

BUILDING DESIGNERS | INNOVATIVE | AFFORDABLE | INDIVIDUAL



STATEMENT OF ENVIRONMENTAL EFFECTS

Date July 2025

CWC Ref A6114

Lot 102 DP21901 | 7 Lewis Street, Old Bar

Statement of Environmental Effects

Proposed Dwelling Alterations and Additions at 7 Lewis Street, Old Bar

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1.0 Introduction

Collins W Collins Pty Ltd has been engaged to prepare a development application for dwelling alterations and additions at 7 Lewis Street, 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	102	Section	-	DP	21901
Address	7 Lewis Street, Old Bar 2430				



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

2.1 Site Characteristics

The subject site has an area of 538.9m² with south-east orientation to Lewis Street. The existing dwelling has two storeys with an attached garage, a detached shed and swimming pool.

The neighbouring properties comprise of single-storey and two-storey dwellings, with a variety of external materials and finishes. The site is adjoined by dwellings to the north-east, south-west, and north-west, and Old Bar Beach is located approximately 80m to the south-east.

The subject site is not identified as being bushfire prone.

2.2 Existing and Proposed Services

Water

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

Sewer

Council's records indicate that there is an existing sewer main adjacent Lewis Street, with an existing sewer junction servicing the existing dwelling.

Stormwater

The proposed additions 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 7 Lewis Street, Old Bar.

The proposed works include:

- Removal of the existing hall windows to the lower floor and upper floor of the dwelling
- Removal of the existing rear garage door
- Removal of the existing detached shed garage door and demolition of the existing detached shed wall
- Proposed lift
- Proposed garage extension to the rear
- Proposed concrete path to the garage
- Proposed shed extension

The proposal includes cut and fill to a maximum of 200mm, with regrading of the existing rear open space.

Access to the dwelling is to remain as per the existing driveway and crossover.

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

Division 1 Coastal Wetlands and Littoral Rainforests Area

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.

Division 3 Coastal Environment Area

The subject site is mapped as being within the coastal environment area. However, the proposed alterations and additions will not cause any adverse impacts on the integrity and resilience of the biophysical, hydrological and ecological environment, the coastal environmental values and natural coastal processes, or marine vegetation. Furthermore, the proposal will not adversely impact on existing public open space, Aboriginal cultural heritage, or the use of the surf zone.

Division 4 Coastal Use Area

The subject site is also mapped as being within the coastal use area. However, the proposed alterations and additions will not cause an adverse impact on the existing access along the foreshore or beach for the public, on overshadowing or loss of views to foreshores, to the visual amenity and scenic quality of the coast, to Aboriginal cultural heritage, or to the cultural and built environment heritage. The proposed alterations and additions development will not impact on the coastal use area.

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. The proposal has considered SEPP (Transport and Infrastructure) in regards to infrastructure and telecommunications for the subject site and proposed development.

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 dwelling alterations and additions remains a permissible land use and the proposal 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 538.9m².

Clause 4.3 - Height of Buildings

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

The proposed alterations and additions 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 0.49:1, 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 4.

7.0 Development Control Plan

7.1 Greater Taree Development Control Plan 2010

	DCP Requirements	Proposal	Complies Yes/No
D1.3 Old Bar to Manning Point	<p><u>Development between the Coastal Hazard Line and the Immediate Hazard Line</u></p> <p>All development applications must be accompanied by a Risk Management Plan that demonstrates that the landowner is aware of the risks applicable to the land. The complexity of the Risk Management Plan will be dependent on the size and location of the development. The Risk Management Plan must include:</p> <p>a) An acknowledgement of the risk of developing in this area.</p> <p>b) Details indicating how the identified risks will be managed [this could be as simple as detailing how the structure can be demolished or removed in the future].</p> <p>c) If the development is of a scale that has the potential to generate offsite impacts, evidence of how these impacts have been considered and addressed.</p>	<p>The subject site is located between the Coastal Hazard Line and Immediate Hazard Line, and the landowners understand and accept the risks of developing in this location The proposed dwelling alterations and additions are not of a scale that will generate offsite impacts</p>	Yes
	Subdivision in this area shall not result in the creation of additional development lots.	N/A – no subdivision proposed	N/A
D3.1 Cut and fill	Max cut or fill 1m	Cut and fill to max 200mm	Yes
	Council will consider permitting greater cut for split level on steeply sloping sites	N/A	N/A
	Development on land having natural gradient of 1:6.7 (15%) or greater requires geotechnical study	N/A	N/A

H2.1 Site Coverage	Max site coverage 65%	Site coverage approx. 49%	Yes
H3.1 Front Setback	Primary frontage: 5m	Proposed works to the rear of the dwelling	As existing
H3.1 Side and Rear Setback	Single Storey: 900mm	North-east: dwelling 985mm as existing shed 350mm as existing South-west: as existing Rear: as existing	As existing As existing As existing
	Second Storey: 1.6m	North-east: as existing South-west: as existing Rear: as existing	As existing As existing As existing
H3.1 Car Parking	2 off-street spaces behind building line	Existing garage spaces Proposed extension to the existing garage	Yes
	Combined garage and driveway space must accommodate two vehicles behind the street boundary	As existing, the dwelling provides for garage and driveway parking	Yes
H2.4 H3.1 Car Parking and Access	Driveways minimum 3m wide	Existing driveway	As existing
	Garage door setback 5m	Existing attached garage	As existing
H2.3 Building Height	Lowest floor level max 1m above natural ground level	Existing dwelling floor level	As existing
	Not more than two storeys at any given point	Existing two storey dwelling	As existing
	Max 6m height to intersection of wall and eaves lines at any point along line of external walls	Existing dwelling	As existing
H2.5 H3.1 Private Open Space	Min 80m ²	150m ²	Yes
	- directly linked to principal living area	- Existing alfresco accessed from rumpus	As existing
	- min 6m x 4m	- Existing 6m x 4m area	As existing
	Max 1:10 gradient. On steeper slopes, open space to be terraced	Existing principal private open space	As existing
	At least one principal living area must face predominantly north	Existing living rooms	As existing
	Screened for privacy	Existing boundary fencing	As existing
H2.8 Views	Provision of a view analysis as a component of a site analysis	Proposed alterations and additions will not result in view loss	Yes

H2.10 Front Fencing	Max 900mm high if solid	Existing front fencing	As existing
	Max 1.5m high if 50% transparent		
	All fencing behind line of dwelling, side and rear fences, max 1.8m high	Existing boundary fencing	As existing
H2.5 H2.6 Solar Access	Shadow diagrams to be submitted for all 2 storey developments	N/A – existing dwelling	N/A
	Predominant living space and key POS maximises northern or eastern sun	Proposal will not result in adverse overshadowing of the existing living areas and POS area	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.	Proposal will not result in adverse overshadowing of the existing living areas and POS area Proposal will not result in overshadowing of the adjoining dwellings' private open space areas	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.	Proposed alterations and additions will not result in loss of solar access to adjoining dwellings	Yes
H2.7 Acoustic and Visual Privacy	Min 3m line-of-sight separation between parking areas/streets and bedroom windows	Existing separation exceeds 3m	As existing
	Where wall openings of adjacent dwellings opposite each other, min 3m separation	Existing wall openings	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	No direct views Existing living area windows	As existing
	Overlooking of ground level POS from upper levels to be avoided e.g. through setbacks or landscaping	Proposed alterations and additions will not result in overlooking of adjoining POS areas	Yes

H2.9 Safety, Security and Entrances	One habitable room window overlooking street	Existing dwelling windows overlook Lewis Street	As existing
	Front entrance easily identified	Existing front entrance	As existing
	Front fences, garages and landscaping not to obstruct casual surveillance and permit safe access to dwelling	Existing surveillance and safe access to dwelling	As existing
H4.1 Ancillary Structures and Outbuildings	Ancillary structures and outbuildings to be single storey	Proposed extension to the existing single-storey shed	As existing
	Max wall height 3m	Wall height 2.44m, as per existing	As existing
	Max roof height 4.8m	Roof height approx. 2.8m as existing	As existing
	Max floor area 100m ²	Shed floor area 37.2m ²	Yes
	Min front setback 5m	Shed located to rear of site	N/A
	Enclosed ancillary structures with external wall height greater than 2.7m to be setback 900mm from any boundary	Wall height less than 4.7m Boundary setbacks as existing	As existing

7.2 Non-Compliances

No non-complying issues have been identified.

8.0 Conclusion

The above assessment has been completed and the proposed dwelling alterations and additions at 7 Lewis Street, 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.