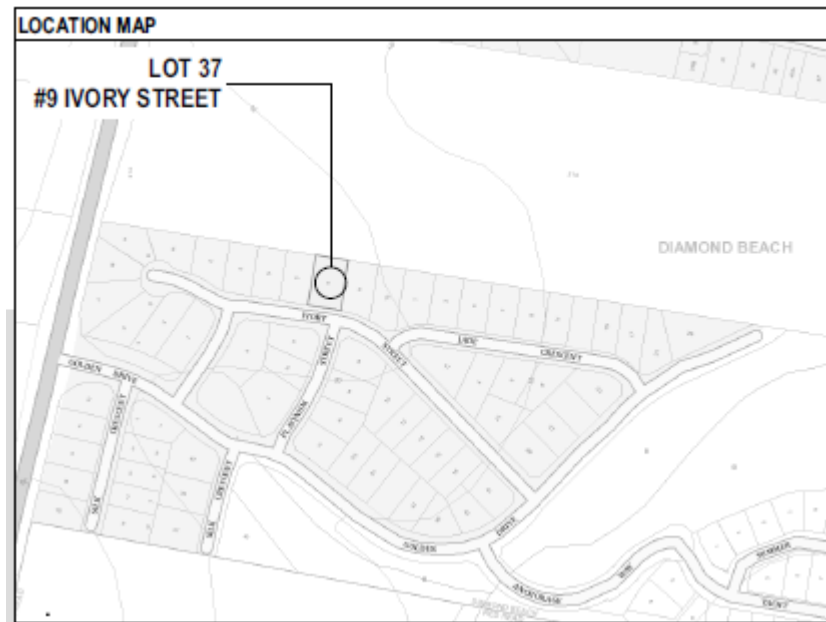


# Statement of Environmental Effects

## Mid Coast Council



### PROJECT PARTICULARS:

Project Details: McDonald Jones Homes Pty Ltd  
Client Reference: 271092  
Site Address: LOT 37 DP1291388, 9 Ivory Street  
Diamond Beach NSW 2430  
Date: 23<sup>rd</sup> May 2025

## 1. SUMMARY PROPOSAL

---

This Statement of Environmental Effects (SOEE) is provided to Mid Coast Council to support the development application for the construction of a Two Storey Dwelling at the above address in accordance with the Environmental Planning and Assessment Act 1979 (EPA Act 1979).

This SOEE was prepared using the following:

Section 10.7 Planning Certificate dated 3<sup>rd</sup> March 2025, issued by Mid Coast Council  
Plans prepared by McDonald Jones Homes Pty Ltd dated 23<sup>rd</sup> May 2024

The 10.7 certificate indicates the land is currently zoned R1 General Residential – (Greater Taree LEP 2010).

### 1.1 Site Analysis

The subject site, identified as LOT 37 DP1291388 No. 9 Ivory Street Diamond Beach NSW 2430, is a rectangular shaped allotment comprising an area of 805.1m<sup>2</sup>. The site is located on the North side of Ivory Street.

The land is currently vacant.

### 1.2 State Environmental Planning Policies

Comments are provided for consideration against matters deemed relevant to the proposal in accordance with Section 4.15 of the EPA Act 1979.

### 1.3 Greater Taree Local Environmental Plan 2010

#### Part 2 – land use table - Zone R1 General Residential

The subject site is zoned R1 General Residential as defined by clause 2.1 Greater Taree Local Environmental Plan 2010.

The proposed development is defined in the plan as a “dwelling house”, meaning “...a building containing only one dwelling”.

#### Zone R1 General Residential

##### 1 Objectives of zone

- 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.

## 2 Permitted without consent

Home occupations

## 3 Permitted with consent

Advertising structures; Attached dwellings; Backpackers' accommodation; Bed and breakfast accommodation; Boarding houses; Boat launching ramps; Boat sheds; Building identification signs; Cemeteries; Centre-based child care facilities; Community facilities; Dual occupancies; Dwelling houses; Early education and care facilities; Educational establishments; Emergency services facilities; Environmental protection works; Exhibition homes; Exhibition villages; Flood mitigation works; Group homes; Health services facilities; Home businesses; Home industries; Hostels; Hotel or motel accommodation; Information and education facilities; Jetties; Moorings; Multi dwelling housing; Neighbourhood shops; Oyster aquaculture; Places of public worship; Pond-based aquaculture; Recreation areas; Recreation facilities (indoor); Residential flat buildings; Respite day care centres; Restaurants or cafes; Roads; Secondary dwellings; Semi-detached dwellings; Seniors housing; Service stations; Serviced apartments; Sewerage systems; Shop top housing; Take away food and drink premises; Tank-based aquaculture; Veterinary hospitals; Water recreation structures; Water supply systems

## 4 Prohibited

Any development not specified in item 2 or 3.

### 1.4 General LEP Controls Relevant to Subject Site

Controls	Requirements	Proposal
Property Zoning	Zone R1 General Residential	compliant
Permissibility	Dwelling houses are permissible forms of development in this zone.	compliant
Minimum Lot Size	450m <sup>2</sup>	805.1m <sup>2</sup> compliant
Maximum building height	8,500mm	8,438mm compliant
Flood	Not Affected as per 10.7	N/A
Heritage	Not Affected as per 10.7	N/A
Bushfire	Not Affected as per 10.7	N/A
Other Controls	Mine Subsidence – N/A per 10.7 Road Widening – N/A per 10.7	N/A N/A

## 1.5 Greater Taree Development Control Plan (DCP) 2010

### Chapter 2.1 Dwelling Houses, Secondary Dwellings and Ancillary Development

#### Residential Development

<b>Requirement</b>	<b>Comment</b>
Front Setback: 5000mm or average of two nearest dwellings	<b>4,400mm – non-compliant ** see below</b>
Side Setback: 1600mm Second Storey & 900mm Single Storey / 450mm (or to the boundary whichever is less)	<b>5,260mm RHS, 6,589mm LHS - compliant</b>
Rear Setback: 900mm Single Storey and 1600mm Two Storey	<b>10,100mm - compliant</b>
Design – unbroken walls (Façade articulation) not specified	<b>N/A</b>
Site Coverage: max 65%	<b>24.23% - compliant</b>
Parking if dwelling has 4+ bedrooms- two parking spaces	<b>Double Garage - compliant</b>
Cut and Fill within 1000mm of boundary	<b>0.855mm cut, 0.742mm fill - compliant</b>
Garage setback 1000mm behind building line	<b>1,260mm - compliant</b>

The proposed dwelling complies with Council's DCP 2010 requirements as listed above except for the front setback.

We have positioned the dwelling closer to the front boundary due to the easement at the rear of the LOT. We have allowed space at the rear of the property for any landscape works or structures that the client may wish to install, resulting in the patio at the front left-hand side of proposed dwelling to encroach the minimum setback requirements.

The proposal does not detract negatively from the streetscape due to the property boundary being well setback from the road frontage and is consistent with neighbouring properties. The proposing encroachment does not pose any surveillance concerns due to being situated on a low traffic, local road maintaining adequate sight lines for vehicles and pedestrians.

The design provides architectural features and displays a scale that is significant to the area, and we believe is consistent with the community expectation for development in the area, the objectives of the controls and therefore hope that council will support the proposal.

## **2. DRAWINGS / REPORTS CHECKLIST:**

---

Per the Councils DA Checklist at time of Assessment the following drawings and reports are required for lodgement and have been attached to the Development Application uploaded via the NSW Planning Portal:

- Survey plan
- Site plan
- Site analysis plan
- Floor plan
- Elevation plan
- Erosion and sediment control plan
- SOEE
- Basix certificate
- Waste management plan
- Schedule of external colours and finishes
- Stormwater plan

## **3. SUMMARY OF FINDINGS**

---

The proposal is for the construction of a Two Storey Dwelling on a vacant lot. The dwelling houses are permissible in the zone and the proposal complies with design requirements such as height, setback, site coverage and car parking requirement.

## **4. RECOMMENDATION**

---

The proposal is considered suitable for the subject allotment and is to be recommended for an approval by Council subject to conditions of development consent. Should you require any further information or clarification please contact the undersigned via email [mncpermits@mjhgroup.net.au](mailto:mncpermits@mjhgroup.net.au)

Regards,

**Brittany Robinson**  
**Approvals Coordinator**