to the front doors. All dwellings have windows facing the driveway to allow surveillance of approaching traffic. External security lighting will be provided to entrances to all dwellings.

H2.10 Fencing – All boundary fences will be constructed with colourbond fencing of a colour that is suitable in a town setting. There will be a front fence proposed to provide privacy to the POS for Unit 3.

H3.4 Lot Size - Lot 59 has an area of 831.3m² and is less than the minimum 1000m² required lot size for multi-unit housing. A variation to this requirement is sought on the basis that the proposed development:

- generally meets the required development controls for multi dwelling housing;
- is single storey on a corner lot and presents as a low impact residential development in a residential precinct;
- will have no adverse impacts on adjoining residents; and
- will provide a much needed supply to housing stock in the Old Bar locality.

H3.4 Setbacks. – The setback from Driftwood Boulevard is proposed to be 5.7 metres. It is submitted that this setback is considered appropriate for the site and will be consistent with the setback of future residential development to the west.

H3.4 Car Parking & Driveways -The proposed dwellings have a single car garage to allow for the minimum required parking space for a 2-bedroom dwelling. Given the layout of the proposed development it is submitted that visitor parking is not necessary.

H.3.4 Private Open Space –

The useable private open space per ground level dwelling should not total less than 35m², where:

- *The minimum dimension in any direction is 4m.*
- *The open space contains an area not less than 16m² with a minimum dimension of 4m and is directly accessible from the living room of the dwelling.*

The open space areas are shown on the Development Plans. They achieve the area and dimension requirements and are directly accessible from the living areas of the dwelling.

H3.4 Storage –.

Storage of 6m² is required and provided as shown on the Development Plans.

5. Environmental Assessment

There will be no adverse environmental impacts from the proposed development as outlined below.

Vegetation

There is no native vegetation to be removed for the proposed development.

Contamination

The subject land is identified as not potentially contaminated on Council's mapping.

Acid Sulfate Soils

The site is partly classified as Class 5 Acid Sulfate Soils under the provisions of GTCC LEP 2010. There will be no impact on acid sulfate soils from the proposed development.

Aboriginal Heritage

There are no known Aboriginal heritage items on the land.

Bushfire

The subject land is classified as bushfire prone Vegetation Category 3 on Council's mapping.

Traffic and Access

The proposed development will generate additional traffic movements on in the residential precinct. It is submitted that the local streets have the capacity to cater for the increase in traffic and the proposed development will have no adverse traffic impact. Access arrangements are considered appropriate and comply with the requirements of DCP 2010.

Flooding

The subject land is not classified as flood prone buffer on Council's mapping.

Stormwater and Water Quality

A Stormwater Management Plan and Report for the proposed development has been prepared by in accordance with MidCoast Councils' Site Stormwater Drainage Guidelines (2024).

This plan is included with the Development Application and demonstrates that the management and treatment of stormwater from the proposed development can be effectively achieved.

Conclusion

Information presented in this Statement of Environmental Effects indicates that the proposed construction of a multi dwelling housing development at 22 Driftwood Boulevard (Lot 59 DP1297467), is consistent with the relevant Local and State planning instruments. The minor variations to DCP 2010 are considered reasonable and the proposed development will provide much needed housing supply in Old Bar.

The potential impact of the proposed development has been examined in detail and the environmental impacts have been found to be acceptable or able to be managed so that there are no detrimental impacts. The proposed development will not adversely impact upon the surrounding environment.

Yours faithfully

Midcoast Planning

A signed copy can be provided upon request.

TONY FISH

Town Planner