

BUILDING DESIGNERS | INNOVATIVE | AFFORDABLE | INDIVIDUAL



STATEMENT OF ENVIRONMENTAL EFFECTS

Date August 2025

CWC Ref A6028

Lot 15 DP1211551 | 3 Torside Close, Tallwoods Village

Statement of Environmental Effects

Proposed Second Dwelling (to form a Dual Occupancy with the Existing Dwelling) and Detached Barn at 3 Torside Close, Tallwoods Village

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1.0 Introduction

Collins W Collins Pty Ltd has been engaged to prepare a development application for a proposed second dwelling, forming a detached dual occupancy with the existing dwelling, and a detached barn at 3 Torside Close, Tallwoods Village. 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 1 April 2025 (application no: PL2025/0010).

2.0 Property Details

Lot	15	Section	-	DP	1211551
Address	3 Torside Close, Tallwoods Village 2430				

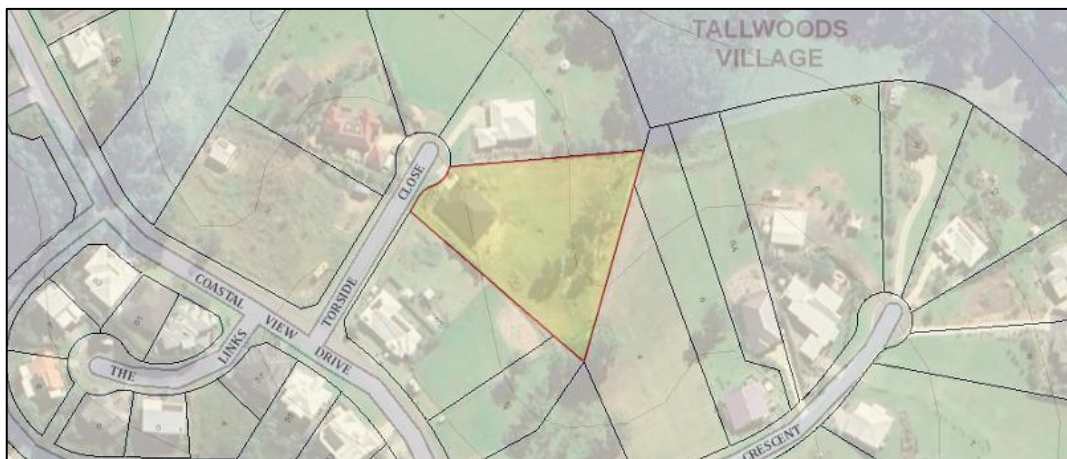


Figure 1: Aerial View, image from Six Maps (sourced: July 2025)

2.1 Site Characteristics

The subject site has an area of 5034m² with western orientation to Torside Close, and the existing single-storey dwelling with attached garage is located to the west of the site. There is an approximate 18.5m fall across the site from west to north-east.

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

The north-eastern corner of the site is identified as being bushfire prone. A Bush Fire Assessment is submitted with this application, providing a rating of BAL 29.

2.2 Existing and Proposed Services

Water

The existing dwelling is serviced by an existing 20mm water meter located to the west of the site. The proposal includes an additional 20mm water meter for the proposed second dwelling.

Sewer

Council's records indicate that there is an existing sewer main to the east of the site, with an existing sewer junction servicing the existing dwelling. It is proposed to utilise this existing connection for the proposed second dwelling.

Stormwater

The proposal incorporates rainwater storage tanks, with overflow to be directed to the stormwater swale and interconnected dams to the rear of the site.

3.0 Proposal Overview

The proposal is for the construction of a second dwelling, forming a detached dual occupancy with the existing dwelling, and the construction of a detached barn at 3 Torside Close, Tallwoods Village.

The proposed second dwelling is to be located to the south-east of the site, setback 32.1m from the existing dwelling. The proposed dwelling is single-storey and comprises of three bedrooms, two bathrooms, an open plan kitchen/dining/living area, rumpus, pantry, laundry, covered alfresco and attached double garage.

The proposed detached barn is to be located to the south of the site, setback 33.85m from the existing dwelling. The proposed barn is single-storey, with three (3) roller doors to the north-eastern elevation.

Access to the proposed dwelling and detached barn is by way of a proposed 4m wide driveway to the north of the site.

Due to the steep topography of the site, the proposal includes cut to a maximum of 2.7m and fill to a maximum of 3.5m. Tiered retaining walls are proposed to a maximum height of 3.5m, and are to be constructed in accordance with engineer's specifications.

The proposal includes the removal of four (4) trees at the south-east 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?	Yes
• 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?	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?	N/A
<u>Waste Disposal</u>	
Provide details of waste management, including reuse and recycling: As per the existing dwelling	
How and where will the wastes be stored:	
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

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 and is not located within an area of an approved Koala Plan of Management.

The proposal includes the removal of four (4) trees from the south-east of the site.

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 relating to the subject site and proposed additional dwelling.

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 second dwelling, forming a dual occupancy with the existing dwelling, is a permissible land use and provides a housing type that will meet the needs of a community segment. In this regard, 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 5034m².

Clause 4.3 - Height of Buildings

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

The proposed new development has a maximum ridge height of 8.07m above existing ground level, which complies with the LEP and is consistent with neighbouring developments.

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 0.1:1, calculated in accordance with the LEP definition, which is compliant with LEP provisions.

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 not mapped as having Acid Sulphate Soils.

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	Cut to max 2.7m Fill to max 3.5m Steeply sloping site with approximate 18.5m fall from west to north-east	No No
H2.1 Coverage	Max site coverage 65%	Site coverage approx. 15%	Yes
H3.3 Dual Occupancies	Min lot size 750m ²	Site area 5034m ²	Yes
H3.3 Front Setback	Primary frontage: 5m Secondary frontage: 3m	Existing dwelling with frontage to Torside Close N/A	As existing N/A

H3.3 Side and Rear Setback	Single Storey: 900mm	North: 27.148m South-east: 9.9m South: 2.3m	Yes Yes Yes
	Second Storey: 1.6m	N/A – single-storey dwelling and barn	N/A
H3.3 Car Parking	1 space per 2 bed dwelling 2 spaces per 3+ bed dwelling	Existing dwelling with existing garage 2 garage spaces proposed for the new second dwelling	Yes
	Garages and carports should not occupy more than 50% site frontage	Existing dwelling with frontage to Torside Close	As existing
	Where dwellings are side by side facing street, garages are to be flanked by one principal habitable room facing the street	Proposed second dwelling located to the rear of the existing dwelling	N/A
	Dual occs on corner lot: max 1 driveway to each frontage	N/A	N/A
H2.4 Car Parking and Access	Driveways minimum 3m wide	Proposed 4.0m wide driveway	Yes
H2.3 Building Height	Lowest floor level max 1m above natural ground level	Floor level max 3m above existing ground level	No
	Not more than two storeys at any given point	Single-storey dwelling and barn	Yes
	Max 6m height to intersection of wall and eaves lines at any point along line of external walls	Proposed dwelling 2.73m height to eaves	Yes
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	Existing dwelling POS Proposed dwelling more than 80m ² with 4m dimension and 6m x 4m area. Proposed dwelling alfresco accessed from living area	As existing Yes
	Part of POS may be provided in front of building line where north	N/A	N/A
H2.5 H3.3 Private Open Space	Max 1:10 gradient. On steeper slopes, open space to be terraced	Fill proposed Max grade 5%	N/A
	At least one principal living area must face predominantly north	Proposed dwelling living area with northern windows	Yes

H3.3 Private Open Space	Screened for privacy	Existing boundary fencing	Yes
H2.10 Front Fencing	Max 900mm high if solid	No front fencing proposed	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 boundary fencing	As existing
H2.5 H2.6 Solar Access	Shadow diagrams to be submitted for all 2 storey developments	N/A – single-storey dwelling and barn	N/A
	Predominant living space and key POS maximises northern or eastern sun	Proposed dwelling living area and POS area maximises northern and eastern sun	Yes
	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.	Sunlight will be provided to the proposed dwelling's POS, and will be maintained to the existing dwelling's POS area Proposal will maintain more than 3 hours solar access to adjoining POS 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.	Proposed dwelling designed and located to ensure northern solar access is provided to the living rooms on 21 June Proposal will maintain solar access of adjoining dwellings on 21 June	Yes
H2.7 Acoustic and Visual Privacy	Min 3m line-of-sight separation between parking areas/streets and bedroom windows	Existing dwelling fronts street Proposed dwelling located to rear	Yes
	Where wall openings of adjacent dwellings opposite each other, min 3m separation	Proposed dwelling setback 32m from existing dwelling, and not within 3m of adjoining dwellings	N/A

H2.7 Acoustic and Visual Privacy	Opposing windows and doors on adjacent lots offset	Proposed dwelling offset	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 dwelling not within 12m radius of existing dwelling or adjoining dwellings	N/A
	Overlooking of ground level POS from upper levels to be avoided e.g. through setbacks or landscaping	Proposal incorporates increased setbacks	Yes
H2.9 Safety, Security and Entrances	One habitable room window overlooking street	Existing dwelling fronts the street	As existing
	Front entrance easily identified	Existing dwelling entrance Proposed dwelling incorporates a front porch	Yes
	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	Proposed detached dwelling located to the rear of the existing dwelling	Yes
	Front fences, garages and landscaping not to obstruct casual surveillance and permit safe access to dwelling	Existing dwelling fronts the street Proposed development will not affect casual surveillance or safe access to the site	Yes
H4.1 Ancillary Structures and Outbuildings	Ancillary structures and outbuildings to be single storey	Proposed single-storey barn	Yes
	Max wall height 3m	Wall height 3.6m	No
	Max roof height 4.8m	Roof height 6.223m	No
	Max floor area 100m ²	Floor area 144m ²	No
	Min front setback 5m	Barn located to rear of the site	N/A
	Enclosed ancillary structures with external wall height greater than 2.7m to be setback 900mm from any boundary	Eastern setback: 16.611m Southern setback: 2.3m	Yes Yes

H4.1 Ancillary Structures and Outbuildings	Open walled ancillary structures and outbuildings may extend to boundary subject to no adverse amenity impacts	N/A	N/A
	Outbuildings may be used for habitable space, but not as a separate occupancy. Where utilised a habitable space a structure must be no greater than 100m from the principal dwelling	Proposed detached barn not to be used as a separate occupancy	N/A

7.2 Non-Compliances

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

Issue: Cut and fill exceeds 1m

DCP 2010 Part D3.1 Objectives

1. *Minimise cut and fill through site sensitive subdivision, road layout, infrastructure and building design.*
2. *Sensitively locate dwellings to ensure minimisation of site works prior to construction of a dwelling.*
3. *Minimise additional earthworks of lots during the dwelling construction phase.*
4. *Allow land forming only where it enhances the use and character of land.*
5. *Ensure no adverse impact occurs to local drainage characteristics (including peak flows, velocity and depth of flow).*
6. *Ensure land forming operations do not silt or pollute waterways, drainage lines and wetlands, damage topography or adversely affect bushland.*
7. *Ensure land forming does not increase the potential for the inundation of water on any other land during the full range of flood events.*
8. *Ensure appropriate environmental controls are applied to conserve the landscape and protect the surrounding environment.*
9. *Establish, maintain and promote appropriate rehabilitation and revegetation techniques to ensure the future use of land is not adversely affected.*
10. *Protect and enhance the aesthetic quality and amenity of the area by controlling the form, bulk and scale of land forming operations to appropriate levels.*

- 11. Ensure properties in the vicinity are not adversely affected by any earthwork operations during or post construction.*
- 12. All retaining walls shall be constructed in a manner that is aesthetically compatible with the surrounding environment.*

The proposal includes cut to a maximum of 2.7m and fill to a maximum of 3.5m. This is not consistent with part D3.1 of the DCP, which states that the maximum amount of cut shall not exceed 1m and the maximum amount of fill shall not exceed 1m.

The subject site has a steep topography, with an approximate 18.5m fall across the site from west to north-east. The proposal therefore includes cut and fill to provide for the level construction of the proposed dwelling and detached barn. With proposed cut to a maximum of 2.7m and fill proposed to a maximum of 3.5m, the proposal incorporates tiered retaining walls to a maximum height of 3.5m. The proposed retaining walls are to be constructed in accordance with engineer's specifications to ensure that there are no adverse impacts to neighbouring properties. The proposed cut, fill and retaining walls will therefore not result in any damage or instability to the existing dwelling on site or to any neighbouring dwellings.

The proposed retaining walls will also incorporate adequate drainage measures to ensure that stormwater is drained away from the proposed dwelling and barn, and to ensure that the proposal will not result in adverse impacts to stormwater drainage for any neighbouring properties. The proposed second dwelling and barn incorporate stormwater management by way of the stormwater swale to the rear of the site, and the cut and fill will therefore not result in adverse impacts to local drainage characteristics.

Cut and fill is proposed to provide for the level construction of the second dwelling and detached barn. The proposed dwelling comprises a single-storey dwelling, setback 32.1m from the existing dwelling and with increased side and rear setbacks. In this regard, the proposed development has been designed to ensure it will not result in adverse privacy impacts to the existing dwelling or to any neighbouring dwellings.

Furthermore, the proposal will not result in overshadowing impacts to any adjoining dwellings, with more than 3 hours solar access maintained to adjoining properties on 21 June. The proposed cut and fill will therefore not adversely affect the amenity of existing neighbouring dwellings.

It is therefore considered that the proposal is consistent with the objectives of part D3.1 of the DCP. Due to the steep topography of the site, the proposal includes cut and fill to provide for the level construction of the

second dwelling and detached barn. With cut and fill proposed, the proposal also incorporates tiered retaining walls that are to be constructed in accordance with engineer's specifications. The proposed cut, fill and retaining walls will therefore not result in damage or instability to the existing dwelling on site or to any neighbouring properties, will not result in adverse alterations to local drainage characteristics or stormwater impacts for neighbouring dwellings, and will allow for the level construction of the proposed second dwelling and detached barn on a site with topographic constraints.

Issue: Lowest 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 floor level of the dwelling is proposed to be a maximum of 3m 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 steep topography of the site, with fall of approximately 18.5m from west to north-east, the proposal incorporates fill to provide for the level construction of the dwelling and detached barn. With fill proposed, the floor level of the single-storey dwelling exceeds 1m above natural ground level. However, the proposed dwelling is located to the rear of the site and does not have frontage to the street. Notwithstanding, to the dwelling frontage the floor level sits partially below the existing ground level, and the dwelling floor level does therefore not exceed 1m above natural ground level to all elevations.

The proposal comprises a second dwelling, forming a detached dual occupancy with the existing dwelling, and detached barn. The proposed single-storey development therefore maintains the low-rise residential character of the locality, and is consistent with the character of neighbouring detached single dwellings. Whilst the proposed dwelling is located to the rear of the site and does not front Torside Close, the dwelling incorporates articulation and a variety of external materials and finishes to provide visual interest. The proposed development has been sensitively designed for the subject site and does not detract from the attractive streetscape.

The proposed dwelling is appropriate for the site, and is of a height and scale that is consistent with the existing dwelling on site and the neighbouring dwellings of this locality. It is noted that existing neighbouring dwellings have lower floor levels that exceed 1m above natural ground level, due to the steep topography of this locality. The proposal therefore provides an appropriate relationship with neighbouring dwellings, and is compliant with the LEP in regards to the maximum building height requirement.

The proposal incorporates increased setbacks to ensure neighbour amenity is maintained. The proposal will not result in adverse overshadowing of any adjoining dwellings or private open space areas, and will maintain privacy to all neighbouring dwellings. As a proposed single-storey dwelling and detached barn, the proposal will not result in perceptions of building bulk or scale, and will not result in loss of views. The proposal will therefore maintain existing levels of neighbourhood amenity, especially in relation to setbacks from the street, privacy, solar access, views, and perceptions of building bulk.

It is therefore considered that the proposal is consistent with the objectives of part H2.3 of the DCP. The proposed development has been sensitively designed in consideration of the steep topography of the site, and is consistent in height and bulk with existing neighbouring dwellings. As a single-storey dwelling and detached barn, the proposal maintains the low-rise residential character of Tallwoods Village, and is compatible with the existing dwelling on site. With increased setbacks, the proposal will maintain neighbourhood amenity, and will not result in adverse overshadowing, privacy impacts, view loss or perceptions of building bulk to neighbouring properties. The proposal is located to the rear of the site, behind the existing dwelling, and will therefore not result in adverse impacts on the streetscape. The proposal has been sensitively designed in consideration of the topographic constraints and character of the locality.

Issue: Barn height exceeds 4.8m and floor area exceeds 100m²

DCP 2010 Part H4.1 Objectives

- *Minimise the visibility of ancillary structures and outbuildings from the street, adjoining properties and public spaces;*
- *Ensure that the appearance of ancillary structures and outbuildings is of a high quality and where appropriate integrates with the streetscape;*
- *Ensure ancillary structures and outbuildings are compatible in height, bulk and scale with the existing or proposed development on site in the residential locality.*

The proposal includes a detached barn with a maximum height of 6.223m and floor area of 144m². This is not consistent with part H4.1 of the DCP, which states that the maximum wall height for outbuildings is 3m, the roof height is not to exceed 4.8m, and that the maximum floor area is 100m².

The site has an existing dwelling, and the proposal includes a detached second dwelling to form a dual occupancy. The proposed barn is ancillary to the dwellings, and is to comprise of an open floor area with three roller doors to the north-eastern elevation. The subject site has an area of 5034m², and the proposed ancillary barn has been designed in consideration of the large site, with a scale that is suitable for the site to ensure that the barn will not dominate the proposed development. The proposed barn is to be located to the south of the site, to the rear of the existing dwelling, and will therefore not detract from the attractive streetscape or existing residential character of the locality.

Furthermore, the proposed barn is of a high quality appearance, including articulation and variation in height to provide visual interest. The barn has a roof height of 6.223m, and complies with the maximum building height of the site, as per the LEP. As a single-storey outbuilding, the proposed barn is compatible in height, bulk and scale with the existing dwelling on site, and existing single-storey and two-storey buildings in this locality. The floor area of the barn is significantly smaller than the floor areas of existing dwellings in this locality, and the height of the barn is less than the height of neighbouring two-storey dwellings, thereby ensuring that the barn remains visually ancillary to the dwellings.

The proposed barn is located to the rear of the site, with southern side setback of 2.3m and south-eastern setback of 16.611m. The barn exceeds the minimum setback requirements, with a significantly increased south-eastern setback to minimise perceptions of building bulk and overbearing from adjoining properties. The proposed barn will not result in adverse overshadowing impacts to any adjoining dwellings, and with no windows

proposed, will not affect residential privacy of any adjoining properties. The proposed barn is of a high quality appearance that will not detract from the streetscape and will maintain neighbourhood amenity.

It is therefore considered that the proposed detached barn is consistent with the objectives of part H4.1 of the DCP. The proposed ancillary barn has been designed in consideration of the bulk, height and scale of the proposed dwelling and existing dwelling on site, and is of a high quality appearance. The barn is located to the south of the site, with increased setbacks to reduce perceptions of building bulk from adjoining properties, and will not result in adverse overshadowing, view loss or privacy impacts to neighbouring dwellings. The proposed barn does not have frontage to the street, with location to the rear of the existing dwelling to minimise visibility from Torside Close and ensure that the barn does not detract from the attractive streetscape. The proposed single-storey barn is compatible in height, bulk and scale with the existing and proposed development on site, and with increased side and rear setbacks, will maintain neighbourhood amenity.

8.0 Conclusion

The above assessment has been completed and the proposed second dwelling, forming a detached dual occupancy with the existing dwelling, and detached barn at 3 Torside Close, Tallwoods Village 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.