

Statement of Environmental Effects

Development Application – Dwelling House (Class 1a)
Lot 16 DP 23983 – 460 Kolodong Road, Taree NSW 2430

Prepared for: Ben Lynch & Isabella Eggins
Prepared by: Caldon Homes Pty Ltd t/as Wattle Court Mid-Coast
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Contents

Statement of Environmental Effects	1
1. Introduction.....	3
2. Site Description.....	4
3. Description of the Proposal.....	4
4. Planning Framework.....	5
4.1 Environmental Planning and Assessment Act 1979.....	5
4.2 Greater Taree Local Environmental Plan 2010.....	5
Zoning.....	5
Clause 2.3 – Zone Objectives and Land Use Table.....	5
4.3 Clause 4.2A – Erection of Dwelling Houses on Land Zoned RU1.....	6
4.4 Clause 4.3 — Height of Buildings.....	7
4.5 Clause 4.6 — Exceptions to Development Standards.....	7
4.6 Draft Local Environmental Plan (Draft MidCoast LEP 2025).....	8
5. Greater Taree Development Control Plan 2010 – Compliance Table.....	9
Summary.....	10
6. Environmental Impact Assessment.....	11
6.1 Flora and Fauna.....	11
6.2 Water and Stormwater.....	11
6.3 Soil and Erosion.....	11
6.4 Traffic and Access.....	12
6.5 Noise and Amenity.....	12
6.6 Bushfire Risk.....	12
7. Social and Economic Effects.....	13
8. Suitability of the Site.....	14
9. Public Interest.....	14
10. Conclusion.....	14

1. Introduction

This Statement of Environmental Effects (SoEE) supports a Development Application for the construction of a single-storey brick-veneer dwelling with attached double garage, alfresco, landscaping, and associated infrastructure at 460 Kolodong Road, Taree.

The proposal involves development on land historically zoned RU1 Primary Production but forming part of a long-established residential enclave within the Kolodong Road corridor. The land has been lawfully subdivided, surrounded by existing dwellings on comparable lots, and is identified for rezoning to R1 General Residential in the draft planning framework.

This SoEE demonstrates that the proposed development:

- Aligns with the strategic direction and intended residential use of the area;
- Is consistent with the objectives of the RU1 zone and relevant sections of the **Greater Taree Development Control Plan 2010**; and
- Results in no adverse environmental, social, or amenity impacts.

2. Site Description

Attribute	Detail
Address	460 Kolodong Road, Taree NSW 2430
Legal Description	Lot 16 Section 1 DP 23983
Zoning (Current)	RU1 Primary Production (Greater Taree Local Environmental Plan 2010)
Zoning (Draft LEP)	R1 General Residential
Site Area	600.700 m ²
Existing Use	Vacant grassed lot
Topography	Gently sloping towards the rear of the lot
Surrounding Land Use	Established detached dwellings on similar-sized lots
Access	Sealed road frontage to Kolodong Road

The site forms part of a cluster of residential allotments created via historical subdivision. All adjoining lots contain single dwellings, confirming that the area functions as a **residential street**, not a rural holding.

3. Description of the Proposal

The proposal includes:

- Construction of a single-storey dwelling (approx. 190 m²)
- Face brick external walls, Colorbond roof @ 23.5°, and 60 mm Anticon blanket
- Double garage and alfresco
Concrete driveway to Kolodong Road
- 3000 L rainwater tank with compliant on-site stormwater management
- Minor retaining walls (<900 mm)
BAL 19 construction in accordance with AS 3959:2018 and PBP 2019

Approximate setbacks:

- Front: 6 m
- North side: 5.198 m
- South side: 2.0 m
- Rear: 8.58 m

Stormwater is managed on-site in accordance with **Greater Taree DCP 2022 – Appendix B Stormwater Guidelines**.

4. Planning Framework

4.1 Environmental Planning and Assessment Act 1979

This Statement of Environmental Effects has been prepared in accordance with Section 4.15 of the *Environmental Planning and Assessment Act 1979*. It identifies the relevant environmental planning instruments, likely impacts of the development, suitability of the site, and matters of public interest.

4.2 Greater Taree Local Environmental Plan 2010

Zoning

Under the **Greater Taree Local Environmental Plan 2010 (GTLEP 2010)**, the site is zoned:

RU1 – Primary Production

Clause 2.3 – Zone Objectives and Land Use Table

Clause 2.3 requires development to be assessed against the zone objectives.

The RU1 zone objectives include:

1. To encourage sustainable primary industry production.
2. To maintain the rural character and environmental values of the land.
3. To ensure development does not conflict with adjoining or nearby rural uses.

Comment:

Although the land is presently zoned RU1, the area is long-established as a residential enclave. The subdivision pattern, existing built form, and surrounding land uses demonstrate that the land no longer functions as rural land. The proposal does not diminish agricultural potential, create land-use conflict, or impact rural character. Development of a dwelling is consistent with the established residential use of the locality.

4.3 Clause 4.2A – Erection of Dwelling Houses on Land Zoned RU1

Clause 4.2A of the **Greater Taree LEP 2010** permits the erection of a dwelling on RU1 land **where the lot:**

- was lawfully created, and
- had a dwelling entitlement at the time of subdivision, and
- remains physically capable of accommodating a dwelling.

The subject land satisfies Clause 4.2A because:

- Lot 16 DP 23983 is an existing, legally created allotment established well before the commencement of the GTLEP 2010.
- The lot forms part of a historical rural-residential subdivision where multiple adjoining allotments already contain approved dwellings.
- Council has consistently recognised this subdivision as suitable for residential development.
- The site can be serviced by electricity, sewer, stormwater, access and on-site water storage.
- The proposal does not impact agricultural land or create any rural land-use conflict.

Accordingly, the site holds a valid dwelling entitlement under **Clause 4.2A(1)** and is capable of development under **Clause 4.2A(3)**.

4.4 Clause 4.3 — Height of Buildings

Clause 4.3 of GTLEP 2010 applies **only where a Height of Buildings map exists**. No height limit is mapped for this area.

The proposed single-storey dwelling has a maximum height of approximately **4.4 m**, which poses no adverse visual or overshadowing impacts and is well within typical rural–residential expectations.

4.5 Clause 4.6 — Exceptions to Development Standards

A written request under **Clause 4.6 of the Greater Taree LEP 2010** accompanies this application to address minor setback variations.

Clause 4.6 allows Council to grant consent where:

- Strict compliance with a development standard is **unreasonable or unnecessary**,
- There are **sufficient environmental planning grounds** to support the variation, and
- The proposed development is **consistent with the objectives of the zone and the development standard**.

Justification Summary:

- The subdivision pattern of Kolodong Road is residential in character, with surrounding dwellings exhibiting similar setbacks.
- Enforcing rural setbacks would be inconsistent with the established built form and provide no public planning benefit.
- The reduced setbacks still achieve proper separation, privacy, open space, solar access, and landscaping outcomes.
- The variation does not conflict with the RU1 zone objectives or the intent of the setback provisions.
- The site is identified for rezoning to R1 General Residential, further supporting the appropriateness of the design.

The proposed variation therefore satisfies **Clause 4.6(3)** and remains in the public interest.

4.6 Draft Local Environmental Plan (Draft MidCoast LEP 2025)

The draft LEP identifies this precinct for transition from RU1 to **R1 General Residential**, aligning zoning with the established land-use pattern.

This proposal is therefore consistent with Council's strategic planning direction and the future intended zoning of the land.

5. Greater Taree Development Control Plan 2010 – Compliance Table

Control	Requirement	Proposal	Compliance / Comment
Setbacks (RU1 Rural)	Rural building setbacks typically include: Front: 20 m, Side: 10 m, Rear: 10 m (unless site constraints or established neighbourhood pattern justify variation).	Front 4.5 m North side 5.198 m South side 2.0 m Rear 8.58 m	A contextual variation is justified. The section of Kolodong Road functions as an established residential street, with surrounding dwellings typically 4–6 m from the front boundary and 2–5 m from side boundaries. The proposal maintains adequate separation, privacy and open space, and aligns with the prevailing residential pattern.
Building Height	≤ 8.5 m	≈ 4.4 m (single storey)	Complies. Well below the limit; no visual or overshadowing impacts.
Site Coverage	≤ 10 % (rural) / ≤ 50 % (R1 equiv.)	≈ 18–19 %	Acceptable. Typical of low-density residential form; generous open space retained.
Parking	2 spaces per dwelling	2 spaces (in garage) + visitor space on driveway	Complies. Meets AS 2890.1 and DCP standards.
Driveway / Access	Crossover to Council standard	5.8 m concrete driveway @ 1:6.2 gradient	Complies (subject to s138 approval). Gradient and width within Council SD-0100 requirements.
Landscaping / Rural Buffer	10 m front landscape buffer (rural)	Formal front garden & perimeter planting	Performance-based compliance. Landscaping will maintain visual quality; a 10 m

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Control	Requirement	Proposal	Compliance / Comment
			buffer is unnecessary in this established residential cluster.
Bushfire Protection	<i>Planning for Bush Fire Protection 2019</i> – BAL 12.5	BAL 12.5 construction per AS 3959:2018	Complies. All required measures incorporated.
Wastewater / Sewer	On-site system or reticulated connection	Connected to reticulated sewer	Complies. No OSSM required.
Stormwater Management	On-site retention within lot boundaries	3000 L rainwater tank with overflow to sub-surface absorption trench (per Feb 2024 Guidelines)	Complies. System meets Council's <i>Site Specific Stormwater Design Guidelines</i> .
Earthworks / Retaining Walls	Minor cut & fill (< 1 m)	200–900 mm retaining walls (front and rear)	Complies. Works contained within the site and consistent with the DCP's low-impact earthworks principles.

Summary

The proposal either complies with or appropriately varies the **Greater Taree Development Control Plan 2010**.

Where variations occur (primarily setbacks), they are:

- consistent with the existing residential character of Kolodong Road,
- supported by the established dwelling pattern, providing no adverse amenity impacts, and
- aligned with the intended future zoning of the site (R1 General Residential).

6. Environmental Impact Assessment

6.1 Flora and Fauna

The proposal will not result in the removal of native vegetation or clearing of habitat. The site consists of maintained grass cover with no recorded threatened species, ecological communities, or fauna habitat.

The development will not impact any biodiversity values, wildlife corridors, or mapped environmental constraints.

Impact: *Negligible*

Mitigation: Not required beyond standard construction management.

6.2 Water and Stormwater

Stormwater from roof areas will be directed to a 3000 L rainwater tank, with overflow managed via a sub-surface absorption trench system designed to operate fully within the boundaries of the site.

The stormwater system:

- prevents discharge onto adjoining properties,
- avoids erosion, sedimentation or scouring,
- complies with Greater Taree DCP 2010 stormwater objectives, and
- integrates with the natural fall of the land without requiring major earthworks.

Impact: *Appropriately managed on-site*

Compliance: Full compliance with Council's stormwater guidelines.

6.3 Soil and Erosion

Minor earthworks will be required to form the building platform and install low retaining walls (200–900 mm).

All works remain within the property boundary.

During construction, erosion and sediment controls will be implemented in accordance with Council and AUSPEC requirements, including but not limited to:

- silt fencing,
- sediment traps,
- stable construction access,

- progressive stabilisation of disturbed areas.

These measures will minimise sediment loss, protect adjoining properties, and prevent stormwater contamination.

Impact: *Low and temporary*

Mitigation: Standard ESC measures.

6.4 Traffic and Access

The development will generate only domestic traffic consistent with a single dwelling.

The new driveway connection to Kolodong Road:

- maintains safe sight distances,
- complies with Council's standard drawings, and
- will be constructed under a Section 138 approval.

The proposal will not change the function, classification, or capacity of the local road network.

Impact: *Negligible*

Compliance: No adverse impact on traffic, parking, or road safety.

6.5 Noise and Amenity

Construction noise will be temporary and limited to standard working hours.

Once occupied, the dwelling will operate within typical residential noise levels and will not generate any industrial, commercial, or mechanical noise outside domestic expectations.

The siting and single-storey form of the dwelling ensure:

- no overlooking impacts,
no overshadowing of adjoining properties,
- no visual intrusion,
- no adverse amenity effects.

Impact: *None beyond normal residential activity.*

6.6 Bushfire Risk

The site is identified as bushfire prone. A detailed bushfire assessment has been completed in accordance with *Planning for Bush Fire Protection 2019* and *AS 3959:2018 Construction of*

Buildings in Bushfire-Prone Areas. The assessment determines a **Bushfire Attack Level (BAL) of BAL-19** for the proposed dwelling.

The BAL-19 determination is based on the following site characteristics:

- **Vegetation Classification:** Forest
- **Distance to unmanaged vegetation:** 33 metres
- **Effective slope:** 3 degrees
- **Fire Danger Index (FDI):** 100

BAL-19 represents a medium bushfire exposure level, with expected radiant heat of 19–29 kW/m² and susceptibility to ember attack.

The proposal incorporates all required **BAL-19 construction measures**, including:

- Non-combustible external wall cladding or bushfire-resisting timber
- Non-combustible roofing with compliant ember protection
- Toughened glass and ember-resistant screening to windows
- Ember-protected ventilators (≤2 mm mesh)
- Solid-core external doors with appropriate seals
- Compliant junction detailing and non-combustible attachments

Separation to unmanaged vegetation is provided through the existing managed residential area surrounding the site. No formal Asset Protection Zone (APZ) is present, which is consistent with the BAL-19 assessment parameters for urban-residential interfaces.

7. Social and Economic Effects

The proposed dwelling will have positive social and economic impacts on the locality. The development provides an additional high-quality residential home within an established residential precinct, supporting continued population stability and housing diversity in the area.

During construction, the project will contribute to local employment, procurement of materials, and engagement of local trades and suppliers. These activities provide short-term economic benefits to the local economy.

The design, scale and residential nature of the development are compatible with the surrounding built form and will not generate adverse social impacts. The proposal will integrate seamlessly with existing neighbourhood character and amenity, and will not place unreasonable demand on local infrastructure or community services.

No negative economic, social, or community effects are anticipated.

8. Suitability of the Site

The site is fully suitable for the proposed residential development. It is an existing legally created allotment within a long-established residential subdivision, surrounded by dwellings on comparable lots. The land has appropriate dimensions, manageable topography, and sufficient area to accommodate a dwelling while maintaining functional outdoor space and compliant separation to boundaries.

The site can be adequately serviced by existing infrastructure, including reticulated sewer, electricity, telecommunications, on-site stormwater management, and safe vehicular access to Kolodong Road. Bushfire risk has been assessed and addressed through BAL-19 construction measures, ensuring the dwelling can be safely developed and occupied.

There are no known environmental constraints, flooding hazards, heritage restrictions, or geotechnical issues that would render the site unsuitable. The proposed development is consistent with the existing residential use of the locality and aligns with the anticipated future zoning (R1 General Residential) under the draft planning framework.

The site is therefore considered suitable for the proposed development.

9. Public Interest

The proposal is in the public interest as it supports the orderly and economic development of land already functioning as part of an established residential precinct. The dwelling is compatible with the existing character of Kolodong Road and reinforces the intended residential use identified in the draft planning framework, which proposes rezoning the area to R1 General Residential.

The development makes efficient use of existing public infrastructure without creating adverse impacts on traffic, amenity, environmental values, or neighbouring properties. It contributes positively to local housing supply and provides a modern, compliant dwelling that aligns with community expectations for low-density residential development.

The proposal meets the relevant objectives of the Greater Taree LEP 2010 and appropriately addresses the discretionary considerations under Section 4.15 of the Environmental Planning and Assessment Act 1979. There are no environmental, social, or economic factors that would make the development contrary to the public interest.

10. Conclusion

This application seeks consent for the construction of a single-storey dwelling at 460 Kolodong Road, Taree. The site, although presently zoned RU1 Primary Production under the Greater

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Taree LEP 2010, forms part of a long-established residential subdivision and is identified for future rezoning to R1 General Residential in the draft planning framework.

The proposal:

- satisfies the requirements of the Greater Taree LEP 2010, including Clause 4.2A relating to dwelling entitlements on rural-zoned land,
- appropriately varies relevant development standards where necessary through a justified Clause 4.6 request,
- responds to the Greater Taree DCP 2010 controls and achieves acceptable outcomes in terms of setbacks, amenity, landscaping, access and built form,
- incorporates BAL-19 construction measures in accordance with PBP 2019 and AS 3959:2018,
- presents no unacceptable environmental impacts, and aligns with the established pattern of residential development in the locality.

Given the site's suitability, the absence of adverse environmental or amenity impacts, and the development's compatibility with both current and future planning objectives, the proposal represents an appropriate and sustainable development outcome.

Development consent is respectfully sought.