

Statement of Environmental Effects

for Class 1a or Class 10 developments

- Use this form for Class 1a or Class 10 developments (eg dwellings, dwelling additions, garages, carports, sheds, pools) **with the exception of Secondary Dwellings (granny flats) & Dual Occupancies**. For these, refer to the [Statement of Environmental Effects Guide](#).
- If you need advice, email us at lodgement@midcoast.nsw.gov.au or phone 6591 7222.
- This form and supporting documents are open access information under the Government Information (Public Access Act 2009) (GIPA Act) and may be made publicly available by request and will also be displayed on our website.

Address of development

3 Rifleman Place, Harrington

Description of proposal

Carport to the existing dwelling

What is currently on site?

1 X residential dwelling

Are you seeking a variation to the Development Control Plan (DCP)?

Yes No

If yes, please give details and justify why the variation should be supported

It is proposed to reduce the front building line to 1meter to facilitate the addition of a carport. See attached Justification letter.

Is the proposed development visually compatible with development on adjoining land or land in the locality?

Yes No

If no, what are the major differences? e.g. height, bulk, materials etc?

It does come forward of the existing building line, though not considered visually dominant within the street

Do you propose to clear any vegetation on the site or to do any excavation or remove any topsoil?

Yes No

If yes, to what extent?

There is one footing 300x300x400 deep proposed

Are there any of the following habitats present in the area where threatened species may exist?

Foraging areas (i.e. food sources) Yes No

Trees with hollows Yes No

Abundance of ground cover & fallen trees Yes No

Caves, rock outcrops, overhangs, crevices Yes No

Permanent or intermittent waterways or waterbodies Yes No

Other (please describe)

Is the land flood prone? Yes No

If yes, what are the proposed finished floor levels of habitable rooms?

Is the land classed as bushfire prone? Yes No

If yes and your proposal is for the construction of:

- a residential building; or
- a non-habitable building that forms an addition to a residential building (except antennae, clothes lines, swimming pools, fences and awnings);

you will need to submit a **Bushfire Assessment Report** in accordance with the 'Planning for Bushfire Protection 2019' guideline produced by the NSW Rural Fire Service.

Will the proposed development adversely affect the amenity of the surrounding neighbourhood in any way? eg through noise, pollution, overshadowing or loss of privacy? Yes No

If yes, please give details

Are you aware of any potentially contaminating activities being carried out on the property? Yes No

If yes, please give details

What infrastructure services are available to the site?

- Water
- Power
- Connected to reticulated sewer
- On-site sewage management (septic)

Is there an existing driveway access? Yes No

If no, you will need to lodge a driveway application.

If yes, are you proposing to use this access? Yes No

If no, please give details about the access proposed:

The existing driveway is not to be altered for the proposal

How do you propose to deal with stormwater?

Connected to the existing house stormwater system, which drains to the road.

Privacy: This information is required to process your application and will not be used for any other purpose without seeking your consent, or as required by law. Where required, your information may be uploaded to the NSW Planning Portal and by submitting this application you consent to such upload. Your application will be retained in Council's Records Management System and disposed of in accordance with current legislation. Your personal information can be accessed and corrected at any time by contacting Council.

Forster | 4 Breese Parade | PO Box 450 Forster 2428 | 6591 7222
Gloucester | 89 King Street | PO Box 11 Gloucester 2422 | 6538 5250
Taree | 2 Pulteney Street | PO Box 482 Taree 2430 | 6592 5399

www.midcoast.nsw.gov.au

APPLICATION FOR A CARPORT TO BE CONSTRUCTED AT 3 RIFLEMAN PLACE HARRINGTON NSW
2427

APPLICANTS: PAUL AND ROBYN RAWARD
3 RIFLEMAN PLACE HARRINGTON NSW 2427
PO BOX 84 HARRINGTON NSW 2427

Email: prraward@gmail.com

Mobile:0488 641 967

Issues to consider to vary the DCP 2010- *Part H4.1 Ancillary Structures and Outbuildings*

-Not discrete, would be a dominant feature in the streetscape.-

Both the adjoining corner properties in the street have fences built along the boundaries. The one across the road also has a large colorbond shed. Our proposal would not be a dominant feature in the streetscape. Coming from Mary Ann Court, you will only see the proposed carport when you come near the driveway as there is a large tree on our property, and the fences which would block most of the carport's visibility.

It will not have any adverse effect on other properties as it will be the same colour of the house and where the house is situated in the street, is not a high traffic area or thoroughfare. You will only see a front fascia and 2 posts and it does not come right out onto the boundary line. All materials are made of factory finished materials to blend in with the house and existing streetscape. If it was a different colour to the house, I could understand that it would stand out.

-Not keeping with the character of the area-

There are no carports in the immediate area of 3 Rifleman Place, but there are other carports in the Harrington Waters area nearby and are highly visible from adjoining property owners and some examples are -

11 Fireking Place - There are no other carports in this street.

4 Electra Parade – I think there are 4 carports at this address. Not all units have carports. They stand out more than ours would as this is a high traffic area.

8 Sovereign Avenue – Carport out the front of the house. Low traffic area.

44 Sovereign Avenue – This carport comes off the house and has black fascias and white posts. – No other carports in this part of the street, cul-de-sac.

3A Sovereign Avenue – Carport approved with a gable. Not a high traffic area.

24 Florrie Ellison Street- Carport approved in October 2023 with Port Patios.

42 Oxley Street- Carport out the front.

52 Electra Parade- Carport out the front

There have been other carports approved in the area – some are on the side of the house

94, 30 and 24 Lazzarini Drive and many more.

Highly visible from adjoining properties-

We don't believe it would be highly visible due to the vegetation growing along the footpath of the street-

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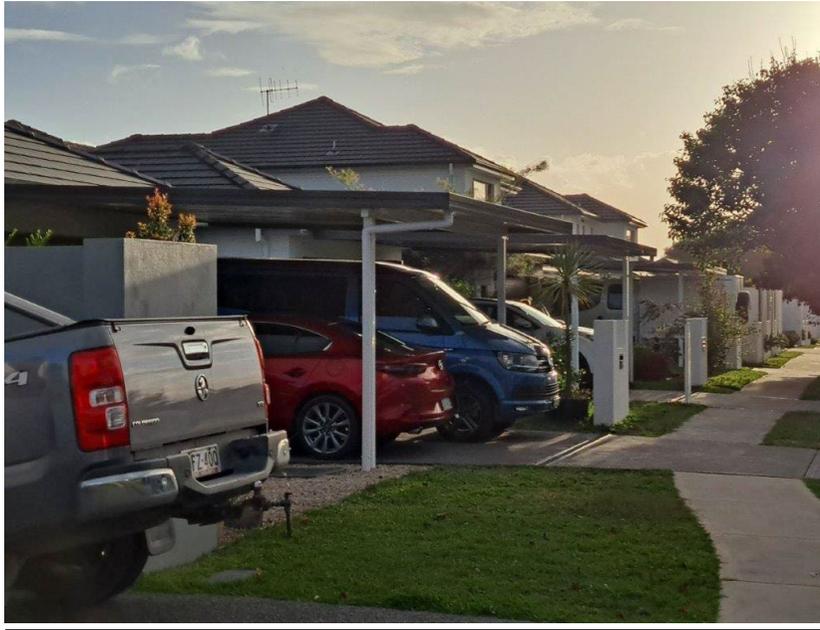
7 Rifleman Pl - Google Maps



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PHOTOS ATTACHED ARE OF SOME OF THE CARPORTS THAT HAVE BEEN CONSTRUCTED TO THE FRONT BOUNDARIES OF PROPERTIES AROUND THE HARRINGTON AREA WITHIN 2.5 KLMS OF OUR RESIDENCE.

EXISTING APPROVED CARPORTS AROUND HARRINGTON



ELECTRA PDE HARRINGTON – 4 IN A ROW



ELECTRA PDE HARRINGTON – 4 IN A ROW



44 SOVEREIGN AVE HARRINGTON



8 SOVEREIGN AVE HARRINGTON



42 OXLEY STREET HARRINGTON



24 FLORRIE ELLISON STREET HARRINGTON



52 ELECTRA PDE HARRINGTON



11 Fireking Avenue, Harrington