



STATEMENT OF ENVIRONMENTAL EFFECTS

PROPOSED RESIDENTIAL LOT SUB-DIVISION

1 Ochiltree Place, Taree, NSW 2430

LOT NO: 1 | DP: 713849

Prepared for:

DSV DEVELOPMENTS PTY. LTD

Address:

1 OCHILTREE PLACE, TAREE, NSW 2430

LOT 01, DP 713849

A report prepared by

URBART

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SEE for **1 OCHILTREE PLACE, TAREE, NSW 2430**

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1. INTRODUCTION

The Statement of Environmental Effects (SEE) relates to the application for proposed residential lot sub-division on the subject site currently described as Lot 01 in DP 713849, 1, Ochiltree Place, Taree, NSW 2430.

This SEE has been prepared in response to the statutory provisions applicable to this development under Clause 4.15 of the Environmental Planning and Assessment Act 1979. The following report describes the site and locality, its existing condition, outlines the proposed development and assesses the suitability of the site for the proposal which are key consideration under the Act.

2. PROPERTY DETAILS

2.1 SUMMARY

APPLICANT:	DSV Development Pty. Ltd
OWNERS	DSV Developments Pty. Ltd
PROPERTY ADDRESS:	1 Ochiltree Place, Taree, NSW 2430
LAND TITLE	Lot 01 in Deposited plan (DP) 713849
ZONE:	R1 General Residential
MINIMUM LOT SIZE	450 sq. m
CALCULATIONS:	Total Site/Lot area: 1629 sq. m Proposed sub-lot 01 area: 749 sq. m Proposed sub-lot 02 area: 880 sq. m

There is no history of potentially contaminating activity undertaken on the recently developed site. The existing lot is clear of any indigenous or listed vegetation.

2.2 SITE CONTEXT

The site is in a well accessed residential neighbourhood with single storey brick building. The site has easy access to nearby Settlers Boulevard, schools and college and recreational space.

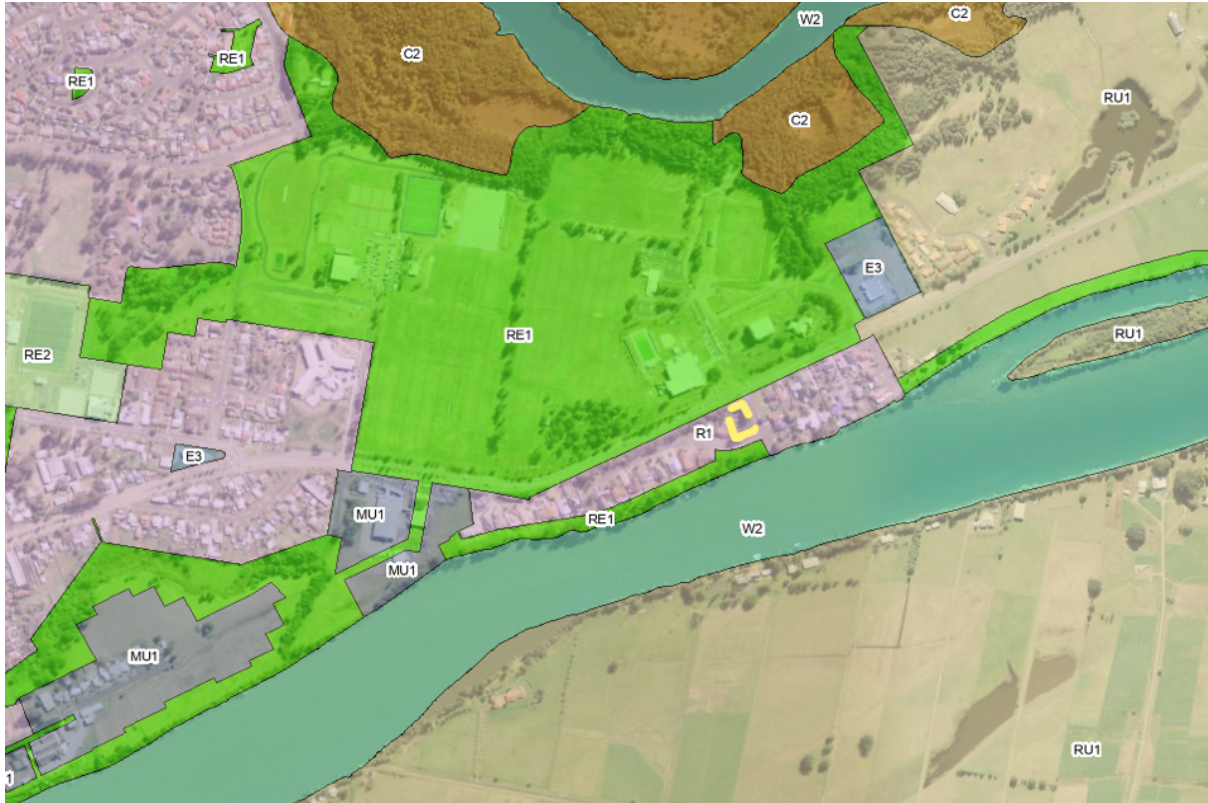


Photo 1. Aerial View (Satellite image)

The site has a total area of 1629m², with it has three frontages to Ochiltree Place, Jhon Street and Manning River drive. The natural ground falls in the W-E direction (~0.6m fall over 45m) with an approximate slope of 1.3%. The site falls from the rear boundary with the highest point being its west corner as shown in plan 01.

The subject site has an easy access to nearby Manning aquatic centre, Taree recreational centre, public parks, health care facilities etc.

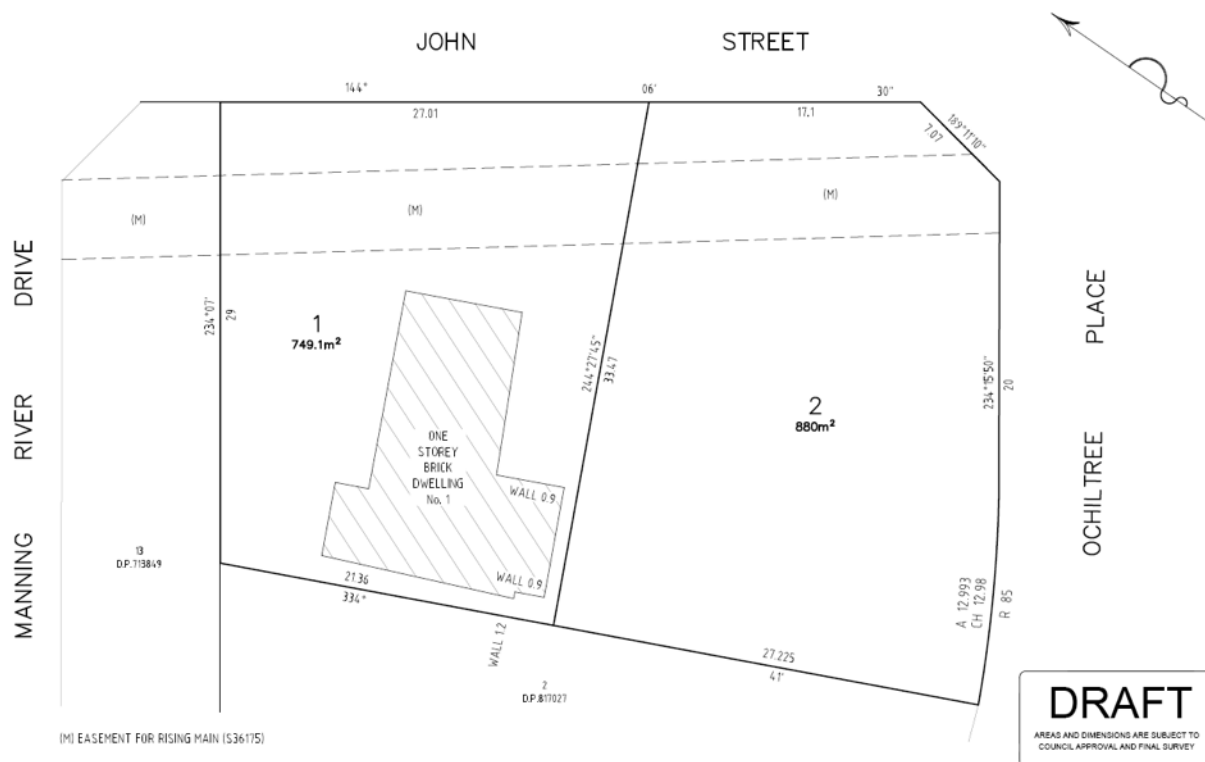
Plan 01: Survey Plan | Source: ABH Soil testing and Surveying

3.1 SUB -DIVISION ON GENERAL RESIDENTIAL ZONE

The Applicant seeks consent for the sub-division of the lot into two sub lots under Torrens title. The proposed sublots is consistent with council requirements with refurbishing and renovating the existing brick building (interior retro fit) with 749 sq.m on sub-lot 01 and ample space for a new construction with 880sq.m on sub-lot 2.

The built form location and streetscape is distinct in terms of its corner position and the proposal responds to adjoining development through appropriate street alignments, focusing massing on accordance with the existing development pattern. The streetscape response is consistent with the Council's requirements for corner lots, with the proposed sub-lots having are over the minimum lot size requirements of 450 sq.m. The driveway

accesses will be retained from Jhon Street. The sub-division is suitably articulated and seeks to maintain appropriate amenity within and for the development without impacting the residential amenity of the adjoining lots that will be developed in near future. *Plan 2 below outlines the proposed sub-lot plans provided by OMNI Surveyors.*



Plan 2: Site plan

3.2 PROPOSED SUB DIVISION:

The subject site (according to the confirmation received from the council) will be known as 1 Ochiltree Place, Taree, NSW 2430.

Further details are summarised below:

	SUB LOT 01	SUB LOT 02	TOTAL SITE
Future address	1 Jhon Street, Taree, NSW 2430.	1 Ochiltree Place, Taree, NSW 2430.	1649 sq. m
Proposed access	Jhon Street	Ochiltree Place	
Proposed sub lot Area	749 sq.m	880 sq. m	1649 sq. m

4. ENVIRONMENTAL PLANNING & ASSESSMENT ACT, 1979

In this Section, the proposed development has been assessed having regard to the relevant matters for consideration under Clause 4.15 of the Environmental Planning and Assessment Amendment Act, 1979,

The relevant matters under the followings Instruments and policies have been taken into consideration as a part of the proposed development:

State Environmental Planning Policy (Sustainable Buildings) 2022

State Environmental Planning Policy (Resilience and Hazards) 2021

Greater Taree Local Environmental Plan (LEP) 2010

Greater Taree Development Control Plan (DCP) 2010

4.1 STATE ENVIRONMENTAL PLANNING POLICY (RESILIENCE AND HAZARDS) 2021

Pursuant to Clause 4.6 of the Policy, the subject site is considered to be suitable for the proposed development from the contamination perspective, as there are no records of contamination of the site nor has been listed under the contamination land registry.

4.2 GREATER TAREE LOCAL ENVIRONMENTAL PLAN 2010

CLAUSE 1.2 AIMS OF THE PLAN

(1) This Plan aims to make local environmental planning provisions for land in Greater Taree City in accordance with the relevant standard environmental planning instrument under section 3.20 of the Act.

(2) The particular aims of this Plan are as follows—

(aa) to protect and promote the use and development of land for arts and cultural activity, including music and other performance arts,

(a) to promote and encourage the ecologically sustainable development of Greater Taree City,

(b) to encourage the proper management, development and conservation of natural and human made resources (including natural areas, forests, coastal areas, water, groundwater dependent ecosystems, agricultural land, extractive resources, towns, villages, and cultural amenities) for the purpose of promoting the social and economic welfare of the community, protecting ecological and cultural heritage and achieving a better environment,

(c) to promote and co-ordinate the orderly and economic use and development of land, and to minimise conflict between adjacent land uses,

- (d) to facilitate the provision and co-ordination of community services and facilities,*
- (e) to encourage the protection of the environment, including the protection and conservation of native animals and plants, threatened species and endangered ecological communities and their habitats,*
- (f) to minimise the exposure of development to natural hazards and natural risks,*
- (g) to seek the provision of adequate and appropriate infrastructure to meet the needs of future development,*
- (h) to encourage a strong, growing and diversified economy that promotes local self-reliance, and recognises and strengthens the local community and its social capital in ways that safeguard the quality of life of future generations.*

CLAUSE 2.3 ZONE OBJECTIVES AND LAND USE TABLE

AIMS AND OBJECTIVES OF THE R1 GENERAL RESIDENTIAL ZONE

The site is located within the R1 General Residential Zone which has the objectives as follows:

- 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.*

CLAUSE 4.1B MINIMUM SUB-DIVISION LOT SIZES IN R1 ZONE

The subject site has a total area of 1649 sq.m which is greater than the minimum site area (450 sq.m) required for a dual occupancy development in R1 General Residential Zone.

CLAUSE 4.3 HEIGHT OF BUILDINGS

The subject site is not located within area of height of building adopted. The proposed development appears satisfactory in this regard, displaying a maximum height above existing ground level of 5.95 m. The roof design is a pitch metal roof with a 22.5-degree pitch fall as shown in the roof plan.

CLAUSE 5.10 HERITAGE CONSERVATION

The site is not located in a conservation area and is not identified as a heritage item. The site is not located in the vicinity of heritage items.

CLAUSE 5.21 FLOOD PLANNING

The site is not located in the flood planning area.

CLAUSE 6.1 ACID SULFATE SOILS

The subject site is located within a class 5 acid sulfate soil area as identified in the Greater Taree LEP 2010. Consequently, Clause 7.1, which addresses the management of acid sulfate soils, is not applicable to this sub-division. Since the site is free from the risks associated with acid sulfate soils, there is no potential for adverse environmental impacts related to soil disturbance. Therefore, the proposed development complies with Clause 7.1, ensuring that it does not contribute to environmental degradation or pose risks to groundwater quality.

CLAUSE 6.2 EARTHWORKS

The proposed development at 1 Ochiltree Place, Taree, NSW will retain the existing ground level, with only minimal earthworks required during the demolition of the existing house and sheds. This approach ensures full compliance with Clause 7.3 of the Greater Taree LEP 2010, which aims to preserve the natural landform and minimize environmental impacts associated with excessive earthworks. By maintaining the current ground level, the development will avoid unnecessary disruption to the site's topography, reduce potential erosion, and protect the existing drainage patterns, thereby contributing to the overall sustainability and stability of the area.

4.3 GREATER TAREE DEVELOPMENT CONTROL PLAN 2010

The following serves as analysis of the proposed Sub-division against the pertinent chapters of the DCP-

PART C SUB-DIVISION REQUIREMENTS

CHAPTER IN DCP	STANDARD REQUIREMENTS IN DCP	PROPOSED DEVELOPMENT	COMPLIANCE WITH DCP PROVISIONS
SUB-DIVISION OBJECTIVES (PART C1)	The proposed sub-division is consistent in the objectives of the DCP		COMPLIES
GENERAL DESIGN PRINCIPLES (PART C2.1)	The following design principles mentioned in the DCP are taken consideration in this sub-division application.		COMPLIES
SITE HAZARDS (PART C3.1)	<p>The objectives of the section as follows</p> <ul style="list-style-type: none"> • Ensure adequate assessment of any risks to development are • identified and responded to at the Development Application • stage, including minimising; • the risk of periodic inundation or flooding to development; • the risk of damage to urban development due to unstable ground conditions; 	The proposed Sub-division does not pose any site hazards. This ensures the subject lot is clear from geographical changes or hazards, bushfires, toxic waste or air safety etc.	COMPLIES

	<ul style="list-style-type: none"> the risk of damage to urban development from coastal hazards including transmigration, coastal erosion and/or climate change; Adverse impacts of urban development such as soil erosion; the exposure of development to bush fire; Exposure to any other risk including toxic waste etc; Any potential risk for air safety in areas near airports. 		
ROAD DESIGN AND CONSTRUCTION (PART C3.2)	This section doesn't apply to this sub-division application		COMPLIES
FILLING AND LEVELLING (PART C3.3)	Minimize the impacts of cutting and filling on natural and built environments.	The proposed sub-division will retain the natural ground level.	COMPLIES
SERVICES (PART C3.4)	<ul style="list-style-type: none"> Provide public utilities to each allotment, generally within road reserves, in an efficient and cost-effective manner; Maximise the opportunities for shared (common) 	This proposed sub-division is in an existing residential lot with required services. Please refer to the survey drawing prepared by Omni Surveyors.	COMPLIES

	<p>trenching and reduced restrictions on landscaping within road reserves;</p> <ul style="list-style-type: none"> • Ensure rural, residential, industrial and commercial areas are adequately serviced in a timely, cost-effective, coordinated and efficient manner. 		
DRAINAGE (PART C3.5)	<ul style="list-style-type: none"> • Provide an efficient and effective stormwater system which can be maintained economically; • Facilitate the principles of integrated water cycle management and water sensitive urban design; • Provide a stormwater system which utilises open space in a manner compatible with other uses; • Control flooding and enable access to allotments, stabilise the land form and control erosion; • Prevent stormwater damage to the built and natural environment; 	<p>This proposed sub-division is in an existing residential lot with required services. Please refer to the survey drawing prepared by Omni Surveyors.</p>	COMPLIES

	<ul style="list-style-type: none"> • Provide overflow paths to convey large stormwater flows to trunk drainage systems; • Minimise urban run-off pollutants to watercourses; • Prevent both short- and long-term inundation of development; • Prevent risk to human life or property; • Prevent soil erosion and sedimentation. 		
EXISTING DEVELOPMENT AND HERITAGE (PART C3.6)	<ul style="list-style-type: none"> • Ensure future development relates to existing development in a manner which minimises any potential adverse impact on the existing development; • Ensure protection of European and Aboriginal heritage. 	The proposed subdivision has an existing brick building on the site and it will be maintained in subplot 01. This shows the development ensures to minimise the impact on existing developments and protecting the street scape of the location.	COMPLIES
ENVIRONMENTAL PROTECTION (PART C3.7)	<ul style="list-style-type: none"> • Protect and minimise the risk of degradation of unique or sensitive environments such as wetlands, littoral rainforests, estuarine 	The proposed sublots will not poses any environmental impacts. So, this residential subdivision complies with the objectives of the section.	COMPLIES

	and coastal areas and ecosystems; <ul style="list-style-type: none"> • Protect the scenic quality of a locality. 		
LANDSCAPING (PART C3.8)	This section doesn't apply to this sub-division application		COMPLIES
RESIDENTIAL SUBDIVISION (PART C4.1)	<ul style="list-style-type: none"> • Provide for each lot sufficient area and dimensions that will enable the construction of a dwelling and ancillary outbuildings and private outdoor space with solar and daylight access; • Minimise potential legal issues regarding numerous users of rights of carriageway; • Rationalise servicing within battleaxe handles; and • Promote more orderly development of land. 	<p>The proposal includes the sub-division of residential lot into two sublots of 749sq.m and 880 sq.m respectively. This provides more space for the future developments and it enables all the developments in the lot with daylight and solar access.</p> <p>The proposed application is submitted with a draft sub-division plan which shows the clear boundaries and angles of the lot to eliminate potential legal issues.</p>	COMPLIES

5. ENVIRONMENTAL PLANNING AND ASSESSMENT ACT 1979

5.1 OVERVIEW

In this Section, the proposed development has been assessed having regard to the relevant matters for consideration under Clause 4.15 of the Environmental Planning and Assessment Amendment Act, 1997, which a consent authority must consider in determining an application.

5.2 THE PROVISION OF ANY EPI

Consideration is given to the Greater Taree LEP 2010 as discussed in Section 4.1.

5.3 THE PROVISION OF ANY DRAFT EPI

No Draft Instrument applies to the development.

5.4 ANY DEVELOPMENT CONTROL PLAN

Consideration of the relevant Elements of the Greater Taree Development Control Plan 2010 is discussed in Section 4.2.

5.5 ANY MATTERS PRESCRIBED BY THE REGULATIONS

Not applicable to this application.

5.6 LIKELY IMPACTS OF THE DEVELOPMENT

5.6.1 CONTEXT AND SETTING

The proposed development and use of the premises for a residential purpose will complement the surrounding context. The scale, form and placement of development are considered ideal to the allotment and local context. The development achieves the desired outcome for the locality facilitated through Zone objectives.

5.6.2 PUBLIC DOMAIN

The proposal will have no impact on the public domain. No external works are proposed.

5.6.3 UTILITIES

All installations will meet the requirements under the Australian Standards and the Building Code of Australia.

5.6.4 SOCIAL AND ECONOMIC IMPACT IN THE LOCALITY

The proposed development will provide impetus and vitality to the locality and is therefore considered appropriate. Again, the achievement of the density and form of development sought through Zone Objectives is considered beneficial to the locality.

5.6.5 SITE DESIGN AND INTERNAL DESIGN

The site is considered ideal to the needs of the proposal. The design suitably responds to the attributes of the site.

5.6.6 CUMULATIVE IMPACTS

The cumulative impact of the development on the character of the neighbourhood is expected to be negligible.

5.7 SITE SUITABILITY

The subject site is considered ideal to the requirements of the Applicant. No variation to site formation or infrastructure is required.

5.8 SUBMISSIONS

The Consent Authority will need to consider any submissions received in response to the public exhibition of the proposed development.

5.9 THE PUBLIC INTEREST

There are no known Federal or State Government policy statements and/or strategies that are relevant to this particular case. We are not aware of any other circumstances that are relevant to the consideration of this development application.

6. CONCLUSION

The proposal has been assessed against the requirements of Section 4.15 of the Act, *Greater Taree Local Environmental Plan 2010* and council policies including the *greater Taree Development Control Plan 2010*. In this regard, it is considered that the proposal satisfies the aims and objectives as well as the prescriptive requirements of the above controls.

The proposal will provide additional residential dwelling lots and in consideration of zoning objectives, the subdivision is entirely appropriate. The proposed residential lot subdivision is considered of significant merit.

As such, the proposal for the subdivision of residential lot at **1 Ochiltree Place, Taree, NSW 2430** is an appropriate response to context, setting and planning instruments.

APPROVAL IS RECOMMENDED.

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