

BUILDING DESIGNERS | INNOVATIVE | AFFORDABLE | INDIVIDUAL



STATEMENT OF ENVIRONMENTAL EFFECTS

Date May 2025

CWC Ref A6185

Lot 199 DP1279023 | 38 Marra Drive, Old Bar

Statement of Environmental Effects

Proposed Change of Use from Dwelling and Secondary Dwelling to Dual Occupancy with Strata Subdivision at 38 Marra Drive, Old Bar

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1.0 Introduction

Collins W Collins Pty Ltd has been engaged to prepare a development application for the proposed change of use from existing dwelling and secondary dwelling to dual occupancy with Strata subdivision at 38 Marra Drive, Old Bar. This Statement of Environmental Effects is to accompany the plans and specifications, and forms part of the application.

2.0 Property Details

Lot	199	Section	-	DP	DP1279023
Address	38 Marra Drive, Old Bar 2430				

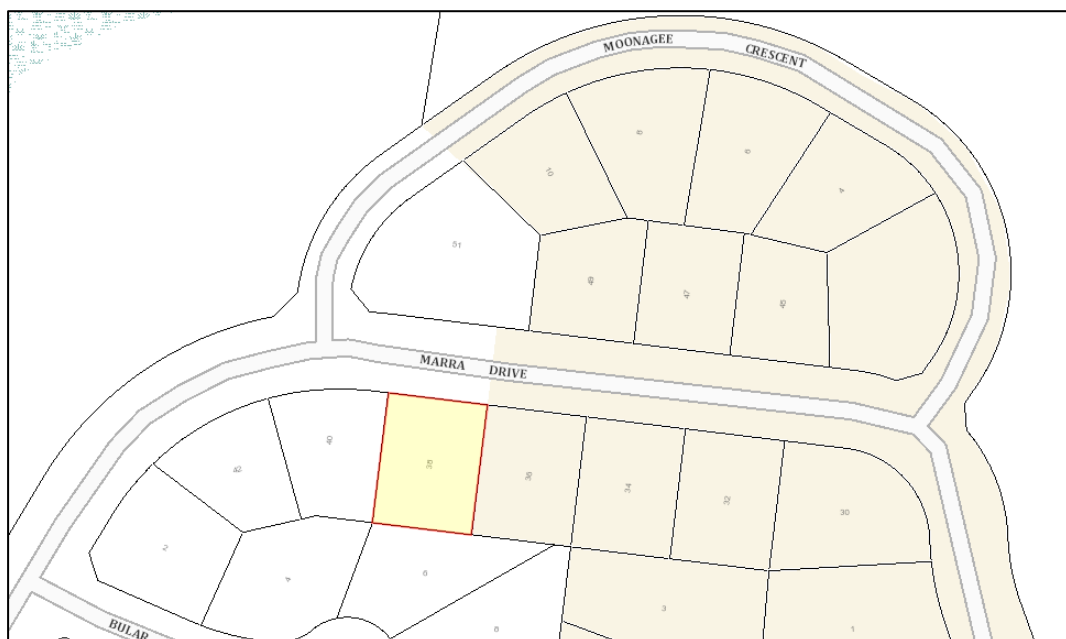


Figure 1: Aerial View, image from Six Maps (sourced: April 2025)

2.1 Site Characteristics

The subject site has an area of 690m² with north orientation to Marra Drive. The site has an existing single-storey dwelling and attached secondary dwelling.

The subject site is located within the Riverside Estate in Old Bar, with neighbouring properties comprising of single-storey and two-storey dwellings and dual occupancies with a variety of external materials and finishes.

The subject site is not identified as being bushfire prone.

2.2 Existing and Proposed Services

Water

There is an existing 20mm metered water service from Marra Drive servicing the existing dwelling and secondary dwelling.

It is proposed to install a second 20mm water meter for the change of use to dual occupancy.

Sewer

The existing dwelling and secondary dwelling are serviced by an existing sewer junction at the south-eastern corner of the site. The proposed change of use to dual occupancy with subdivision does not affect this existing sewer service.

Stormwater

The proposed change of use to dual occupancy with Strata subdivision does not affect the existing stormwater service of the dwelling and secondary dwelling.

3.0 Proposal Overview

The proposal is for the change of use from existing dwelling and secondary dwelling to dual occupancy with Strata subdivision at 38 Marra Drive, Old Bar.

The proposed change of use to dual occupancy does not include any construction changes to the existing dwelling and secondary dwelling.

The proposal includes an application for Strata subdivision to create two (2) Strata titled lots; Lot 1 with area of 443m² and Lot 2 with area of 247m².

Access to proposed Lot 1 (unit 1) and proposed Lot 2 (unit 2) is to remain as per the existing driveway and crossover from Marra Drive.

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
• Are appropriate manoeuvring, unloading and loading facilities available on site?	N/A
<u>Waste Disposal</u>	
Provide details of waste management, including reuse and recycling: As existing - individual bins collected via Council's contractors	
How and where will the wastes be stored: As existing within the private open spaces	
• 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

The proposed change of use of the existing dwelling and secondary dwelling to dual occupancy with subdivision is not subject to BASIX.

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.

The subject site is mapped as being with the proximity area for Coastal Wetlands. However, given the nature of the proposed change of use, the proposal will not significantly impact on the biophysical, hydrological or ecological integrity of the adjacent Coastal Wetlands, and will not have any impact on the quantity and quality of surface and ground water flows to and from the 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.

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 change of use to dual occupancy with Strata subdivision is 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. However, it is noted that, as per clause 4.1(4), the minimum lot size does not apply to land that is to be subdivided by registration of a Strata plan.

Clause 4.3 - Height of Buildings

The maximum height of building specified on the Height of Building Map is 8.5m.

The proposed change of use does not affect the existing height of the dwelling and secondary dwelling.

Clause 4.4 - Floor Space Ratio

The floor space ratio specified on the Floor Space Ratio Map is 0.6:1.

The proposed change of use and subdivision does not affect the existing floor space ratio of the dwelling and secondary dwelling.

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 mapped as being within a Flood Planning Area. However, the proposed change of use and subdivision does not affect the existing floor levels of the dwelling and secondary dwelling.

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 Council will consider permitting greater cut for split level on steeply sloping sites	No cut or fill proposed	N/A N/A
H2.1 Site Coverage	Max site coverage 65%	Existing site coverage approx. 36%	As existing

H3.3 Dual Occupancies	Min lot size 750m ²	Lot size 690m ²	No
H3.3 Front Setback	Primary frontage: 5m Secondary frontage: 3m	Existing 5m front setback N/A	As existing N/A
H3.3 Side and Rear Setback	Single Storey: 900mm Second Storey: 1.6m	East: 3.103m as existing West: 3.0m as existing Rear: 5.545m as existing N/A	As existing As existing As existing N/A
H3.3 Car Parking	1 space per 2 bed dwelling 2 spaces per 3+ bed dwelling Garages and carports should not occupy more than 50% site frontage Where dwellings are side by side facing street, garages are to be flanked by one principal habitable room facing the street Dual occs on corner lot: max 1 driveway to each frontage	1 existing garage space for 2-bedroom unit 2 2 existing garage spaces for 4-bedroom unit 1 Existing attached garages = 40% site frontage Existing dwellings and garages N/A	As existing As existing As existing As existing N/A
H2.4 Car Parking and Access	Driveways minimum 3m wide	Existing shared driveway	As existing
H2.3 Building Height	Lowest floor level max 1m above natural ground level Not more than two storeys at any given point Max 6m height to intersection of wall and eaves lines at any point along line of external walls	Existing floor levels Existing single-storey dwelling and secondary dwelling Existing building height	As existing As existing As existing
H2.5 H3.3 Private Open Space	Min 80m ² for each dwelling, including: - min 4m dimension - level area of 6m x 4m - directly accessible from living area of each dwelling Part of POS may be provided in front of building line where lot is north facing	Unit 1: existing 170m ² Unit 2: existing 80m ² Minimum 4m dimensions Level areas of 6m x 4m Existing alfrescos accessed from principal living area N/A	As existing As existing N/A

H2.5 H3.3 Private Open Space	Max 1:10 gradient. On steeper slopes, open space to be terraced	Max grade 5%	As existing
	At least one principal living area must face predominantly north	Existing 1.8m high 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
	Max 10m length without articulation i.e. fence posts		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 1.8m high boundary fencing	As existing
H2.5 H2.6 Solar Access	Shadow diagrams to be submitted for all 2 storey developments	N/A – existing single-storey dwellings	N/A
	Predominant living space and key POS maximises northern or eastern sun	Existing dwelling and secondary dwelling	As existing
	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.	Existing dwelling and secondary dwelling	As existing
	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.	Existing dwelling and secondary dwelling	As existing
H2.7 Acoustic and Visual Privacy	Min 3m line-of-sight separation between parking areas/streets and bedroom windows	Existing dwelling and secondary dwelling	As existing
	Where wall openings of adjacent dwellings opposite each other, min 3m separation	Existing dwelling and secondary dwelling	As existing

H2.7 Acoustic and Visual Privacy	Opposing windows and doors on adjacent lots offset	Existing dwelling and secondary dwelling	As existing
	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	Existing dwelling and secondary dwelling	As existing
	Overlooking of ground level POS from upper levels to be avoided e.g. through setbacks or landscaping	N/A	N/A
H2.9 Safety, Security and Entrances	One habitable room window overlooking street	Existing unit 1 bedroom window to Marra Drive	As existing
	Front entrance easily identified	Existing front entrances	As existing
	Separate and covered pedestrian entry to each dwelling. Entries should be oriented to the street and/or separated from driveways by e.g. a porch	Existing separate, covered pedestrian entries to each dwelling	As existing
	Front fences, garages and landscaping not to obstruct casual surveillance and permit safe access to dwelling	No front fencing proposed Existing casual surveillance and safe access to the dwelling	N/A
H3.2 Secondary Dwellings	Complement the design of the principal dwelling and be subservient in terms of visual bulk and scale.	N/A – proposed change of use from existing dwelling and secondary dwelling to dual occupancy	N/A
	Provision for clothes drying facilities with adequate solar access		N/A

7.2 Non-Compliances

We provide the following in relation to the non-complying issues identified in the table above:

Issue: Lot size less than 750m² for the dual occupancy

DCP 2010 Part H3.3 Objectives

- *Ensure dual occupancies and semi-detached dwellings are compatible with existing housing and do not adversely affect the local environment or the amenity of adjacent residents;*
- *Provide housing choice for the residents of the Greater Taree City Council LGA.*

The subject site has a lot size of 690m², and the proposal is for the change of use from existing dwelling and secondary dwelling to dual occupancy with subdivision. The lot size is not consistent with part H3.3, which states that development for the purposes of dual occupancy requires a minimum land size of 750m².

The proposed change of use to dual occupancy does not include any construction works or alterations to the existing dwellings, and the change of use will therefore not result in any impacts to neighbouring dwellings. As a dual occupancy development, the dwellings will remain compliant with the private open space and parking requirements for each unit, and the site is therefore of an appropriate size to provide for a dual occupancy.

As a dual occupancy, the existing dwellings will remain compatible with the character of the locality, retaining a four-bedroom unit and a smaller two-bedroom unit that contributes to the housing choice for the area. With unit 2 being a small dwelling, the subject site is of a sufficient size to accommodate the dual occupancy.

The existing dwelling and secondary dwelling have increased side and rear setbacks, which provide for natural light and ventilation and ensures that adequate solar access is provided to each unit on 21 June. Furthermore, the proposed change of use to dual occupancy does not include any alterations or additions to the existing dwellings, and will therefore not result in any changes to the existing solar access of adjoining properties.

The proposed change of use to dual occupancy does not affect the height of the dwellings or the existing 1.8m high boundary fencing. As a result, the dual occupancy will not result in any privacy changes to the adjoining properties.

Each existing dwelling is provided with sufficient private open space to allow for the change of use to dual occupancy. Unit 1 has an existing private open space area of 170m² and unit 2 has an existing private open space area of 80m², with direct access from the living area of the unit. Each unit's existing private open space area incorporates a covered alfresco and open yard area that provides for a variety of outdoor activities and landscaping. The existing private open space areas are compliant with the DCP requirements and will remain suitable for a dual occupancy.

Furthermore, the existing dwelling and secondary dwelling are provided with safe and convenient vehicular access and parking. The existing garages will retain compliant off-street parking provision for the dual occupancy, with 2 existing garage spaces for unit 1 and 1 existing garage space for unit 2. The subject site is therefore of an appropriate size to provide safe and functional off-street parking as a dual occupancy.

The existing building has a site coverage of approximately 36%, which is significantly less than the maximum 65% site coverage as per part H2.1 of the DCP. The proposed change of use and subdivision will not affect the existing site coverage, and the site is therefore of a suitable size to allow for the dual occupancy. With increased side and rear setbacks and existing landscaping to the front, sides and rear of the dwellings, the proposed change of use will retain the sense of openness and the contribution of the development to the attractive streetscape.

It is therefore considered that the proposal is consistent with the objectives of part H3.3 of the DCP. The existing dwelling and secondary dwelling comprise a four-bedroom unit and a small 2-bedroom dwelling, and the subject site is of a sufficient size to accommodate the change of use to dual occupancy. With no alterations or additions proposed to the existing dwellings, the proposed change of use will not result in any changes to the privacy and solar access of adjoining properties. Furthermore, the existing dwelling and secondary dwelling are provided with compliant private open space areas, off-street parking and setbacks to ensure that the change of use to dual occupancy will not affect the amenity of residents. The change of use to dual occupancy with Strata subdivision meets the needs of residents and will retain housing choice for the locality. With no construction changes proposed to the existing dwellings, the change of use to dual occupancy will not detract from the existing attractive streetscape and will maintain existing neighbour amenity. It is therefore considered that the subject site is of a sufficient size to accommodate the proposed dual occupancy development.

8.0 Conclusion

The above assessment has been completed and the proposed change of use from dwelling and secondary dwelling to dual occupancy with Strata subdivision at 38 Marra Drive, Old Bar 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.