

BUILDING DESIGNERS | INNOVATIVE | AFFORDABLE | INDIVIDUAL



STATEMENT OF ENVIRONMENTAL EFFECTS

Date February 2025

CWC Ref A6052

Lot 42 DP19365 | 23 High Street, Black Head

Statement of Environmental Effects

Proposed Dwelling Alterations and Additions at 23 High Street, Black Head

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1.0 Introduction

Collins W Collins Pty Ltd has been engaged to prepare a development application for proposed alterations and additions to the existing dwelling at 23 High Street, Black Head. This Statement of Environmental Effects is to accompany the plans and specifications, and forms part of the application.

2.0 Property Details

Lot	42	Section	-	DP	19365
Address	23 High Street, Black Head 2430				

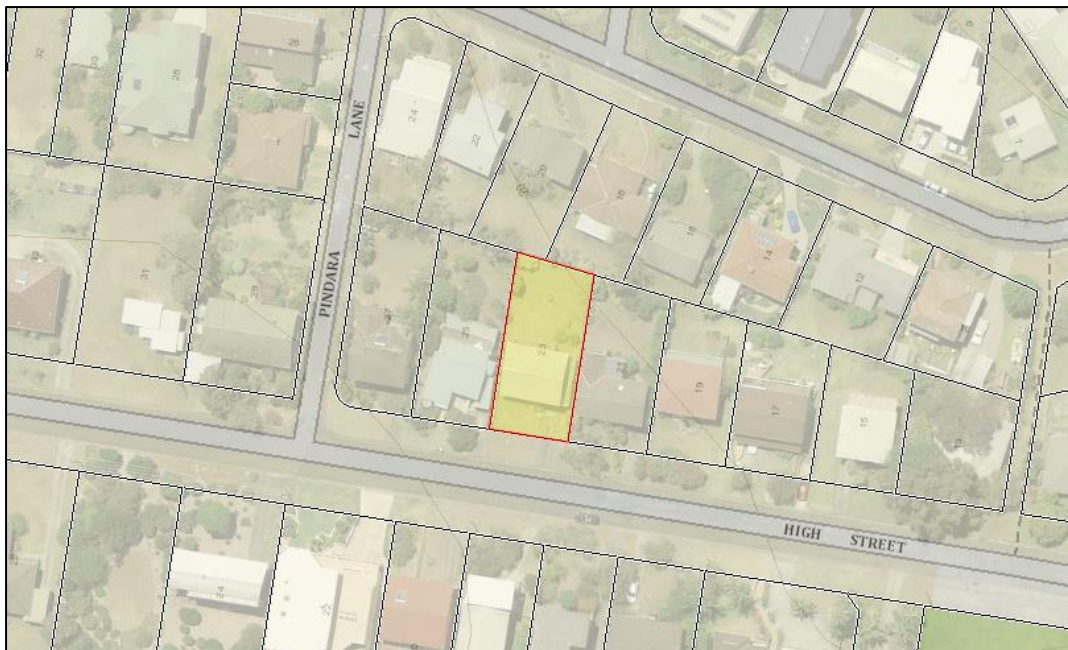


Figure 1: Aerial View, image from SIX Maps (sourced: February 2025)

2.1 Site Characteristics

The subject site has an area of 507.3m² with south orientation to High Street. The site has an existing single-storey dwelling with subfloor garage.

The neighbouring properties comprise of single-storey and two-storey dwellings with a variety of external materials and finishes. The subject site is adjoined by dwellings to the east, west and north.

The subject site is not identified as being bushfire prone.

2.2 Existing Services

Water

Council's records indicate that there is an existing 20mm metered water service from High Street servicing the existing dwelling.

Sewer

Council's records indicate that there is an existing sewer main adjacent the rear boundary of the site, with an existing sewer junction servicing the existing dwelling.

Stormwater

The existing dwelling is serviced by an existing on-site dispersal trench. It is proposed to utilise this existing connection for the proposed alterations and additions.

3.0 Proposal Overview

The proposal is for the construction of alterations and additions to the existing dwelling at 23 High Street, Black Head.

The proposed works include:

- Demolition of the existing bathroom and WC
- Demolition of the existing half round copper logs and internal log lining
- Demolition of the existing deck
- Demolition of the existing verandah roof
- Demolition of the existing subfloor posts
- Removal of the existing windows
- Removal of the existing kitchen and replacement with a new kitchen
- Proposed concrete storage area to the subfloor
- Proposed underdeck screening to the subfloor
- Internal reconfiguration to provide a new bathroom, laundry and WC
- Proposed additional floor area to provide a sunroom with kitchen
- Proposed new windows, skylight and sliding door unit
- Proposed deck with new balustrade
- Proposed rear alfresco with pergola and a lower sun deck
- Proposed roof over the existing roof
- Proposed external materials and finishes to include cladding and metal sheet roofing
- Proposed outdoor shower

Access to the dwelling is to remain as per the existing driveway and crossover from High Street at the south of the site.

4.0 General Information

<u>Site Suitability</u>	
Will the development:	
• Affect any neighbouring residences by overshadowing or loss of privacy?	No
• Result in the loss or reduction of views?	No
• Impact on any item of heritage or cultural significance?	No
• Result in land use conflict or incompatibility with neighbouring premises?	No
• Be out of character with the surrounding areas?	No
• Be visually prominent with the existing landscape/streetscape?	No
• Require excavation or filling in excess of 1 metre?	No
• Require the display of any advertising signage?	No
Will the proposal:	
• Result in any form of air pollution (smoke, dust, odour)?	No
• Have the potential to cause any form of water pollution?	No
• Emit noise levels that could affect neighbouring properties?	No
• Be considered potentially hazardous or offensive (refer SEPP Resilience and Hazards for definitions)?	No
• Affect native or aquatic habitat?	No
• Have an impact on a threatened species or habitat?	No
• Involve the removal of any trees?	No
<u>Access, Traffic & Utilities</u>	
• Are electricity and telecommunications services available to the site?	Yes
• Is lawful and practical access available to the site?	Yes
• Will the development increase local traffic movements and volumes?	No
<u>Waste Disposal</u>	
Provide details of waste management, including reuse and recycling: As existing for the dwelling	
How and where will the wastes be stored: As existing within the private open space	
• Does the proposed use generate any special wastes?	No
• Will the use generate trade wastes (i.e. greasy or medical wastes)?	No

5.0 State Environmental Planning Policy

5.1 Sustainable Buildings 2022

A BASIX Certificate has been submitted demonstrating that the proposed development will comply with the requirements of the SEPP.

5.2 Resilience and Hazards 2021

Part 2.2 Development controls for coastal management areas

The subject site is not mapped as being a Littoral Rainforest or Coastal Wetlands and is not within the proximity area for Littoral Rainforests or Coastal Wetlands.

5.3 Biodiversity and Conservation 2021

The subject site is not mapped as being a Koala Habitat area and is not located within an area of an approved Koala Plan of Management. Furthermore, the proposal does not include the removal of any trees.

5.4 Transport and Infrastructure 2021

The subject site does not have frontage to a classified road.

6.0 Greater Taree Local Environmental Plan 2010

Clause 2.2 - Land Zoning

The subject site is zoned R1 – General Residential. The objectives of this zoning are 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.*

The proposed alterations and additions to the existing dwelling remains a permissible land use and is consistent with the R1 zone objectives.

Clause 4.1 - Minimum Lot Size

The minimum lot size specified on the Lot Size Map is 450m². The proposal does not affect the existing lot size of 507.3m².

Clause 4.3 - Height of Buildings

The maximum height of building specified on the Height of Buildings Map is 8.5m. The proposed development has a maximum ridge height of 6.62m above existing ground level which complies with the LEP and is consistent with neighbouring developments.

Clause 4.4 - Floor Space Ratio

The floor space ratio specified on the Floor Space Ratio Map is 0.6:1.
The proposal has a floor space ratio of 0.19:1, calculated in accordance with the LEP definition, which is compliant with LEP provisions.

Clause 5.10 - Heritage Conservation

The subject site is not identified as a Heritage Item and is not located within a heritage conservation area.

Clause 5.21 - Flood Planning

The subject site is not identified as being within a Flood Planning Area.

Clause 7.1 - Acid Sulphate Soils

The subject site is mapped as having Acid Sulphate Soils, Class 5.

7.0 Development Control Plan

7.1 Greater Taree Development Control Plan 2010

	DCP Requirements	Proposal	Complies Yes/No
D3.1 Cut and fill	Max cut or fill 1m	No cut or fill proposed	N/A
	Council will consider permitting greater cut for split level on steeply sloping sites		N/A
H2.1 Site Coverage	Max site coverage 65%	Site coverage approx. 42%	Yes
H3.1 Front Setback	Primary frontage: 5m	6.906m as existing	As existing
	Secondary frontage: 3m	N/A	N/A
H3.1 Side and Rear Setback	Single Storey: 900mm	Rear: 7.889m to rear deck East side: 765mm as existing West side: 1.749m as existing	Yes
	Second Storey: 1.6m		As existing As existing
H3.1 Car Parking	2 off-street spaces behind building line	Existing garage space	As existing
	Combined garage and driveway space must accommodate two vehicles behind street boundary	Existing driveway provides an off-street parking space	As existing
H3.1 Car Parking and Access	Driveways minimum 3m wide	Existing driveway	As existing
	Garage door setback 5m	Existing garage	As existing

H2.3 Building Height	Lowest floor level max 1m above natural ground level	Existing floor level	As existing
	Not more than two storeys at any given point	Existing single-storey dwelling with subfloor	Yes
	Max 6m height to intersection of wall and eaves lines at any point along line of external walls	Existing dwelling with proposed new roof	As existing
H2.5 H3.1 Private Open Space	Min 80m ² - directly linked to principal living area - min 6m x 4m	160m ² - Proposed alfresco directly accessed from principal living areas - 6m x 4m area to rear yard	Yes Yes Yes
	Where POS is to be terraced one level must wholly contain the 6m x 4m area. This area must be located adjacent to the dwelling living rooms	Proposed alfresco 4.5m x 4.389m. However, the sunroom is proposed as an indoor/outdoor room as an extension of the alfresco, thereby providing a 6m x 4m area at the alfresco and sunroom	Yes
	Max 1:10 gradient. On steeper slopes, open space to be terraced	Proposed alfresco and lower sun deck, with stairs to natural ground level	Yes
	Front POS forward of the building line only considered where lot is north facing	Existing rear POS	As existing
	At least one principal living area must face predominantly north	Existing living area Proposed sunroom with northern windows	As existing Yes
	Screened for privacy	Existing boundary fencing	As existing
H2.10 Front Fencing	Max 900mm high if solid	No front fencing proposed	N/A
	Max 1.5m high if 50% transparent		N/A
	Front fencing to provide POS screening max 1.5m high if on front boundary. If higher than 1.5m, must be setback 1.2m from front boundary.		N/A
	All fencing behind line of dwelling, side and rear fences, max 1.8m high	Existing boundary fencing	As existing

H2.5 H2.6 Solar Access	Shadow diagrams to be submitted for all 2 storey developments	N/A	N/A
	Predominant living space and key POS maximises northern or eastern sun	Proposal incorporates a sunroom and alfresco with northern orientation	Yes
	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.	Sunlight will still reach more than 50% of the POS Proposed alterations and additions will not result in adverse overshadowing on adjoining properties on 21 June	Yes
	Minimum 3 hours solar access between 9:00am and 3:00pm on 21 June to principal living rooms of the proposed dwelling and the adjoining dwellings.	Proposal will retain solar access to the existing living area and will provide solar access to the sunroom	Yes
H2.7 Acoustic and Visual Privacy	Min 3m line-of-sight separation between parking areas/streets and bedroom windows	Existing bedroom located more than 3m from street	As existing
	Where wall openings of adjacent dwellings opposite each other, min 3m separation	Proposed windows not opposite adjoining dwelling windows Proposed shower window to western elevation	Yes
	Opposing windows and doors on adjacent lots offset	Proposed windows and doors offset, with increased setback to the eastern side	Yes
	Direct views between living area windows of adjacent dwellings must be screened or obscured where ground and first floor windows within 9m of adjacent dwellings, or other floor windows within 12m radius	No direct views Proposed sunroom windows not within 9m radius of adjoining dwellings	Yes
	Overlooking of ground level POS from upper levels to be avoided e.g. through setbacks or landscaping	Proposed includes increased setback to eastern side	Yes
H2.9 Safety, Security and Entrances	One habitable room window overlooking street	Bedroom window to High Street	Yes
	Front entrance easily identified	Existing front entrance easily identified	As existing

H2.9 Safety, Security and Entrances	Front fences, garages and landscaping not to obstruct casual surveillance and permit safe access to dwelling	Proposed alterations and additions will not obstruct casual surveillance or safe access to the existing dwelling	Yes
H4.1 Ancillary Structures and Outbuildings	Ancillary structures and outbuildings to be single storey	No outbuildings proposed	N/A
	Max wall height 3m		N/A
	Max roof height 4.8m		N/A

7.2 Non-Compliances

No non-complying issues have been identified.

8.0 Conclusion

The above assessment has been completed and the proposed dwelling alterations and additions at 23 High Street, Black Head complies with:

- the State Environmental Planning Instruments;
- Greater Taree Local Environmental Plan 2010; and
- Greater Taree Development Control Plan 2010.

The proposal will not adversely impact on the natural or built environment.

The proposal will benefit the community, both socially and economically.

The proposal is suitable for the site.

This Statement of Environmental Effects is submitted to MidCoast Council for review.