



BARTLETT PLANNING SOLUTIONS

The Town Planning Experts

Phone: 02 6761 5637

Mobile: 0436 312 926

Email: nathan@bartlettplanning.com.au

ABN: 84 676 817 173

ACN: 676 817 173

Statement of Environmental Effects

For Proposed

Multi Dwelling Housing

Lot 2, DP 949875

3 Griffin Avenue,

North Tamworth NSW 2340

27th January 2025



STATEMENT OF ENVIRONMENTAL EFFECTS

Proposed Demolition and Erection of Multi Dwelling Housing

Bartlett Planning Solutions Pty Limited

Phone: (02) 67615637
Mobile: 0436 312 926
nathan@bartlettplanning.com.au
www.bartlettplanning.com.au



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This Statement was prepared in order to demonstrate compliance with applicable environmental planning instruments as well as local plans and strategies.

Reference: 24090

| Issue | Revision | Date | Author | Approved | Issued To |
|-------|----------|-----------------|--------|----------|-----------|
| Draft | 1 | 20 January 2025 | | | |
| Final | 1 | 27 January 2025 | | | |



STATEMENT OF ENVIRONMENTAL EFFECTS

Proposed Demolition and Erection of Multi Dwelling Housing

Submission of Statement of Environmental Effects (SoEE)

Prepared under the *Environmental Planning and Assessment Act 1979*.

SoEE Prepared by

| | |
|----------------|--|
| Name | Nathan Bartlett - Managing Director |
| Qualifications | B. Urban and Regional Planning (UNE), MPIA Diploma Project Management (SYD) Diploma Leadership and Management (TAFE NSW) Certificate IV Frontline Management (TAFE NSW) |
| Address | Bartlett Planning Solutions Pty Limited 42 Nowland Crescent Tamworth NSW 2340 |

In respect of

| | |
|---|---|
| Proponent Names | [REDACTED] |
| Land on which activity is to be carried out | Lot 2, DP 949875 3 Griffin Avenue, North Tamworth NSW 2340 |
| Proposed Development | Demolition of existing ancillary structures and erection of dwelling to create multi-dwelling housing |

Statement of Environmental Effects

A SoEE is attached.

Certificate

I certify that I have prepared the contents of this Statement and to the best of my knowledge it is true in all material particulars and does not, by its presentation or omission of information, materially mislead.

Signature

Name [REDACTED]
Managing Director
Bartlett Planning Solutions Pty Ltd

Date 27th January 2025



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1 DEVELOPMENT APPLICATION OUTLINE

Table 1: Outline of the Development Application

| | |
|---|---|
| Proposed Development: | Demolition of existing Ancillary Structures and Erection of Dwelling to create Multi Dwelling Housing |
| Building Classification: | Class 1 |
| Subject Land: | Lot 2, DP 949875 3 Griffin Avenue, North Tamworth NSW 2340 |
| Land Zone: | <i>R1 - General Residential</i> pursuant to the <i>Tamworth Regional Local Environmental Plan 2010</i> |
| Development Type: | Local Development |
| Proponent: | The proponent for the development is Mr Paul Morey. Bartlett Planning Pty Ltd has been engaged by Mr Morey C/o- Hill Lockart Architects to prepare a Statement of Environmental Effects (SoEE) Report to accompany a development application to Tamworth Regional Council, seeking consent for the proposed development as outlined above. |
| List of all Relevant S.4.15(1)(a) Legislation Matters: | <ul style="list-style-type: none"> • <i>Environmental Planning and Assessment Act 1979</i> • <i>Environmental Planning and Assessment Regulation 2021</i> • <i>State Environmental Planning Policy (Resilience and Hazards) 2021</i> • <i>State Environmental Planning Policy (Biodiversity & Conservation) 2021</i> • <i>State Environmental Planning Policy (Sustainable Buildings) 2022</i> • <i>State Environmental Planning Policy (Transport and Infrastructure) 2021</i> • <i>Tamworth Regional Local Environmental Plan 2010 (TRLEP 2010)</i> • <i>Tamworth Regional Development Control Plan 2010 (TRDCP 2010)</i> |
| Development Cost: | <div style="background-color: black; height: 20px; width: 100%;"></div> <p>Based on this Capital Investment Value (CIV) and the provisions of section 2.4(1)(g) of the <i>Environmental Planning and Assessment Act 1979</i>, the consent authority for the subject development application will be Tamworth Regional Council (TRC).</p> |



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2 EXECUTIVE SUMMARY

2.1 Background

This Statement of Environmental Effects (SoEE) provides a description of the subject site and surrounds, the characteristics of the proposed development and an assessment of the perceived impacts of the proposal for those relevant matters contained within Section 4.15C of the *Environmental Planning and Assessment Act 1979*, as amended. The following documents have been relied upon in preparing this SoEE: -

- *Tamworth Regional Local Environmental Plan 2010* (TRLEP 2010);
- *Tamworth Development Control Plan 2010* (TRDCP 2010);
- Pre-Development Application Advice (PDA2025-0033) prepared by Tamworth Regional Council, 31 October 2024 (refer **Appendix A**);
- Survey Plan prepared by *Bath Stewart Associates Pty Ltd.*, 15 February 2024 (refer **Appendix B**);
- Servicing Strategy prepared 9 December 2024, by *Kelley Covey Group Pty Ltd* (refer **Appendix C**);
- Architectural drawings by *Hill Lockart Architects*, prepared 4 November 2024 (refer **Appendix D**);
- BASIX Certificate Number 1780943S, prepared 24 January 2025 (refer **Appendix E**);
- Aboriginal Heritage Impact Management System (AHIMS) Report prepared by *BPS Pty Ltd* (refer **Appendix F**);
- Resource and Waste Management Plan prepared by proponent (refer **Appendix G**); and
- Photographs of the subject site and adjoining land from site inspection dated 20 December 2024 (refer **Appendix H**).

The following assessment demonstrates that the application is satisfactory and is recommended for approval.

2.2 Proposal

The subject development application proposes the demolition and removal of existing ancillary structures associated with the existing duplex housing and the erection of a detached dwelling to create 'multi dwelling housing' development on the land. This application will:

- Include plans of the proposed multi dwelling housing and provide a BASIX Certificate to support the proposal (refer **Appendix E**); and
- Detail compliance with the relevant provisions of Council's *Tamworth Regional Local Development Control Plan 2010* (TRDCP 2010).

Pursuant to Part 2 of *Tamworth Regional Local Environmental Plan 2010* (LEP) "multi-dwelling housing" are permitted with consent in zone *R1 General Residential*.

3 SUBJECT SITE AND LOCALITY

3.1 Land Titles

The subject site is held as Lot 2, DP 949875 and is described as 3 Griffin Avenue, North Tamworth NSW 2340 (refer Survey Plan in **Appendix B**). The allotment is situated on the western side of Griffin Avenue and has an area of approximately 758.7 m². To the northern end of the property exists Duplex Housing and associated infrastructure. The St Mary's North Tamworth Preschool also exists opposite the property to the northeast.

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3.2 Land Use Context

The subject land is located in an area that is undulating and vegetated. The immediate vicinity is characterised by residential allotments improved with single and two-storey dwelling houses. The site and its locality are shown in Figure 1 in an aerial photograph, while a cadastral image is included as Figure 2 over the page.



FIGURE 1 - AERIAL IMAGE OF THE SUBJECT LAND, 3 GRIFFIN AVENUE, NORTH TAMWORTH NSW 2340



FIGURE 2 - CADASTRAL IMAGE OF THE SUBJECT LAND, 3 GRIFFIN AVENUE, NORTH TAMWORTH NSW 2340

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3.3 Site Details and Existing Development

The subject land is currently improved by a Duplex Housing, landscaping, and other associated structures. In accordance with the maps accompanying the TRLEP 2010, the site is not classified as being prone to inundation by flooding or bushfire and is not improved with any items of environmental heritage. There are no environmental planning instruments applying to the land which provide for the acquisition of the land by a public authority.

The allotment has direct road frontage to Griffin Avenue and is improved with one (1) existing access crossing. This crossover is required to be altered to service the development. The road is sealed; however, no kerb and gutter exists in the street.

Car parking is sufficiently available on-site for the proposed residential development. The subject land is serviced by Council's reticulated water and sewer, and stormwater is capable of being discharged to existing infrastructure. An aerial image of the subject land is identified in Figure 3 below.



FIGURE 3 - AERIAL IMAGE OF THE SUBJECT LAND, DEPICTING EXISTING BOUNDARIES OF THE PROPERTY

4 THE PROPOSAL

4.1 Demolition and Removal

Prior to the construction of the residential development the following existing structures and vegetation will require demolition and removal from the site:-

- Storage Shed;
- Carport Shelter;
- Concrete slabs, driveways and footpaths;



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- Clothes Line; and
- Exotic species of trees and shrubs.

The existing dwellings on site will be retained. Upon removal of the previously listed items from the site appropriate earthworks will be undertaken to facilitate the proposed construction.

4.2 Description of the Proposed Development

It is proposed that the property Lot 2, DP 949875, 3 Griffin Avenue, North Tamworth, consisting of approximately 758.2 m², will comprise three (3) dwellings classified as multi dwelling housing development. As previously confirmed, a single storey duplex apartment currently exists on site and will be retained as part of the proposed development. The existing residence each has 1-bedroom per unit.

The proposed building to be constructed will have 2-bedrooms, a living, kitchen, dining, porch and single garage. As part of the development a new driveway will be constructed to service each dwelling, which will include a battle axe handle from Griffin Avenue. Landscaping will be provided around the site as shown on the landscape plans attached. It is also proposed to erect fencing between each house. The proposed new dwelling will provide a quality residential development that compliments the existing neighbourhood and amenity of the area. The approximate building envelope and details of the proposed development are identified within the design drawings prepared by *Hill Lockart Architects* attached as **Appendix D** to this statement.

As discussed in the following sections, there is no evidence to suggest that the proposed development will have any significant adverse impacts upon the locality or surrounding environment. The proposal will also comply with AS/NZS 11583.1 Pedestrian Area (Category P) Lighting and AS4282 Control of Obtrusive effects of Outdoor Lighting as part of the development.

A Construction Certificate (CC) will be the appropriate mechanism for the certifying authority to understand the BCA compliance of the proposed construction, as detailed on the plans attached as **Appendix D** to this Statement. A BASIX Certificate and signed 'deemed to satisfy' checklist is also attached.

The proposed colour scheme and materials for the development are detailed as follows:-

Table 2: Colour Scheme and Materials Proposed

| Application | Colour | Material |
|-----------------------|---------------|-------------------|
| Wall Cladding | Mid-Grey | Weatherboards |
| Gutters and Downpipes | Woodland Grey | Colorbond and PVC |
| Roof Sheeting | Woodland Grey | Colorbond |
| Trimnings / framings | White | Aluminium |

5 STATUTORY PLANNING ASSESSMENT

The preparation of this DA has been undertaken with consideration of the relevant criteria listed in Section 4.15C(1) of the *Environmental Planning and Assessment Act 1979*, as amended. In determining a DA, the consent authority is to take into consideration the following matters as are relevant to the application:



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5.1 Section 4.15C(1)(a)(i) The provisions of any environmental planning instrument:

5.1.1 State Environmental Planning Policies

5.1.1.1 State Environmental Planning Policy (Transport and Infrastructure) 2021

The Application has been considered having regard to the relevant provisions of this SEPP:-

Table 3: State Environmental Planning Policy (Transport and Infrastructure) 2021 Provisions

| Clause | Subject | Comments |
|---------------------------|--------------------------------|---|
| Clause 2.122 & Schedule 3 | Traffic generating development | <p>The proposed development has been considered against the provisions of this Policy and is not deemed 'traffic generating' under the criteria listed in Clause 2.122 and Schedule 3.</p> <p>However, the proposed development will generate additional traffic along Griffin Avenue. The design of the development has been reviewed with regard to traffic, parking and access. The main vehicular access to the site will be via Griffin Avenue, which will provide access to the on-site car parking area. The proposal provides Three (3) covered on-site parking spaces. The residential development is close to other modes of transport (i.e. bus stops, taxi etc.) and encourages alternative transportation use. This will also reduce car reliance and promote pedestrian access, in line with sustainable transport goals and state policies.</p> <p>It is considered the scope of the proposed development and any potential impacts on the effective and ongoing operation and function of Griffin Avenue and North Street are marginal and not considered to be traffic generating (i.e. one additional traffic movement). Therefore, the proposal is not required to be referred to Transport for NSW South Wales (TfNSW) for consideration.</p> |

5.1.1.2 State Environmental Planning Policy (Biodiversity and Conservation) 2021

This consolidated Policy applies in the Tamworth Region local government area to land that has an area of more than 1 hectare and rural and forestry zoned land. As the subject land is within a residential zone, the provisions of this Policy do not require consideration as part of the proposed development. A site inspection also confirmed that the proposed location of the development is largely clear of native vegetation. Therefore, the provisions of this Policy do not require consideration as part of the proposed development.

5.1.1.3 State Environmental Planning Policy (Resilience and Hazards) 2021

The proposed development is subject to the provisions of *State Environmental Planning Policy (Resilience and Hazards) 2021*. This SEPP aims to provide a State-wide planning approach to the remediation of contaminated land, and in particular, promotes the remediation of contaminated land for the purpose of reducing risk of harm to human health or the environment.



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This Policy requires consideration of whether land is suitable for a proposed use having regard to any known or potentially contaminating land use activities, as follows:

Table 4: State Environmental Planning Policy (Resilience and Hazards) 2021 Provisions

| Clause | Subject | Comments |
|--------|---|---|
| 4.6 | Contamination and remediation to be considered in determining development application | <p>It is understood the subject land is privately owned and has historically been utilised for residential purposes. The proposal is not amending this existing residential use.</p> <p>Council records indicate there is nothing in the recent land use history advising the allotment is contaminated. Furthermore, a site inspection did not reveal any visual indicators of contamination, and the site is not listed on the NSW Environment Protection Authority's online register of Records under Section 58 of the <i>Contaminated Land Management Act 1997</i>. Thus, the potential for any impact is considered negligible.</p> <p>The site is expected to be suitable in its existing state to accommodate the proposed multi-dwelling development. If any (at present unknown) contamination comes to light during development works, the appropriate actions shall be taken in accordance with SEPP (Resilience and Hazards) 2021, work health and safety and environmental protocols in order to address any issues relating to human health and environmental protection.</p> <p>In conclusion, the proposed development will comply with the specified requirements and the use of the subject land for the multi dwelling development proposed by this application is considered suitable.</p> |

5.1.1.4 State Environmental Planning Policy (Sustainable Buildings) 2022

State Environmental Planning Policy (Sustainable Buildings) 2022 (SEPP (Sustainable Buildings) 2022) encourages the design and delivery of more sustainable buildings across NSW. It sets sustainability standards for residential and non-residential development and starts the process of measuring and reporting on the embodied emissions of construction materials. Part of this Policy aims to ensure that all residential dwelling types in NSW are energy and water efficient. The new rules came into effect 1 October 2023 with the SEPP aiming to achieve the following:

- minimising the consumption of energy and potable water;
- reducing greenhouse gas emissions from energy use;
- monitoring the embodied emissions of building materials; and
- delivering buildings that are comfortable in summer and winter.

In terms of the proposed development, the SEPP requires increased standards to be met for new development. The subject application proposes multi dwelling housing development. The proposed development applies to the provisions of this Policy. It is considered that the proposal has the ability to meet the requirements for new development and the proposed buildings are highly sustainable.



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As confirmed above the development is capable of complying with the provisions of SEPP (Sustainable Buildings) 2022. The proposed development has effective crossflow ventilation and thermal performance. Aspects of sustainability integral to the design include:

- Selection of appropriate high durability materials
- Passive solar design principles via use of screening, consideration of solar aspect
- Natural light
- Energy efficient appliances
- Water efficient fixtures
- Water sensitive urban design
- Collection and separation of recyclable waste

The development will incorporate energy and water efficient devices appropriate to the specification of the buildings and awareness of needs. Details are to be provided in the BASIX Report submitted with this development application. The BASIX Certificate (Certificate Number 1780943S) and NatHERS Certificate No. #HR-86KLPT-01 both issued 24 January 2025 confirms compliance with the performance requirements that must be achieved for the residential development (refer **Appendix E**).

5.1.2 Local Environmental Plans: Tamworth Regional Local Environmental Plan 2010

Tamworth Regional Local Environmental Plan 2010 applies to the subject site. In accordance with the Planning Maps accompanying the LEP, the subject site is not classified as being bushfire prone land or improved with any items of environmental heritage. The allotment is not within a designated buffer area, does not comprise critical habitat or biodiversity certified land and is not affected by flooding, road widening or road realignment. There are no environmental planning instruments applying to the site which provide for the acquisition of the land by a public authority. A review of the proposal against the relevant provisions of the LEP is provided as follows:

Table 5: Provisions of the Tamworth Regional Local Environmental Plan 2010

| Clause | Subject | Comments |
|---------|-----------------|--|
| 1.2 (2) | Aims | The relevant aims of the LEP considered during the preparation of this Statement of Environmental Effects is as follows: <i>(b) to allow flexibility in the planning framework so as to encourage orderly, economic and equitable development while safeguarding the community's interests and residential amenity,</i> The proposed development is considered to be consistent with this aim. Relevant issues have been considered and are addressed where appropriate in this Statement. |
| 2.1 | Land use zones | The subject site is zoned <i>R1 - General Residential</i> under the provisions of the TRLEP 2010. |
| 2.3 | Zone objectives | The consent authority must have regard to the relevant zone objectives in determining a Development Application (see Land Use Table provisions, below). |
| - | Land use table | In the LEP's Land Use Table, the objectives for the R1 zone are: <ul style="list-style-type: none"> • <i>To provide for the housing needs of the community.</i> |



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| | | |
|-----|-------------------|---|
| | | <ul style="list-style-type: none"> 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. <p>It is considered that the proposed development complies with the intent of all zone objectives. The proposal is considered to be multi dwelling housing development and will provide residential housing in a predominantly residential setting. The proposal for “multi dwelling housing” is permitted in zone <i>R1 - General Residential</i> and is defined as follows:</p> <p>“multi dwelling housing means 3 or more dwellings (whether attached or detached) on one lot of land, each with access at ground level, but does not include a residential flat building.</p> <p>Note— <i>Multi dwelling housing is a type of residential accommodation...”</i></p> <p>The proposed multi dwelling housing development is consistent with the description of this definition and the objectives as detailed throughout this report. The proposal will be consistent with other residential development within the locality. There is no evidence to suggest the development will result in or lead to any land use conflict issues and will provide a suitable housing type. The proposal will allow the continued use of the site for residential activities, which are compatible with the adjoining and surrounding land uses. Furthermore, there should not be any significant conflicts with visual and acoustic privacy, overshadowing or views and adjoining properties will not be significantly affected or influenced by this proposal.</p> <p>As confirmed, the development is consistent with the objectives of the R1 zone and will in general enhance individual and community social and economic well-being.</p> |
| 4.4 | Floor space ratio | <p>The objective of this clause are to ensure that the bulk and scale of new buildings is appropriate in relation to the development pattern of surrounding uses and buildings.</p> <p>The subject land does not have an allocated Floor Space Ratio (FSR) and therefore the provisions of this clause do not apply. However, the proposed bulk and scale of the development is consistent with the prevailing development pattern of the residential area.</p> |



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Proposed Demolition and Erection of Multi Dwelling Housing

| | | |
|------|--|--|
| 5.10 | Heritage conservation & Environmental Heritage | <p>The objectives of the clause are as follows:-</p> <ul style="list-style-type: none"><i>(a) to conserve the environmental heritage of the Tamworth Regional Council area,</i><i>(b) to conserve the heritage significance of heritage items and heritage conservation areas, including associated fabric, settings and views,</i><i>(c) to conserve archaeological sites,</i><i>(d) to conserve Aboriginal objects and Aboriginal places of heritage significance.</i> <p>The objectives of this clause are to conserve the environmental heritage of the Tamworth region, items of heritage significance, archaeological sites, aboriginal objects and sites and heritage conservation areas.</p> <p>The subject land is listed as not having aboriginal heritage significance, and an AHIMS search did not reveal any significantly listed archaeological sites, Aboriginal objects, or Aboriginal places of heritage significance (refer Appendix D). The site is also not identified as having any European heritage significance.</p> <p>However, the development is located within the vicinity of an item having local heritage significance (refer Figure 4 over the page). This item is identified as “Allambie” Hospital (I416) built in 1905 and currently exists as a residential dwelling. Given the scale of the development, its location in the <i>R1 - General Residential</i> zone and its consistency with existing residential development, it is believed the proposal will not be out of character and will have negligible impact on this nearby item of heritage significance. Further, considering the historic use of the land for residential purposes, the proposed building is not expected to have an adverse impact on the amenity of the surrounding area.</p> <p>Considering the abovementioned matters, the proposed development has been deemed to be suitable for the subject land as it complies with the intent of the provisions of the TRLEP 2010.</p> |
|------|--|--|

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| | | |
|-----|------------|--|
| 7.1 | Earthworks | <p>The objective of this clause is to ensure that earthworks for which development consent is required will not have a detrimental impact on environmental functions and processes, neighbouring uses, cultural or heritage items or features of the surrounding land.</p> <p>This clause requires consideration of the environmental impacts of any earthworks to be carried out in conjunction with development. In this case excavations and other earthworks associated with the construction of the development will be required in connection with the proposal and consent for this aspect is therefore sought as part of this DA. That is, the proposal requires site clearing, excavation and regrading to provide proposed construction levels. A cut to fill balance will ideally be achieved across the site, otherwise any excess material will be disposed of at an approved waste management facility or taken to other approved construction sites subject to it being appropriately classified.</p> <p>The disturbance of the site during construction will be controlled through erosion prevention and sediment control measures. A sediment basin may be required at the lowest point of the site to capture runoff from the construction site. A silt fence will prevent silt and waste being washed into neighbouring sites.</p> |
|-----|------------|--|

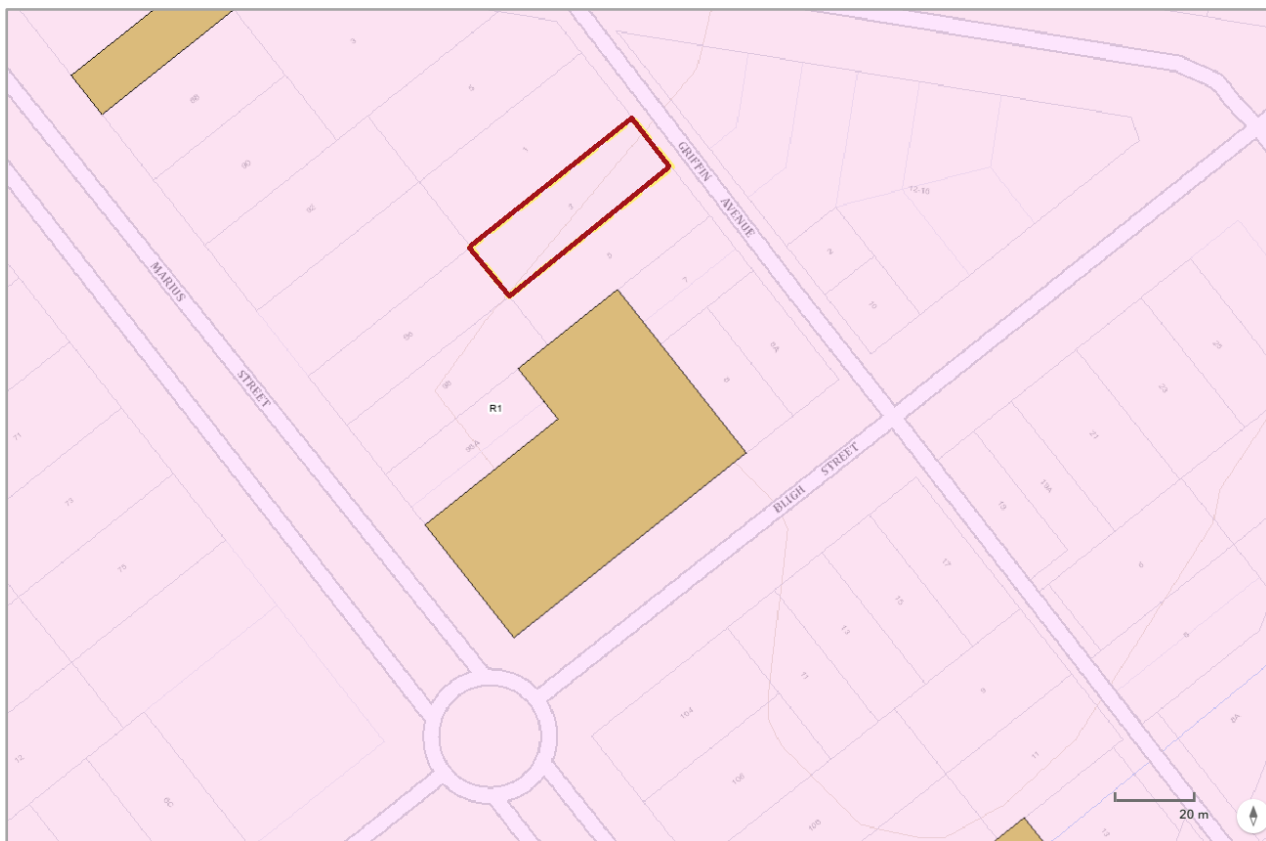


FIGURE 4 - ITEMS OF HERITAGE SIGNIFICANCE WITHIN THE VICINITY OF THE SUBJECT LAND



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5.2 Section 4.15C(1)(a)(ii) The provisions of any proposed environmental planning instrument

At the time of preparing this Statement of Environmental Effects Report (January 2025):-

- no relevant proposed environmental planning instruments (draft SEPPs or draft LEP amendments) were detailed on the Department of Planning, Housing and Infrastructure (DPHI) or Tamworth Regional Council websites; and
- no relevant proposed planning instruments, that had been the subject of public consultation, were detailed on the Tamworth Regional Council website.

5.3 Section 4.15C(1)(a)(iii) The provisions of any development control plan

The *Tamworth Regional Development Control Plan 2010* (TRDCP 2010) is a comprehensive document which has been adopted by Council to provide specific guidelines and control for development throughout the Tamworth region, complementary to the provisions of the TRLEP 2010. An assessment against the applicable Residential (Multi-Dwelling) Development Controls of the DCP (Amendment No. 17) has been undertaken as detailed within the following Table:

5.3.1 Introduction

Table 6: Section 7.12 Developer Contributions

| Chapter | Comment |
|-----------------------------|---|
| 1.7 Developer Contributions | Contributions under Section 7.12 of the <i>Environmental Planning and Assessment Act 1979</i> may be imposed as a condition of development consent as the cost of proposed works fall above the threshold. Further, Council requires developers to contribute towards the augmentation of water, sewerage and stormwater works to meet the additional demands of the development. In this regard, approval will also be sought from Council under the <i>Water Management Act 2000</i> for water and sewer, and <i>Local Government Act 1993</i> for stormwater to determine the required contributions. |

5.3.2 Residential (Multi-Dwelling) Development Controls

Table 7: Tamworth Regional Development Control Plan 2010 Provisions

| Chapter | Comment |
|-------------------|--|
| Building Setbacks | The provisions of this Part require a 4.5 metre setback to a dwelling and 5.5 metres to the garage for the R1 zone. The existing building has a front setback to the street frontage of 5.5 metres and is appropriate for the locality. Further, the improvements to the residential land will provide a multi-dwelling medium density development that is suitably located and appropriate for the Tamworth area. The closest side and rear setbacks for the development are 1.1 metres and 1.0 metre respectively and also comply with the provisions of the TRDCP 2010, and the Building Code Australia (BCA). |



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| Density | <p>The subject site is not capable of meeting the minimum site area of 300m² per dwelling as the total area of the site is approximately 758.7 m² and three (3) units are proposed for the multi dwelling development. Therefore, the proposal does not comply with this development standard. In this regard, a variation is sought for this local guideline and the following information is provided to justify the deviation:-</p> <ul style="list-style-type: none">• The proposed development provides for a significant improvement on amenities and infrastructure as opposed to what currently exists.• Compliance with the standard is unreasonable in this instance due to the existing use of the site and current character of the land parcel, with the proposal improving the situation.• The design of the proposal provides for a total of three units of minor scale on the ground, is proportionate with the site, and will not be inconsistent with existing development.• The development provides adequate area for Private Open Space and suitable Landscaping measures, maintaining privacy between adjoining properties;• The existing residence each consist of a one bedroom apartment and are of minor scale. It is considered the additional dwelling will have minimal impact on the subject site and is suitable given the characteristics of the land;• The proposal achieves a well-designed, sustainable place and overall satisfies the intent of medium density housing, which is a growing trend for housing within the City of Tamworth. <p>The variation, if supported, will result in well-designed housing being provided for the Tamworth community, without resulting in any net worsening of stormwater impacts on the surrounding environment and adjacent urban area. Accordingly, given the characteristics of the land as discussed, the proposed density is considered appropriate.</p> |
| Design | <p>The proposed development is sympathetic to the design and scale of the residential environment and adjoining residential buildings. The proposed structures make a positive contribution to the natural and built landscape for the following reasons: -</p> <ul style="list-style-type: none">• The articulation of the new building facade provides traditional finishes / colours offering relief and interest to the existing environment;• The proposed building is consistent with the articulation of the existing residential development pattern on site;• There are no overshadowing, privacy or view loss issues with the proposal and the architectural form; and• The proposal maintains and improves on surrounding landscaping to ensure the overall structure is visually screened. <p>The proposed form has articulations that ensures interest and individuality as well as avoiding large unbroken wall lengths along the side boundary and large unbroken roof areas. The development is attractive and consistent with development generally occurring in the city of Tamworth.</p> |



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| | <p>It is also considered that the building elevations and location of the proposed development is appropriate for the locality. Furthermore, given the nature, bulk and scale of the proposal, approval of the subject application is not anticipated to result in adverse visual impacts on the immediate or surrounding area. External infrastructure associated with the building itself are appropriately screened from public view.</p> <p>The development also includes the construction of low-scale building elements that will utilise colours and schemes consistent with the surrounding residential setting which are considered suitable for the locality (refer Appendix D).</p> <p>Given the position and location of the residential development on the site there will be no privacy issues on adjoining development. That is, impacts will be negligible due to the location and positioning of the structures, screening and landscaping measures undertaken in relation to buildings on adjoining properties. Also, there are no expansive blank walls proposed for the building. Therefore, the development is considered to be consistent with the provisions of this Part.</p> |
| Utilities | <p>The site has access to fully reticulated (subterranean) services for water, sewer, stormwater, electricity and telecommunications. A Servicing Strategy inclusive of a Stormwater Management Plan prepared by <i>Kelley Covey Group Pty Ltd</i>, are attached as Appendix C to this statement. Civil engineering concept design drawings has been prepared and included for stormwater which nominates indicative proposed stormwater pit and pipe network, subsoil drainage, as well proposed pavement profiles. The proposal is designed to comply with the Tamworth Regional Engineering Design Minimum Standards, and the design of drainage systems for buildings and individual land parcels as detailed in <i>Australian Standard AS3500.3</i>.</p> <p>The existing dwellings are currently serviced by Council's infrastructure. However, an application under the provisions of Section 68 of the <i>Local Government Act 1993</i> will be required to be lodged for further connections to sewer, water and stormwater to facilitate the operation of the proposed development.</p> |
| Building Height | <p>The proposed new development does not exceed 7.2 metres to the topmost ceiling or 10 metres to the top of the ridge when measured from the natural ground level and therefore complies with this development standard (refer Appendix C).</p> |
| Site Coverage | <p>The maximum site coverage permitted is specified as 75% for land zoned R1 - General Residential.</p> <p>The proposed multi dwelling housing development will create a total site coverage of approximately 589.37 m² (includes hardstand areas). The total area of the site is approximately 758.2 m². Thus, the total as a percentage is approximately 75 % and complies with this provision.</p> |
| Privacy | <p>The proposal is identified as single-storey development and will have negligible impact on privacy. The proposed new development has been</p> |



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| | <p>designed to comply with this privacy requirement. The following measures have been incorporated into this design:</p> <ul style="list-style-type: none">• There is no direct view to any habitable rooms, or the adjoining properties located from the development facing the southern boundary.• The adjoining dwellings southeast and west of the proposal are screened by existing vegetation and other structures and will have an obscured view to the proposed development.• The adjoining dwellings north of the site are single storey, and the separation distances from the proposed development will ensure minimal impact.• The proposed dwelling are suitably aligned onsite with adequate setbacks.• Private open space areas are located to ensure privacy is maintained between both the proposed dwellings onsite and adjoining properties. <p>Given the above information it is considered the proposed multi dwelling housing development will have minimal impact in terms of privacy.</p> |
| Parking, Traffic and Access | <p><i>Parking</i></p> <p>The proposed development requires a total of Three (3) covered on-site car parking spaces and One (1) visitor parking space. A total of Three (3) covered car parking spaces for residents are provided onsite. One (1) visitor parking space is also provided for the development. Therefore, the proposal complies with the carparking requirements.</p> <p>In accordance with the provisions of this Guide, the proposed parking areas shall be constructed of hardstand materials and shall be clearly delineated, and vehicles must leave the site in a forward direction. A new double-bay carport is proposed to service the existing dwellings. The new dwelling will have a single garage as shown on the plan attached. The proposed development will not compromise the ability for vehicles to park behind the building line. Vehicular access and manoeuvrability adequately meet Council's requirements for a B99 vehicle.</p> <p>The proposal also adopts the following car parking measures:-</p> <ul style="list-style-type: none">• the layout is well organised, direct, clearly visible and well-lit and easily accessible;• parking is dispersed on the side boundary and to the rear of the lot, away from the primary street frontage;• cars are screened from view of streets and buildings;• safe and direct access exists to building entry points;• parking is incorporated into the landscape design of the site, by extending planting and materials into the car park space; and• stormwater run-off is managed appropriately. <p>The abovementioned details identify that the proposal meets Council's specific requirements for car parking.</p> |



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| | <p><i>Traffic</i></p> <p>The development proposes to increase the number of dwellings on site from two (2) dwellings to three (3) dwellings. The traffic impacts generated from this development will be within the environmental capacity of the road network. Vehicle generation will be easily distributed onto the local network and is not expected to affect the levels of service or efficiency of the road network.</p> <p>The proposed access arrangements and car parking provisions are considered capable of supporting the development as proposed as detailed throughout this Statement. Additionally, the proposed residential development is not likely to significantly increase pedestrian movements in Griffin Avenue or North Street.</p> <p>The development is close to other modes of transport (i.e. bus stops, taxi etc.) and encourages alternative transportation use for the proposal. This will also reduce car reliance and promote pedestrian access, in line with sustainable transport goals and state policies.</p> <p><i>Access</i></p> <p>Vehicular access is currently available to the property via an existing driveway on Griffin Avenue. The existing access arrangements will be required to be upgraded as part of the development and new access is proposed to the existing dwellings and new dwelling. A section 138 application for the driveway will be submitted to Council prior to construction. The proposed arrangements are considered to be satisfactory for the following reasons:-</p> <ul style="list-style-type: none">• The verge for the frontage of the development is to be constructed of concrete to facilitate safe, low-maintenance pedestrian access;• All vehicles can enter and exit the site in a forward direction;• There is no conflict expected between pedestrians and customer vehicles;• Wearing surfaces for access driveways, parking areas and associated vehicle movement areas will be concrete and bitumen. <p>Impacts associated with vehicles accessing the subject land, including traffic, noise, and visual impacts are also expected to be negligible, and the provisions are satisfied in this regard.</p> |
| Solar Access and Energy Efficiency | <p>The proposed new building has been designed to maximise solar access, solar use and energy efficiency for the occupants users. The development also demonstrates compliance with the BASIX requirements for energy and thermal performance.</p> |
| Construction Waste Management | <p>There are no significant waste implications anticipated from the approval of the subject application. Any waste (i.e. plastic wrap, cardboard, concrete, ongoing wastes etc.) associated with the construction and continued operation of the development shall be dealt with via waste contractors employed by the builder and Council.</p> <p>During construction the following measures will be employed for any waste generation: -</p> |



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| | <ul style="list-style-type: none">All excess materials from construction will be returned to the supplier or recycled where possible.Any waste materials (packaging, etc.) will be collected in skip bins at the site and taken away by a waste contractor for disposal at a licensed waste management centre. <p>A Resource and Waste Management Plan is attached in Appendix G of this report for further information.</p> | | | | | | | | | | | | |
|----------------------------------|---|-----------|--------|-----------|--------------------|---------------------|-------|----------------|---------------------|-------|--------------------|---------------------|-------|
| Ongoing Waste Storage | Suitable and sufficient waste storage areas are provided on-site in a discreet location for each dwelling and are easily accessible and comply with the provisions of this section. All dwellings will use Council’s kerbside waste bin service as shown on plans attached. Refer to the provided plans in Appendix D for further details. | | | | | | | | | | | | |
| Private Open Space | <p>The proposed multi dwelling development provides direct access to private open space areas from living areas and is suitably screened by a 1.8m colorbond fence. The existing Unit 1 fronts Griffin Avenue and a 1.8m decorative fence and hedging currently exists for screening. The proposed development provides for adequate access to sunlight and does not impede solar access to any adjoining dwellings. The orientation of the open space area for the proposed development provides adequate solar access.</p> <p>The proposed private open space for the development meets Council’s requirements, as detailed in the table below.</p> <table><tr><th>POS</th><th>Amount</th><th>Dimension</th></tr><tr><td>Unit 1 - Northeast</td><td>46.9 m²</td><td>5.4 m</td></tr><tr><td>Unit 2 - North</td><td>43.7 m²</td><td>4.0 m</td></tr><tr><td>Unit 3 - Northwest</td><td>54.3 m²</td><td>4.0 m</td></tr></table> <p>Further details relating to Private Open Space can be observed in the Site Plan in Appendix D.</p> | POS | Amount | Dimension | Unit 1 - Northeast | 46.9 m ² | 5.4 m | Unit 2 - North | 43.7 m ² | 4.0 m | Unit 3 - Northwest | 54.3 m ² | 4.0 m |
| POS | Amount | Dimension | | | | | | | | | | | |
| Unit 1 - Northeast | 46.9 m ² | 5.4 m | | | | | | | | | | | |
| Unit 2 - North | 43.7 m ² | 4.0 m | | | | | | | | | | | |
| Unit 3 - Northwest | 54.3 m ² | 4.0 m | | | | | | | | | | | |
| Balconies for Private Open Space | Not Applicable to this development. | | | | | | | | | | | | |
| Vegetation /Landscaping | <p>A minimum of 100 m² of landscaping is required to be provided per dwelling. The provided landscaping for each unit falls below this minimum. However, it is considered the proposed vegetation and landscaping measures are suitable for the following reasons:-</p> <ul style="list-style-type: none">Intensive Landscaping improvements will be undertaken on the subject land after construction and shall be positive for the proposed development;All proposed landscaping consists of low maintenance, drought and frost tolerant species and is appropriately integrated into the design of the development;The proposal demonstrates an intent to incorporate extensive landscaping with suitable screening measures, throughout the site and particularly at the street;All landscape areas are located outside of the areas required for | | | | | | | | | | | | |



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| | <p>vehicular manoeuvring, with appropriate species included to ensure the development functions in a safe and efficient manner; and</p> <ul style="list-style-type: none"> The proposed landscaping measures provide an effective 'softening' of the hard edges of all buildings, which reduces the bulk and visual impact of development. <p>The development is not expected to have a negative impact on the surrounding built environment as detailed within this Statement. Refer to the Landscaping Plan attached in Appendix D for further details.</p> |
| Outdoor Lighting | All lighting proposed for the development will install appropriate deflectors and hoods and comply with the provisions of AS 4282 <i>Control of Obtrusive Effects of Outdoor Lighting</i> . |
| Adaptability | Not Applicable to this development. |
| Facilities | Facilities including letterboxes and clothes lines will be appropriately located as part of the construction of the development. |
| Storage | A dedicated storage area of 5 m ³ is achieved for the proposed new dwelling. |
| Water Tanks | Water tanks have negligible impact and are located behind the street setback as required by the provisions of this Part. |
| Site Levels and Retaining Walls | Elevation plans are included and identify the finished ground levels at Australian Height Datum (AHD). |
| Geology | The proposed footings have been engineered as per the soil type and are suitable for the development. Further details relating engineering and soil classification shall be provided at the construction certification stage of the development. |
| Slope | <p>The slope of the land is identified as undulating with relatively flat to minor sloping to the northwest (rear) of the site. Appropriate measures will be put in place during to ensure there are no impacts during and after the construction of the development.</p> <p>The required earthworks for cut and fill will include site preparation and excavation works. Excavation shall be managed in accordance with best practice in relation to erosion control drainage, dust suppression during site works and site archaeology. Retaining walls are not required as steps and balustrade are provided for the new dwelling The proposed development complies with the provisions of this part.</p> |
| Bushfire Prone Land | Not Applicable |
| Environmental effects | <p>The potential impacts anticipated for the development are listed and addressed as follows:-</p> <p><i>Construction impacts</i></p> <p>It is anticipated that suitable conditions of development consent shall be included as part of the determination documentation in order to address relevant construction matters. However, during construction the following</p> |



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| | <p>measures shall be observed:</p> <ul style="list-style-type: none">• Hours of building work (to be consistent with NSW State Guidelines);• Construction waste storage and management;• Noise and dust management and control of other potential pollutants;• Continuity of public access to services; and• Appropriate Signage. <p><i>Noise Emissions</i></p> <p>The development will result in noise and vibration during the construction phase of the development but will be short term and limited to the conditional hours.</p> <p>Noise will also be present from the occupying residents. However, there is no evidence to suggest that the proposal will detrimentally affect the amenity or utilisation of lands within the surrounding locality, consisting mainly of residential land uses. It is considered any emanating noise will be tolerable with minimal environmental impact. Accordingly, the subject development is expected to be compatible with the character of the existing environment in the locality and should not lead to localised land use conflict.</p> <p>Other matters such as slope, traffic, air and water quality and sustainability are addressed throughout this Report.</p> |
| Soil Erosion Control and | <p>The disturbance of the site during construction will be controlled through erosion prevention and sediment control measures. Where any soil is disturbed during construction appropriate management and treatment will be undertaken. An Erosion and Sediment Control Plan (ESCP) is proposed to be implemented during the construction stage to mitigate soil erosion and control the discharge of stormwater laden with sediment, nutrients and other pollutants to adjoining properties, bushland, roadways or receiving water bodies. Stormwater controls on site are detailed in ESCPs which will be in accordance with regulatory authority guidelines including Landcom NSW's Managing Urban Stormwater, Soils and Construction ("Blue Book").</p> |
| Noise | <p>The development will result in noise and vibration during the construction phase of the development but will be short term and limited to the conditional hours.</p> <p>Noise will also be present from the occupying residents. However, there is no evidence to suggest that the proposal will detrimentally affect the amenity or utilisation of lands within the surrounding locality, consisting of residential uses. It is considered any emanating noise will be tolerable with minimal environmental impact. Accordingly, the subject development is expected to be compatible with the character of the existing environment in the locality and should not lead to localised land use conflict.</p> |
| Urban Heat Island Effect | <p>Not applicable to this development, however the selected materials in the design of this development are appropriate for the provisions of this section.</p> |



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5.4 Section 4.15C(1)(a)(iia) The provisions of any planning agreement

Not applicable.

5.5 Section 4.15C(1)(a)(iv) The provisions of the regulations

The development is not listed in Schedule 3 of the *Environmental Planning and Assessment Regulation 2021* (not designated development). Therefore, the subject DA is not deemed to require, with the exception of Tamworth Regional Council, development consent by any state agency or governing body.

5.6 Section 4.15C(1)(b) The likely impacts of the development

5.6.1 Impacts on the natural environment

The subject land has no known residual value as habitat for any threatened species, populations or ecological communities, or their habitats for the purposes of section 1.7 of the *Environmental Planning and Assessment Act 1979*. The site has not been declared as critical habitat under the *NSW Biodiversity Conservation Act 2016*, nor is it known to host any habitat or species listed under the *Commonwealth Environment Protection and Biodiversity Conservation Act 1999*.

Furthermore, as the development is located in an urban location, it is expected that approval of the proposed multi-dwelling housing structure will have a negligible impact on the natural environment.

5.6.2 Impacts on the built environment

The proposed development involves the erection of a new dwelling on the subject land where two (2) x 1-bedrooms units currently exist. The Proposal, defined as multiple dwellings, are expected to have negligible impact on the built environment. Suitable landscaping measures will also assist in minimising any potential impacts. As detailed by the plans attached as **Appendix C**, the proposed development is considered to be compatible with the quality of the built environment and urban design in this locality.

5.6.3 Flora and Fauna

The site has minimal vegetation only and is currently occupied by an existing residential land use on largely developed land. Consequently, there would be no concern regarding adverse impact on flora and fauna from this proposal.

5.6.4 Context and setting

The proposed residential development is considered compatible with the character of the existing urban environment and surrounding development, which includes single storey residential dwellings. The proposed development has been designed to respect the integrity of surrounding activities and has been appropriately designed in order to minimise the impact on adjoining residential land (including their solar access). The proposed landscaping of the site will also be consistent with the character of the area and the increased density of this proposed development. Consequently, there is no evidence to suggest the development will result in any significant conflict issues or adversely affect the residential amenity of the area.

Overall, the proposed building materials, height, scale and architectural form are considered to be consistent with the existing character of the area. The proposed housing form and density are



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further considered to be entirely consistent with the character of the area in that it would provide housing choice through smaller housing to lower costs, including costs for residents.

Considering the scale of the proposed multi-dwelling housing development in relation to the existing urban environment, approval of the subject application will have negligible impact.

5.6.5 Waste Management

There is no significant waste implications anticipated from the approval of the subject application. Any waste (i.e. plastic wrap, cardboard, concrete, ongoing waste etc.) associated with the development shall be dealt with via waste contractors employed by the applicant and /or Council.

During construction the following measures will be employed for any waste generation: -

- If required sand and soils generated by excavation of the development will be taken from the site for use as fill on other construction sites (where acceptance of fill has been approved by Council).
- All excess materials from construction will be returned to the supplier or recycled where possible.
- Any waste materials (packaging, etc.) will be collected in skip bins at the site and taken away by a waste contractor for disposal at a licensed waste management centre.

A Resource and Waste Management Plan is attached in **Appendix G** of this report for further information.

5.6.6 Air and microclimate

The proposed development is considered to have minor impact in the short term during construction (i.e. dust from construction equipment and excavation works). However, the overall impact of the proposed residential development in the longer term is considered to be negligible for the existing microclimate and air pollution in the area.

5.6.7 Views & Visual Impact

The subject application proposes the demolition and removal of existing structures to facilitate the construction of multi-dwelling housing development. The topography of the allotment will prevent the new structure from projecting above the ridgeline where visible from any public road or place. The proposed buildings will have negligible impact on adjoining properties at critical times during the year. Further, the proposed dwelling design and site layout is such that living areas and private open space do not generally abut bedrooms of adjoining dwellings so as to avoid any unacceptable adverse visual impact.

In this regard, approval of the proposed development is not expected to result in any negative impacts on local views or vistas.

5.6.8 Soils

The soil classification will occur during construction and there is no concern for the soil type accommodating the design. Approval of the application is not expected to have an impact on the quality of the soils in the vicinity of the subject land. Appropriate soil erosion measures are proposed to avoid any impacts during and after construction. However, Council is also invited to condition any further requirements.



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5.6.9 Heritage Significance

There is no record of any historical, scientific, social, anthropological and / or archaeological significance of the development site (refer **Appendix F**).

5.6.10 Natural Hazards

The property is not classified as bushfire prone land under the Tamworth Regional Council Bushfire Prone Land Mapping 2010. Furthermore, the property is not affected by inundation by flooding. There are no known hazards that affect the subject site. The proposed multi-dwelling development will also not increase the risk of hazards.

5.6.11 Technological Hazards

There are no additional technological hazards present on the subject land that require consideration as part of the assessment of the proposed development.

5.6.12 Construction impacts

It is anticipated that suitable conditions of development consent shall be included as part of the determination documentation in order to address relevant construction matters, including:

- Hours of building work (to be consistent with NSW State Guidelines);
- Construction waste storage and management;
- Noise and dust management and control of other potential pollutants;
- Continuity of public access to services; and
- Signage.

A management plan that is compliant with the guidelines Managing Urban Stormwater: Soils and Construction (Landcom, 2004) will be developed and implemented prior to construction commencing. All construction works will be compliant with the National Construction Code: Building Code of Australia (BCA) 2022.

5.6.13 Overshadowing

The proposed new building will have negligible impact on adjoining properties at critical times during the year. In this regard, approval of the development is not expected to result in any negative impacts on local views or vistas.

5.6.14 Noise and vibration

As previously confirmed, the development will result in noise and vibration during the construction phase of the development but will be short term and limited to the conditional hours. Noise will also be present from the occupying residents. However, there is no evidence to suggest that the proposal will detrimentally affect the amenity or utilisation of lands within the surrounding locality, consisting of mixed land uses. It is considered any emanating noise will be tolerable with minimal environmental impact.

Additionally, the construction of the development on the subject site has been deliberately drafted to be consistent with the context of the immediate surroundings and to provide appropriate on-site infrastructure and management. Accordingly, the subject development is expected to be compatible with the residential character of the existing environment in the locality and should not lead to localised land use conflict.



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5.6.15 Utility / infrastructure impacts

Water, sewer, telecommunications, electricity and stormwater services currently exist and are available and appropriate for the proposed improvements on the subject land. These existing services are capable of facilitating the development. An application under the provisions of Section 68 of the *Local Government Act 1993* will also be made as part of the development.

5.6.16 Drainage

The site generally drains to the rear as uncontrolled sheet flow. That is, there is no existing inter-allotment drainage infrastructure, and all runoff follows the natural topography. The proposed stormwater infrastructure will result in an overall reduction in flows crossing the rear boundary.

Stormwater drainage for the development shall be disposed of by connection to Council's existing infrastructure (Griffin Avenue road reserve). The full details relating to upgrades to facilitate appropriate stormwater management are provided in the Servicing Strategy prepared by *Kelley Covey Group Pty Ltd* in **Appendix C**.

5.6.17 Traffic impacts

The proposed multi-dwelling development will generate a marginal increase in traffic movements. The design of the development is intended to preserve the functioning of the surrounding road network, and any traffic generated by the proposal is expected to have minimal effect on the operation of nearby intersections. No issues relating to traffic have been identified as a result of the proposed development.

5.6.18 Social and economic matters

There are no negative social or economic implications expected as a result of the approval of the proposed development. Employment opportunities will be provided, during the construction of the proposal, within close proximity to the centre of Tamworth. Furthermore, there is no evidence to suggest that the proposal will detrimentally affect the amenity or utilisation of lands within the surrounding residential locality.

5.6.19 Cumulative impacts

The subject site is considered capable of supporting the development as proposed. The proposal is compatible with surrounding land uses and development and approval of the application is not expected to result in any unacceptable conflicts with adjoining properties or the environment as detailed within this Statement.

5.7 Section 4.15C(1)(c) The suitability of the site for the development

The subject site is considered eminently suited for the proposed development as outlined within this Statement. There are no known environmental hazards or constraints associated with the allotment (flooding, bushfire, threatened species etc.) and the development site is also clear of relevant environmental exclusion zones considered in TRLEP 2010.

Being zoned *R1 - General residential*, the subject land is by definition suitable for the proposed 'multi dwelling housing' development. The proposal appears to be consistent with the aims and objectives of the TRLEP 2010 and will allow the use of the site for suitable modern residential accommodation for the growing population of Tamworth.



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Furthermore, the proposal will not lead to any unmanageable demands on existing road infrastructure, recreational or public lands, available utility services, air quality or noise levels. The proposed residential development will also bring economic benefits to the surrounding community. Additionally, there have been no negative impacts on the public domain identified, and the residential development will allow for the continued, but intensified use of the land in an appropriately zoned area.

Further, the proposal does not deliver any adverse impacts in terms of privacy, overshadowing or outlook to neighbouring properties, and will not have a negative influence on the natural environment. Refer to photographs in **Appendix H** for further information.

5.8 Section 4.15C(1)(d) Any submissions made in accordance with the Act or the Regulations

This issue can only be fully considered after submission of this DA, if submissions are sought from the community and / or relevant agencies during community consultation.

5.9 Section 4.15C(1)(e) The public interest

Potential detrimental visual, social and environmental impacts have been thoroughly addressed in this Statement. There have been no detrimental economic impacts identified as a result of the proposed development. The proposal fits within the locality as detailed previously. The site attributes are conducive to the development as proposed (refer **Appendix H** for site details). The proposed development will improve the existing scale and character, with the proposed multi dwelling housing being complementary to existing development. In this regard, the subject application is considered to be in the public interest.



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6 CONCLUSION

This SoEE has shown that the development is within the public's interest socially, economically and environmentally. Any relevant matters have been addressed through this SoEE. This application seeks Council's consent for the demolition and removal of an existing dwelling and multi-dwelling housing development on Lot 2, DP 949875, 3 Griffin Avenue, North Tamworth NSW 2340.

An assessment of the perceived impacts of this development has identified that:-

- The proposed development meets the aims and objectives of the *Tamworth Regional Local Environmental Plan 2010*;
- The site is not unsuitable for development by virtue of physical characteristics;
- The likely traffic generation characteristics of this proposal will be negligible and should be satisfactorily accommodated within the adjoining road network;
- Access and onsite manoeuvrability for the subject site is suitable and satisfies Council's requirements;
- The overall scale, architectural integrity and general appearance of the proposed development is considered to be appropriate for the context and setting of the allotment
- The resultant development will not be in conflict with the surrounding land uses;
- There will not be any negative impacts arising from this development.
- The proposed allotments have the ability to connect to necessary utility services;
- The proposed development is not expected to lead to any unmanageable demands on existing road infrastructure, public lands, existing services, air quality or noise levels;
- The proposal is of negligible environmental and socio-economic impact and does not pose any significant conflicts with the surrounding populace; and
- To our knowledge there are no hazardous land uses or activities in the vicinity of the subject land.

An assessment of the perceived impacts of this development has identified the subject site is capable of accommodating the development as proposed. The proposed land use is permissible with consent pursuant to the provisions of the *Tamworth Regional Local Environmental Plan 2010*. Furthermore, it is considered that this application complies with Council's overall objectives for development within the zone. Our submission has established the proposed multiple dwellings generally complies with the intent of other applicable statutory planning and related policy provisions, including those provided within the *Tamworth Regional Development Control Plan 2010*. However, there are two 'deemed to satisfy' controls from the TRDCP 2010 which do not comply. The variations have been adequately addressed and justified within the report. On this basis development consent is now sought for the project as detailed in this Statement of Environmental Effects and attached Appendices.



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APPENDIX A

TRC PRE-DEVELOPMENT APPLICATION ADVICE



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APPENDIX B SURVEY PLAN



STATEMENT OF ENVIRONMENTAL EFFECTS

Proposed Demolition and Erection of Multi Dwelling Housing

APPENDIX C SERVICING STRATEGY



STATEMENT OF ENVIRONMENTAL EFFECTS

Proposed Demolition and Erection of Multi Dwelling Housing

APPENDIX D DESIGN DRAWINGS



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APPENDIX E BASIX CERTIFICATION



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APPENDIX F AHIMS REPORT



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APPENDIX G

RESOURCE AND WASTE MANAGEMENT PLAN



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APPENDIX H SITE PHOTOGRAPHS