

BUILDING DESIGNERS | INNOVATIVE | AFFORDABLE | INDIVIDUAL



STATEMENT OF ENVIRONMENTAL EFFECTS

Date May 2025

CWC Ref A5989

Lot 1 DP925163 | 99 Isabella Street, Wingham

Statement of Environmental Effects

Proposed Shop Top Housing with Strata Subdivision at 99 Isabella Street, Wingham

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1.0 Introduction

Collins W Collins Pty Ltd has been engaged to prepare a development application for proposed shop top housing with Strata subdivision at 99 Isabella Street, Wingham. This Statement of Environmental Effects is to accompany the plans and specifications, and forms part of the application.

The proposal was discussed and reviewed at a Pre-Lodgement Meeting on 24 September 2024 (application no. PL2024/0036).

2.0 Property Details

Lot	1	Section	-	DP	925163
Address	99 Isabella Street, Wingham 2429				

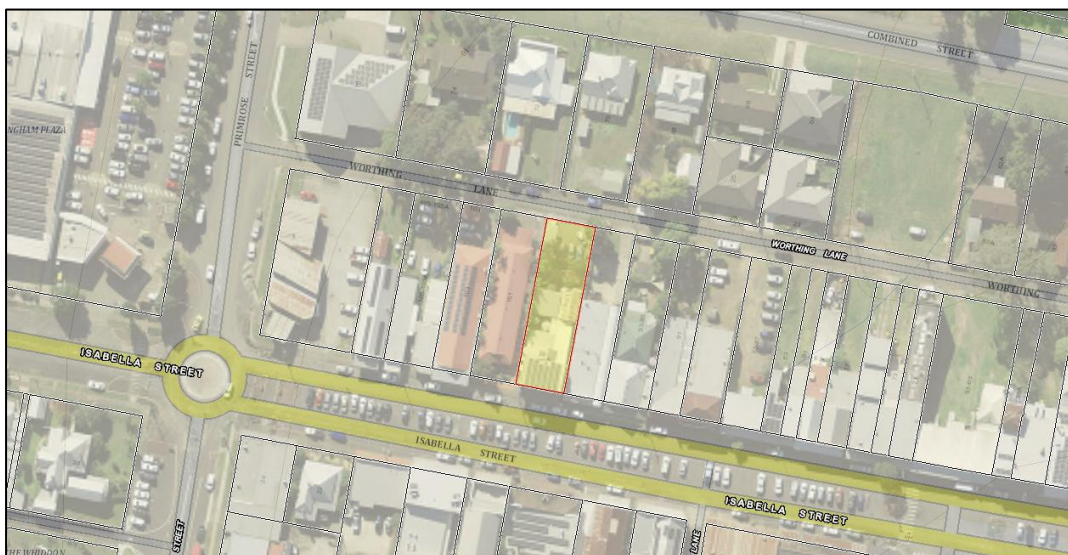


Figure 1: Aerial View, image from SIX Maps (sourced: April 2025)

2.1 Site Characteristics

The subject site has an area of 735m² with south orientation to Isabella Street and north orientation to Worthing Lane. The existing two-storey building comprises of a café to the ground floor and shop top housing to the upper floor.

The neighbouring properties comprise of a mix of commercial buildings to Isabella Street, including retail, cafes, medical centres, and real estate. To the north, the neighbouring properties comprise of dwellings.

The subject site is not identified as being bushfire prone.

2.2 Existing and Proposed Services

Water

The proposed shop top housing units will be serviced by new water meters, with connection to be from Worthing Lane at the north of the site.

Sewer

Council's records indicate that there is an existing sewer main at Worthing Lane to the north of the site, with an existing sewer junction servicing the existing building. It is proposed to utilise this existing connection for the proposed shop top housing.

Stormwater

The proposal includes three water tanks, with overflow to be directed to a kerb adapter at Worthing Lane to the north of the site.

3.0 Proposal Overview

The proposal is for the demolition of the existing carport and construction of shop top housing with Strata subdivision at 99 Isabella Street, Wingham.

The existing carport and fencing is proposed to be demolished, and an existing neighbouring shed is to be relocated outside of the site boundary. In addition, one (1) tree is to be removed.

The proposal is for the construction of shop top housing; comprising car parking for the existing café to the lower floor, and three units as shop top housing to the upper floor, with Strata subdivision.

The lower floor provides two staff parking spaces for the existing café and a dedicated café bin storage area, with a gate providing access to the café courtyard. The lower floor also provides three parking spaces for the proposed shop top housing units, in addition to a service area for rainwater tanks, bins and storage for each shop top housing unit.

Shop top housing is proposed to the upper floor, comprising of 3x one-bedroom units. Each unit provides one bedroom, one bathroom, an open plan kitchen/dining/living area with laundry, and an alfresco.

The proposal includes Strata subdivision of the development to provide three (3) Strata titled lots for the shop top housing units, one (1) Strata titled lot for the commercial premises, and a common property area for parking and access.

Access to the development is by way of an upgrade to the existing driveway crossover from Worthing Lane at the north of the site. Pedestrian access to the shop top housing is by way of the proposed external stairs and common landing at the south of the building.

The proposed design and materials of the development are consistent with the nature of the Local Centre zoning and character of the existing neighbouring buildings. The external materials and finishes include a combination of cladding, render, stone and metal sheet roofing.

The proposal includes cut to a maximum of 790mm and retaining walls to a maximum height of 800mm.

Car Parking

The proposed development provides five (5) parking spaces beneath the shop top housing. The proposal does not increase the floor area of the café premises, and therefore does not affect the parking requirement of the existing café, with customer parking to remain as existing to Isabella Street.

	Parking Requirement	Existing Parking	Parking Requirement	Parking Provision
Café	<u>Where located within a business zone</u> 1 space per 30m ² of N.F.A. <u>All other zones</u> 15 spaces per 100m ² of NFA or 1 space per 3 seats	Existing street parking + 2 existing staff parking spaces to the rear of the site	No additional café floor area proposed	On-street parking as existing Proposal provides 2 on-site parking spaces for café staff
Residential Flat Buildings and Multi Dwelling Housing	1 space per 1 and 2 bedroom dwelling 2 spaces per 3+ bedroom dwellings 1 space per 4 dwellings for visitor parking for less than 8 dwellings, otherwise 1 space per 3 dwellings	Existing street parking	3x 1-bed units = 3 spaces required	On-street parking as existing Proposal provides 3 spaces
Total			5 spaces	5 spaces

Heritage

The existing building on the site is identified as a heritage item (shop) of local significance. It was a former butcher's shop that was built in 1920 and has

historical, aesthetic and social significance. The existing two-storey building forms a group of early 20th century commercial buildings in Isabella Street.

Whilst the proposal is for the erection of a building on land on which a heritage item is located, the proposed shop top housing does not include any amendments to the existing two-storey building. The proposed shop top housing is a detached building located to the rear of the existing building with primary frontage to Worthing Lane, not Isabella Street. The proposal will therefore not affect the significance of the existing building or its aesthetic value on Isabella Street.

The proposed shop top housing has been designed to be of a scale that is visually subservient to the existing two-storey building, including a height and bulk that is lesser than the existing building. Additionally, the proposed shop top housing incorporates specific materials such as cladding, render and stone, that are appropriate for the location of the proposed building within the context of the heritage item, without being pastiche to ensure clear visual distinction between the heritage item and proposed development. The proposal will therefore not adversely affect the heritage significance of the heritage item (shop) of local significance.

4.0 General Information

Site Suitability	
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, the proposal will not adversely affect the heritage item (shop) of local significance
• 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 erection 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?	Yes
<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?	Yes
• Are appropriate manoeuvring, unloading and loading facilities available on site?	Yes
<u>Waste Disposal</u>	
Provide details of waste management, including reuse and recycling: As per existing waste collection	
How and where will the wastes be stored: Within the proposed bin storage areas	
• 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, and a NatHERS Certificate to satisfy the Thermal Comfort section, have 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 on the Koala Habitat Map and is not located within an area of an approved Koala Plan of Management. The proposal includes the removal of one (1) tree, however this is not identified as a koala food tree.

5.4 Industry and Employment 2021

Chapter 3 Advertising and Signage

The proposal does not include any advertising signage.

5.5 Transport and Infrastructure 2021

Section 2.119 Development with frontage to classified road

The subject site has southern frontage to Isabella Street which is identified as a classified road. However, vehicular access to the subject site is to remain as existing from Worthing Lane to the north of the site, and the proposal will therefore not affect the safety, efficiency and ongoing operation of the classified road.

6.0 Greater Taree Local Environmental Plan 2010

Clause 2.2 - Land Zoning

The subject site is zoned E1 - Local Centre. The objectives of this zoning are as follows:

- *To provide a range of retail, business and community uses that serve the needs of people who live in, work in or visit the area.*
- *To encourage investment in local commercial development that generates employment opportunities and economic growth.*
- *To enable residential development that contributes to a vibrant and active local centre and is consistent with the Council's strategic planning for residential development in the area.*
- *To encourage business, retail, community and other non-residential land uses on the ground floor of buildings.*
- *To ensure traffic generated as a result of development can be managed in a way that avoids conflict with the desired pedestrian environment.*
- *To maximise public transport patronage and encourage walking and cycling.*
- *To encourage employment opportunities in accessible locations.*

The proposed shop top housing with Strata subdivision is a permissible land use and provides residential development that contributes to a vibrant local centre. In this regard, the proposal is consistent with the E1 zone objectives.

Clause 4.1 - Minimum Lot Size

The minimum lot size is not specified on the Lot Size Map.

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 height of 7.426m above existing

ground level, which complies with the LEP and is consistent with the height of the existing building.

Clause 4.4 - Floor Space Ratio

The floor space ratio specified on the Floor Space Ratio Map is 0.85:1.

The proposal has a floor space ratio of 0.63:1, calculated in accordance with the LEP definition, which is compliant with LEP provisions.

Clause 5.10 - Heritage Conservation

The subject site is identified as containing a heritage item (shop) of local significance.

As previously noted, the proposed shop top housing is detached from the existing building, will have frontage to Worthing Lane, and will not result in any works to the existing building. The proposal will therefore not affect the significance of the existing building or its aesthetic value on Isabella Street, and the proposal will conserve the heritage significance of the heritage item. The proposed development will not have any adverse impacts on the amenity of the locality.

Clause 5.21 - Flood Planning

The subject site is not mapped 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
Shop Top Housing			
H3.3 Access and Entries	The proposed development should: <ul style="list-style-type: none">• minimise vehicular and pedestrian entry and exit points to the site,• provide a defined and well-lit pedestrian safe route.	The proposal includes upgrading of the existing access from Worthing Lane, with a defined pedestrian access via staircase to the shop top housing	As existing

H3.3 Access and Entries	Provide a separate and well-defined entry point(s) to the shop top housing dwellings from the primary street frontage.	Private pedestrian access provided via staircase at the rear of the building	Yes
H3.3 Building Height, Bulk and Scale	Shop top housing may be designed with flat roof forms in order to maximise the number of storeys within a building..	N/A – clerestory roof proposed	N/A
	For shop top housing, basement car parks that do not exceed more than 1m above natural ground level are not considered to be a storey.	Proposed parking to the lower floor	N/A
H3.3 Image and Legibility	<p>The proposed development should:</p> <ul style="list-style-type: none"> • blend in with its surroundings and/or be in context with the area, • minimise intrusion on adjacent land uses e.g. noise, overshadowing, car parking overflow, vehicles reversing onto public roads, • create visual interest internally and with its relationship within the streetscape via building design, materials and colour scheme. 	Proposal has been designed to be suitable with the existing heritage item building on site, including a lesser scale and bulk than the existing building. The proposal incorporates a variety of external materials and finishes including cladding, render and stone, to be compatible with existing buildings in this locality. The proposal provides shop top housing and will not result in adverse impacts to neighbouring properties	Yes
H3.3 Car Parking	Basement car parking areas shall include adequate lighting, ventilation and access control/security. To enhance the effectiveness of the lighting system, the walls and ceiling of basement car parking areas shall be painted white.	No basement parking proposed Proposal provides ground level parking with adequate lighting and ventilation	N/A
	The basement car parking area in a mixed use development which includes shop top housing must provide a separate car parking area for the residents and visitors to the shop top housing. The resident and visitor car parking area must have controlled access via electronic and mechanical means	N/A – ground level parking provided	N/A

H3.3 Car Parking	Traffic calming measures should be provided to ensure a safer vehicle and pedestrian environment where required.	N/A – proposal provides five parking spaces at ground level	N/A
	Driveways, manoeuvring areas, parking areas and garages are to be located away from bedrooms.	Proposed shop top housing above the parking area Proposed bedrooms located with frontage to the café courtyard rather than the driveway or street	Yes
H3.3 Servicing	Each dwelling shall be provided with a separate secure storage space of 8m ³ . This space is to be provided exclusively for storage purposes and must be provided in addition to any garage space.	Each unit is provided with separate secure storage to the lower floor	Yes
H3.3 Security	The proposed development should be designed to comply with Council's Safer by Design Guidelines.	Proposed development has considered CPTED principles, including surveillance and access control	Yes
Commercial			
I1 Function and Uses	Development within business zones shall incorporate a range of local retail, commercial, entertainment, residential and community uses	Proposal comprises shop top housing above café car parking	Yes
I1 Layout/Design	Layout and location of business zone uses must consider potential future noise and amenity conflicts for both the subject development and adjoining development	Proposed shop top housing will not result in noise or amenity conflicts to neighbouring dwellings	Yes
	Where development fronts the street or public place the development must be designed so that it addresses the street	Proposal has been designed to provide an attractive front façade to Worthing Lane	Yes
	New development must not detract from significant existing views and vistas	Proposal will not result in view loss from neighbouring properties	Yes
I1 Built Form and Appearance	Buildings should have similar mass and scale to create sense of consistency	Proposed shop top housing building is consistent in mass and scale with neighbouring buildings	Yes

I1 Built Form and Appearance	Feature high quality architectural design and a built form that promotes a sense of place and contemporary character	Proposal provides a high quality contemporary design	Yes
	Building wall planes must contain variations and architectural design features in their front facades to provide visual interest	Proposal incorporates articulation and a variety of external materials and finishes to provide visual interest	Yes
	Where multiple tenancies located within one building, each tenancy must be defined by appropriate architectural design	N/A – café and shop top housing parking to the ground floor	N/A
	Not cause significant overshadowing or overlooking of public places	Proposal will not result in significant overshadowing or overlooking of public places	Yes
	Where building addresses a public space, building must address and embellish that public space	N/A	N/A
	Loading, waste storage etc designed to minimise visual impact on public domain and neighbours	Proposed waste storage provided to the ground floor and hidden from public view	Yes
I1 Public Domain	Include high quality landscape design including co-ordinated package of street furniture and lighting that enhances character of business zone	N/A	N/A
	All signage and advertising designed in coordinated manner	N/A	N/A
I1 Parking and Access	Visibility of parking areas at street frontages minimised through parking layout and design. Bitumen and cars not to be dominant features of landscape	Proposal improves the existing parking area at the ground floor of the development Proposal will not result in parking dominating the landscape	Yes
	Parking areas designed to enable legible, safe and easy access for pedestrians from street frontages	Proposal provides legible, safe and easy access parking from Worthing Lane	Yes

I2 Landscaping	In scale with buildings. Emphasis should be on large single areas of planting	Proposal incorporates garden beds with hedging planting to support an attractive development	Yes
	Physical barriers such as raised planters may be necessary in places of high pedestrian traffic	Physical barriers by way of a gate and garden bed, proposed between the café courtyard and parking area	Yes
O1 Business Zone Signage	Developments that incorporate signage as part of design of building not required to submit separate DAs for advertising signs	N/A – no signage proposed	N/A
G1 Car Parking and Access	Parking areas constructed in bitumen or concrete	Proposed carparking area to be constructed in concrete	Yes
	Landscaping encouraged in parking areas	Proposal incorporates landscaped areas either side of the driveway	Yes
	Internal road networks min width 6m for two-way traffic with 7.5m being desirable	N/A	N/A
	Design provides pedestrian connection between car park and development	Proposal incorporates pedestrian path from the car park to the café and shop top housing	Yes
	Parking bays for disabled people are to be provided at rate of 1 space per 50 car parking spaces and located to allow safe and convenient access	Proposal provides 5 spaces	N/A
	Buildings located and designed so adequate sight distance to and from intersections and driveways	Proposal maintains adequate sight distances to Worthing Lane	Yes
	Customer parking spaces are to be provided in locations approved by Council	Café customer parking to remain as existing	As existing
	Designated car parking spaces are not to be used for storage or industrial garbage receptacles	Proposal incorporates separate bin storage areas	Yes

G1.1 Location of Driveways	<p>Vehicular driveway, entry and/or exit, which crosses the edge of the carriageway and property boundary shall:</p> <ol style="list-style-type: none"> Have separate entry/exit if there is any likelihood that it will be used by vehicles both entering and leaving the site simultaneously which could result in the obstruction or delay of traffic in the street, or where more than 50 car spaces are to be provided; Be properly signposted; Be a minimum of 9m to the prolongation of the property line of any intersecting street; Not be on an intersection or within 6m of a break in the median strip; Be a minimum of 6m to the commencement of a curve linking the carriageways of the public streets at an intersection; Be a minimum of 25m to any signalised intersection; Be a minimum of 1m to site boundaries 	Existing vehicular access from Worthing Lane to be upgraded Proposed upgraded crossover will maintain vehicular and pedestrian safety	Yes
G1.3 Parking Requirements	<p>Café Where located within a business zone: 1 space per 30m² of N.F.A.</p> <p>Residential Flat Buildings and Multi Dwelling Housing 1 space per 1 and 2 bedroom dwelling 1 space per 4 dwellings for visitor parking</p>	<p>Café customer parking to remain as per existing to Isabella Street Proposal retains 2 on-site staff parking spaces for the café</p> <p>1 space provided per 1-bed unit (3 spaces in total)</p>	<p>As existing</p> <p>Yes</p>
Heritage			
F2.1 Site Requirements	Generally alterations or additions should occur at the rear of the existing building to minimise visual impact on the street frontage of the building, particularly where the additions and alterations involve a listed heritage item or a building that contributes to the character of the Conservation Area.	Proposed shop top housing is detached from the heritage item building, and no works are proposed to the existing building	N/A

F2.2.2 Scale and Form	New buildings should be in scale of surrounding dwellings. Large houses on small allotments will tend to look awkward and dominate the surrounding area.	Shop top housing building is in scale with existing neighbouring dwellings and the existing shop top housing	Yes
	New houses should generally remain at single storey in areas where the majority of buildings are single storey	N/A – proposed shop top housing	N/A
	New buildings should incorporate the typical proportions of surrounding development, even when using modern materials.	Proposed building is in proportion with existing commercial and residential buildings in this locality	Yes
	New buildings should establish a neighbourly connection with nearby buildings by way of reference to important design elements such as verandahs, chimneys or patterns of openings.	Proposed shop top housing incorporates verandah and symmetry in openings to ensure compatibility with the existing building	Yes

7.2 Non-Compliances

No non-complying issues have been identified.

8.0 Conclusion

The above assessment has been completed and the proposed shop top housing with Strata subdivision at 99 Isabella Street, Wingham 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.