

BUILDING DESIGNERS | INNOVATIVE | AFFORDABLE | INDIVIDUAL



STATEMENT OF ENVIRONMENTAL EFFECTS

Date May 2025

CWC Ref A6058

Lot 88 DP811825 | 20 Carrabeen Drive, Old Bar

Statement of Environmental Effects

Proposed Dwelling Alterations and Additions at 20 Carrabeen Drive, Old Bar

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1.0 Introduction

Collins W Collins Pty Ltd has been engaged to prepare a development application for proposed alterations and additions to the existing dwelling at 20 Carrabeen 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	88	Section	-	DP	811825
Address	20 Carrabeen Drive, Old Bar 2430				



Figure 1: Aerial View, image from SDT Explorer (sourced: May 2025)

2.1 Site Characteristics

The subject site has an area of approximately 686m² with west orientation to Carrabeen Drive. The site has an existing single-storey dwelling with detached shed.

The neighbouring properties comprise of single-storey and two-storey dwellings, with a variety of external materials and finishes. The subject site is adjoined by dwellings to the north, south and east.

The subject site is identified as being bushfire prone. A Bush Fire Assessment Report is submitted with this application, providing a rating of BAL 12.5.

2.2 Existing Services

Water

Council's records indicate that there is an existing 20mm metered water service from Carrabeen Drive servicing the existing dwelling.

Sewer

Council's records indicate that there is an existing sewer junction to the north-eastern corner of the site, servicing the existing dwelling.

Stormwater

The proposal will utilise the existing stormwater service of the dwelling.

3.0 Proposal Overview

The proposal is for the construction of alterations and additions to the existing dwelling at 20 Carrabeen Drive, Old Bar.

The proposed works include:

- Demolition of the existing rear deck and awning
- Demolition of the existing bathroom, WC and laundry
- Demolition of the existing internal walls to the kitchen, bedrooms, garage and hallway
- Removal of existing windows
- Removal of the existing garage doors
- Demolition of the existing front porch slab and steps
- Demolition of the existing rear concrete path
- Proposed refurbishment of the existing garage to provide a bedroom, bathroom, kitchen and pantry
- Proposed internal reconfiguration to provide an open plan kitchen/dining/living area, larger bedroom with ensuite, study, new bathroom, and an entrance foyer
- Proposed covered rear deck with laundry room
- Proposed external stairs and footpath
- Proposed attached carport
- Proposed cladding to dwelling façade

Access to the carport is to remain by way of the existing driveway and crossover from Carrabeen Drive to the west of the site.

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 space	
• 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 has 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 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 alterations and additions to the existing dwelling remains 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. The proposal does not affect the existing lot size of approximately 686m².

Clause 4.3 - Height of Buildings

The maximum height of building specified on the Height of Buildings Map is 8.5m. The proposed development does not affect the existing height of the dwelling, which complies with the LEP.

Clause 4.4 - Floor Space Ratio

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

The proposal has a floor space ratio of 0.18:1, calculated in accordance with the LEP definition, which is compliant with LEP provisions.

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 not identified 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
D3.1 Cut and fill	Max cut or fill 1m	No cut or fill proposed	N/A
H2.1 Site Coverage	Max site coverage 65%	Site coverage approx. 46%	Yes
H3.1 Front Setback	Primary frontage: 5m	5.534m	Yes
	Secondary frontage: 3m	N/A	N/A
H3.1 Side and Rear Setback	Single Storey: 900mm	North: existing shed 1.101m 3.713m to carport South: 1.28m, as existing Rear: 9.22m	As existing Yes As existing Yes
	Second Storey: 1.6m	N/A – single-storey dwelling	N/A
H3.1 Car Parking	2 off-street spaces behind building line	2 carport spaces proposed	Yes
	Combined garage and driveway space must accommodate two vehicles behind the street boundary	Proposed carport and driveway provides for 2 on-site parking spaces	Yes

H2.4	Driveways minimum 3m wide	Existing driveway	As existing
H3.1			
Car Parking and Access	Garage door setback 5m	Proposed carport setback 5.534m	Yes
H2.3	Lowest floor level max 1m above natural ground level	Deck floor level to 1.5m above natural ground level	No
Building Height	Not more than two storeys at any given point	Single-storey dwelling	Yes
	Max 6m height to intersection of wall and eaves lines at any point along line of external walls	Maximum building height as per existing	As existing
H2.5	Min 80m ²	200m ²	Yes
H3.1	- directly linked to principal living area	- Proposed deck accessed from principal living area	Yes
Private Open Space	- min 6m x 4m	- 6m x 4m to deck	Yes
	Max 1:10 gradient. On steeper slopes, open space to be terraced	Proposed deck 0% grade Existing rear yard	As existing
	Front POS forward of the building line only considered where lot is north facing	Existing rear private open space	N/A
	At least one principal living area must face predominantly north	Principal living area with eastern windows, as per the existing dwelling	As existing
	Screened for privacy	Existing boundary fencing	As existing
H2.10	Max 900mm high if solid	No front fencing proposed	N/A
Front Fencing	Max 1.5m high if 50% transparent		N/A
	Max 10m length without articulation i.e. fence posts		N/A
	All fencing behind line of dwelling, side and rear fences, max 1.8m high		As existing
H2.5	Shadow diagrams to be submitted for all 2 storey developments	N/A – single-storey dwelling	N/A
H2.6			
Solar Access			
H2.5	Predominant living space and key POS maximises northern or eastern sun	Proposed deck and dwelling alterations maximises eastern sun	Yes
H2.6			
Solar Access			

H2.5 H2.6 Solar Access	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.	Proposal will maintain solar access to the private open space of the dwelling, with proposed deck maximising eastern orientation Proposal will retain more than 3 hours solar access to neighbouring private open space areas on 21 June	Yes
	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.	Proposal will maintain solar access to the living areas of the dwelling, with eastern windows maintained Proposal will retain more than 3 hours solar access to neighbouring dwellings on 21 June	Yes
H2.7 Acoustic and Visual Privacy	Min 3m line-of-sight separation between parking areas/streets and bedroom windows	Exceeds 3m, as existing	As existing
	Where wall openings of adjacent dwellings opposite each other, min 3m separation	Existing dwelling separation from adjoining dwellings	As existing
	Opposing windows and doors on adjacent lots offset	Proposed new windows not aligned with neighbouring windows	Yes
	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	No direct views Proposed living area windows not within 12m radius of neighbouring dwelling windows	Yes
	Overlooking of ground level POS from upper levels to be avoided e.g. through setbacks or landscaping	N/A – single-storey dwellings	N/A
H2.9 Safety, Security and Entrances	One habitable room window overlooking street	Bedroom and study window to dwelling frontage	Yes
	Front entrance easily identified	Proposal incorporates a front porch and foyer	Yes
H2.9 Safety, Security and Entrances	Front fences, garages and landscaping not to obstruct casual surveillance and permit safe access to dwelling	No front fencing proposed Proposal maintains casual surveillance and safe access	Yes

H4.1 Ancillary Structures and Outbuildings	Ancillary structures and outbuildings to be single storey	No outbuildings proposed	N/A
	Max wall height 3m		N/A
	Max roof height 4.8m		N/A

7.2 Non-Compliances

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

Issue: Proposed deck floor level exceeds 1m above natural ground level

DCP 2010 Part H2.3 Objectives

- *Maintain a low-rise residential character throughout the Greater Taree suburban areas, especially in areas of predominantly detached housing;*
- *Ensure dwellings are sensitively designed (i.e. height and bulk) and consistent with their surroundings, especially in scenic locations;*
- *Maintain and enhance existing levels of neighbourhood amenity, especially in relation to privacy, solar access, views and apparent building bulk;*
- *Avoid adverse visual impact on streetscapes;*
- *Minimise impacts of multi dwelling housing where the local area consists substantially of detached housing;*
- *Ensure that an appropriate relationship between the floor levels of adjoining development is maintained.*

The proposal includes demolition of the existing deck and replacement with a new deck with a floor level to a maximum of 1.5m above natural ground level. This is not consistent with part H2.3 of the DCP, which states that the lowest floor level of all development shall not be greater than 1m above natural ground levels at any point.

Due to the topography of the site, with approximate 2.5m fall from south-west to east, the existing deck is raised above natural ground level. The proposal includes demolition of this existing deck and replacement with a new deck and laundry room that are to be raised above natural ground level to suit the existing floor level of the dwelling, and are therefore to have a floor level that exceeds 1m above natural ground level, as per the existing deck.

The proposed replacement deck and laundry room has been sensitively designed so as to ensure there will be no adverse impacts to neighbouring

dwellings or private open space areas. The proposed deck incorporates a laundry room to the southern side, thereby providing screening of the deck from the southern adjoining dwelling and private open space to ensure neighbours' privacy is maintained. As a single-storey deck, the proposal will not result in perceptions of building bulk and will not result in adverse overshadowing impacts to the adjoining dwellings. Furthermore, the proposed deck with laundry is located to the rear of the existing dwelling and will not result in visual impacts on the streetscape.

The height and scale of the proposal is consistent with the existing dwelling, and the proposed replacement deck provides an appropriate relationship with the floor level of the existing dwelling. The proposed alterations and additions including replacement rear deck, maintains the low-rise residential character of the locality and will maintain an attractive streetscape.

It is therefore considered that the proposal is consistent with the objectives of part H2.3 of the DCP. The proposal includes demolition of the existing deck and replacement with a new deck and laundry with a floor level that exceeds 1m above natural ground level, as per the existing deck. The proposed deck has been sensitively designed to provide a height and bulk that is consistent with the existing dwelling, and to maintain existing levels of neighbourhood amenity. The proposed replacement deck provides an appropriate relationship to the floor level of the existing dwelling, and will not result in any visual impacts on the streetscape.

8.0 Conclusion

The above assessment has been completed and the proposed dwelling alterations and additions at 20 Carrabeen 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.