

17th February 2025

StudioTwo
Architecture

The General Manager
Tamworth Regional Council
PO Box 555
TAMWORTH NSW 2340

Attention: Planning and Development Department

Dear Sir/Madam,

**Re: Proposed Garage & Cabana,
10 Roy Street, Hallsville, NSW 2340**

This statement has been prepared to accompany the Development Application and associated documents submitted to council with this letter:

Architectural drawings by Studio Two Architecture P/L:

- B2329 DA101 Site Plan & Floor Plan
- B2329 DA201 Elevations, Section & Perspectives

The site subject to this Statement is located within the traditional lands of the Gomerioi people. The author pays respect to the traditional owners and custodians on which this site is located, and acknowledges the Elders past, present and emerging.

Statement of Environmental Effects

SITE DETAILS

The subject site at 10 Roy Street, Hallsville (Lot 112 DP1249572) is zoned R2 - Low Density Residential under the Tamworth LEP 2010, Lot Size Map (LSM) – V. The 2,073m² site slopes gently from south to north and is predominantly covered in turfed lawn and mulched garden beds. It is serviced by sewer, mains water, natural gas, power, and data. The existing dwelling is a single-story residence with a floor area of approximately 265m².

PROPOSAL

The proposal includes a new Double Garage and Cabana, involving the demolition of the existing pool shed and minor ground excavation to achieve a level pad.

The Garage will provide additional vehicle storage and house a golf simulation system, with direct access to the Pool Yard and Sauna. The Cabana will be constructed over an existing concrete slab, featuring brick columns and insulated panel roofing. A low front fence and new landscaping will further enhance the streetscape, with native plantings in accordance with the Tamworth Regional Council Development Control Plan 2010 (DCP).

The proposal is designed to complement the existing dwelling in scale, materials, and roof pitch, ensuring a cohesive streetscape outcome.

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Nominated Architect
Nicholas Brown No. 6027
ABN 12 566 261 618

JUSTIFICATION FOR DCP VARIATION

The DCP provides valuable parameters that work alongside the LEP to shape well-considered outcomes. While adherence to all DCP provisions is generally the most straightforward approach to compliance, we recognise that a flexible, site-responsive assessment is sometimes necessary to achieve the best planning and design outcomes; hence the following justification to provide council with a clear understanding of the design intent.

The land identified within LSM-V is subject to a street setback of 10 metres and a side setback of 2.5 metres minimum. This proposal results in a side setback of 1.0 metre, which does not meet the DCP requirement, however, it remains compliant with the NCC BCA V2 and is considered appropriate based on site-specific constraints and functionality. The location of the Garage has been selected to best make use of the existing driveway access and maximise site space, in turn allowing for the concealment of a new rainwater tank from the streetscape.

The proposal has been designed to reduce impacts on the neighboring property by maintaining a separation of 9.5 metres from the adjoining dwelling. The affected elevation has also been designed with only one small window to minimise overlooking. Given these measures, there will be negligible adverse effects regarding privacy, views, or overshadowing.

The DCP identifies a maximum eaves height of 4.0 metres and a maximum ridge height is 4.4 metres. This proposal results in a ridge height of 4.9 metres, which does not meet the DCP requirement, however it remains compliant with an eaves height of 3.0 metres. The roof pitch has been designed to match the existing dwelling, as stipulated within the DCP, to ensure the development integrates well with the existing built form. The Garage also integrates a gable-end to the street, further contributing to an improved streetscape.

Given the above considerations, we request that Council approve the proposed setback & height based on the site-specific context and the minimal impact on surrounding properties.

TRAFFIC, SITE ACCESS AND CAR PARKING

Access to the Garage utilises an existing site access point on the north-eastern corner of the site; it is concrete from boundary to street. Turning circles and sight lines in compliance with AS2890.1 (per the DCP) have been considered and implemented to allow for ease of entry/exit in a forwards direction. There is no impact on local traffic conditions as a result of this work.

HERITAGE & ABORIGINAL CULTURE

The subject site is not within a heritage zone and it is not anticipated to contain any items of heritage significance.

With regard to cultural significance, the proposal is located on the traditional lands of the Kamilaroi people. It is not anticipated to be impacted by any Aboriginal cultural places, objects or stories. There are no issues that we consider will result from the proposed development. *Please refer to the attached basic search on the Aboriginal Heritage Information Management System (AHIMS) database which indicates no impacts within a 200m radius of the site.*

BUILDING FORM AND MATERIALS

This building consist of a concrete slab on ground, with stud framed walls and roof trusses over. External walls are horizontal fibre cement cladding, roof sheeting will be steel corrugated colorbond and gable ends consist of a decorative timber infill, all to match the existing house.

STORMWATER AND DRAINAGE

The Garage & Cabana roofed area will also be directed to a rainwater tank for use in landscaping across the site with overflows directed to street drainage system. The new driveway will utilise permeable paving to reduce stormwater runoff.

UTILITIES, SERVICES & ENERGY USE

Currently, the site is serviced with electricity, natural gas, telephone/data, water, and sewer mains; applicable systems will be used by the proposal. There is an existing electricity transformer located in the south-eastern corner of the site, the new front fence will terminate in line with this to ensure continued vehicle access from the street. It is anticipated a total of two external taps for use in landscaping and cleaning located on the Garage, directed from the new water tank.

The new Garage has been passively designed to allow for natural air-flow through louvres on the north and south (above the swinging door). Eaves provide glazing protection from the sun to maintain comfort. To combat the harsh peak temperatures of summer and winter there will be a new reverse cycle air conditioning system installed.

WASTE

During the construction of the building, all works shall be carried out in accordance with the relevant Standards and WorkCover requirements. All building waste shall be removed from the site and disposed of in accordance with the regulations.

FLORA AND FAUNA

The existing site is mostly bare, with large areas of maintained turf and mulched garden beds. Generally, new planting will consist of low-maintenance drought & frost tolerant species that will complement surrounding developments and the natural environment. No significant negative impact or adverse effects to the existing flora and fauna in the Hallsville/Moore Creek area is expected as a result of this work.

WATER SENSITIVE ESSENTIALS (WSE) & PLUMBING FOR RECYCLED WATER

The proposed Garage & Cabana will have access to a new 10,000L rainwater tank, due to the nature of the development, this is the only WSE that is viable to be met.

NOISE, AIR, MICROCLIMATE & SOIL

The proposal will result in a negligible increase in noise due to the simulation system within the new Garage, however this is an enclosed room. Any impact to air quality/microclimate during construction will be minimised. We do not anticipate there is any contamination in the soil, nor do we expect any as a result of the development.

PRIVACY, VIEWS & OVERSHADOWING

The new Garage and Cabana is approximately 9.5 metres from the neighbouring dwelling. The new structures minimise outlook with reduced glazing and high window sills to the north, as well as screening to the Cabana. The existing neighbouring dwelling has one small window to the south with views towards the subject site. We do not expect

any adverse impacts to neighbours resulting in overshadowing. Therefore, the impact of the development to privacy, views and overshadowing have been considered and any loss of amenity has been mitigated through carefully considered design.

SECURITY & SAFETY

The existing pool & poolyard will be retained, with minor alterations to the existing fencing to suit the new work. A new Sauna is accessed directly from the poolyard via a self-closing & latching door in compliance with AS1926.1, doors will swing inwards to poolyard for safety of Sauna use (to improve safety).

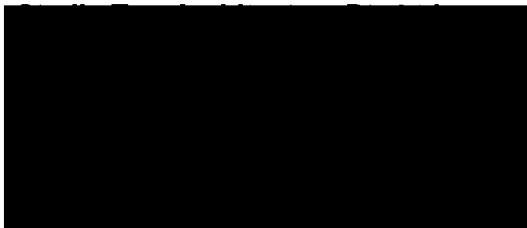
Existing boundary fences are retained, consisting of steel framed picket and wire style farm fencing. A new, 900mm high, front fence will be comprised of masonry brick piers and horizontal slats. This will help to provide security, privacy and separation from the street.

CONCLUSION

The proposed garage and cabana comply with all relevant planning controls under the Tamworth LEP and DCP. The development will have minimal environmental impact and will enhance the site's functionality. We ask that the above information be taken into consideration when the application is evaluated for approval.

If Council requires further information on any aspect of the proposed development, please feel free to contact our office.

Yours faithfully,



Encls.
aju

Appendix 1 - AWSS Search.

Adam Urquhart

Date: 04 February 2025

104 Brisbane Street

Tamworth New South Wales 2340

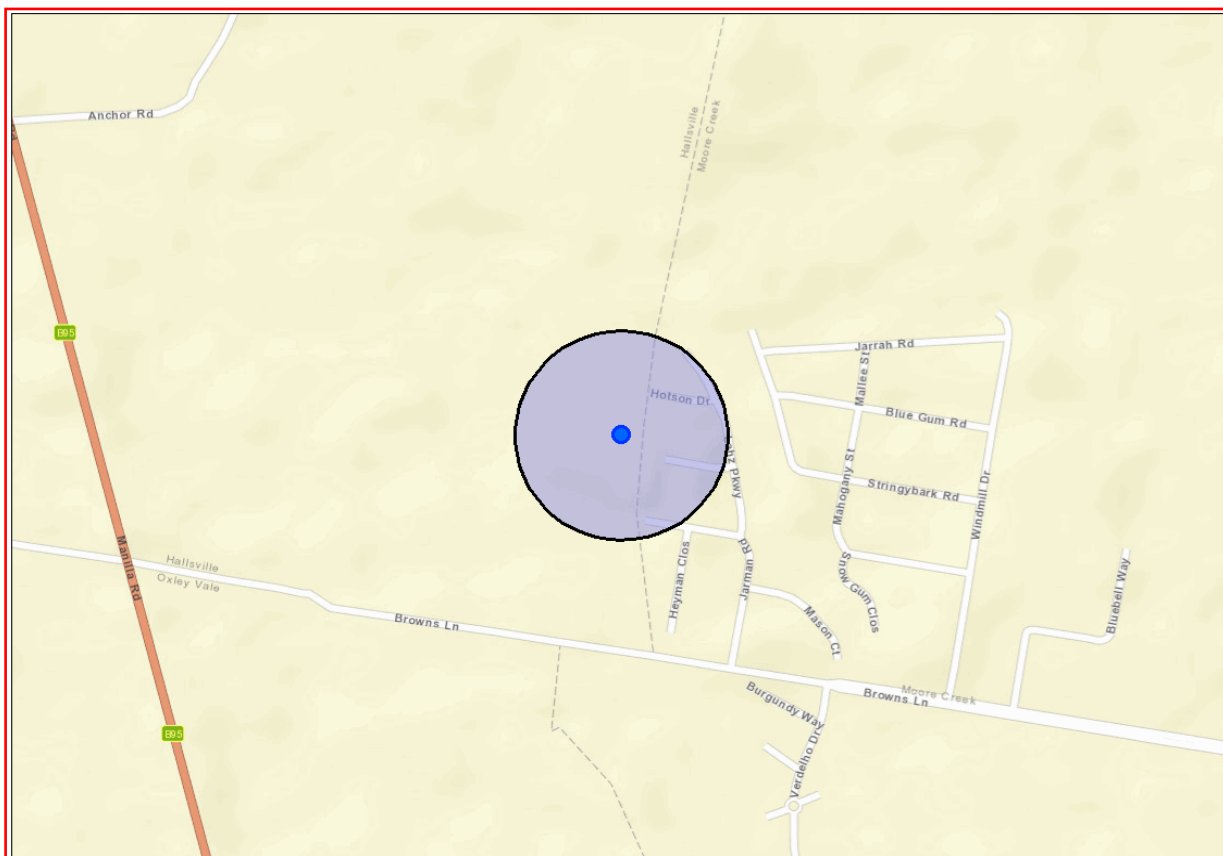
Attention: Adam Urquhart

Email: adam@studiotwoarchitecture.com.au

Dear Sir or Madam:

AHIMS Web Service search for the following area at Address : 10 ROY STREET HALLSVILLE 2340 with a Buffer of 200 meters, conducted by Adam Urquhart on 04 February 2025.

The context area of your search is shown in the map below. Please note that the map does not accurately display the exact boundaries of the search as defined in the paragraph above. The map is to be used for general reference purposes only.



A search of Heritage NSW AHIMS Web Services (Aboriginal Heritage Information Management System) has shown that:

0	Aboriginal sites are recorded in or near the above location.
0	Aboriginal places have been declared in or near the above location. *

If your search shows Aboriginal sites or places what should you do?

- You must do an extensive search if AHIMS has shown that there are Aboriginal sites or places recorded in the search area.
- If you are checking AHIMS as a part of your due diligence, refer to the next steps of the Due Diligence Code of practice.
- You can get further information about Aboriginal places by looking at the gazettal notice that declared it. Aboriginal places gazetted after 2001 are available on the [NSW Government Gazette \(https://www.legislation.nsw.gov.au/gazette\)](https://www.legislation.nsw.gov.au/gazette) website. Gazettal notices published prior to 2001 can be obtained from Heritage NSW upon request

Important information about your AHIMS search

- The information derived from the AHIMS search is only to be used for the purpose for which it was requested. It is not to be made available to the public.
- AHIMS records information about Aboriginal sites that have been provided to Heritage NSW and Aboriginal places that have been declared by the Minister;
- Information recorded on AHIMS may vary in its accuracy and may not be up to date. Location details are recorded as grid references and it is important to note that there may be errors or omissions in these recordings,
- Some parts of New South Wales have not been investigated in detail and there may be fewer records of Aboriginal sites in those areas. These areas may contain Aboriginal sites which are not recorded on AHIMS.
- Aboriginal objects are protected under the National Parks and Wildlife Act 1974 even if they are not recorded as a site on AHIMS.
- This search can form part of your due diligence and remains valid for 12 months.