

BUILDING DESIGNERS | INNOVATIVE | AFFORDABLE | INDIVIDUAL



STATEMENT OF ENVIRONMENTAL EFFECTS

Date November 2025

CWC Ref A6249

Lot 2 DP302997 | 8 Boyce Street, Taree



PTY LTD
collinswcollins

Statement of Environmental Effects

Proposed Secondary Dwelling at 8 Boyce Street, Taree

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1.0 Introduction

Collins W Collins Pty Ltd has been engaged to prepare a development application for a proposed secondary dwelling at 8 Boyce Street, Taree. This Statement of Environmental Effects is to accompany the plans and specifications, and forms part of the application.

2.0 Property Details

Lot	2	Section	-	DP	302997
Address	8 Boyce Street, Taree 2430				



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

2.1 Site Characteristics

The subject site has an area of 632.32m² with north-east orientation to Boyce Street. There is an approximate 700mm fall across the site from south to north-west.

The existing dwelling is single-storey and is located to the north-east of the site.

The site is adjoined by single-storey dwellings to the north-west and west, and is adjoined by a vacant residential lot 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 Boyce Street servicing the existing dwelling. It is proposed to install a second 20mm water meter for the proposed secondary dwelling.

Sewer

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

Stormwater

The proposal includes a stormwater kerb adaptor at Boyce Street to the north-east of the site.

3.0 Proposal Overview

The proposal is for the construction of a detached secondary dwelling at 8 Boyce Street, Taree. The proposed secondary dwelling is to be located to the south-west of the site, to the rear of the existing dwelling.

The proposed secondary dwelling comprises of two bedrooms, a bathroom with laundry, an open plan kitchen/dining/living area, deck, and verandah with ramp.

Access to the secondary dwelling will utilise the existing driveway, with a hardstand area addition proposed for parking.

One (1) cedar tree is proposed to be removed from the rear yard.

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?	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?	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 per the existing dwelling - individual bins collected via Council's contractors	
How and where will the wastes be stored: 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, 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, is not located within an area of an approved Koala Plan of Management.

The proposal includes the removal of one (1) cedar tree.

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 secondary dwelling is 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 632.32m².

Clause 4.3 - Height of Buildings

The maximum height of building specified on the Height of Buildings Map is 11.5m.

The proposed single-storey secondary dwelling has a maximum ridge height of 4.166m above existing ground level.

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 0.24:1, calculated in accordance with the LEP definition, which is compliant with LEP provisions.

Clause 5.4 (9) - Secondary Dwellings On Land Other Than in a Rural Zone

The total floor area of a secondary dwelling, excluding any area used for parking, must not exceed 60m² or 43% of the total floor area of the principal dwelling, whichever is the greater.

The proposed secondary dwelling has a floor area of 60m², which complies with the LEP.

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
H3.2 Secondary Dwellings	Complement the design of the principal dwelling and be subservient in terms of visual bulk and scale.	Proposed secondary dwelling will complement the existing dwelling and be visually subservient, located to the rear of the site	Yes
	Provision for clothes drying facilities with adequate solar access	Provision for clothes drying for the secondary dwelling, in addition to clothes drying for the existing dwelling	Yes
D3.1 Cut and fill	Max cut or fill 1m	No cut or fill proposed	N/A
H3.1 Front Setback	Primary frontage: 5m	As existing Secondary dwelling located to the rear of site	As existing
H2.1 Site Coverage	Max site coverage 65%	Site coverage approx. 36%	Yes
H3.1 Side and Rear Setback	Single Storey: 900mm	North-west: 1.0m South-east: As existing 1.513m to proposed secondary dwelling Rear: 1.24m	Yes As existing Yes
	Second Storey: 1.6m	N/A – single-storey	N/A
H3.1 Car Parking	2 off-street spaces behind building line	Proposal maintains off-street parking behind the building line of the existing dwelling	Yes
H2.4 H3.1 Car Parking and Access	Driveways minimum 3m wide	Existing driveway	As existing
	Garage door setback 5m	N/A	N/A
H2.3 Building Height	Lowest floor level max 1m above natural ground level	Lowest floor level less than 1m above natural ground level	Yes
	Not more than two storeys at any given point	Single-storey secondary dwelling	Yes
	Max 6m height to the point of intersection of wall and eaves lines above the lowest storey	Maximum building height of secondary dwelling 4.166m	Yes

H2.5 H3.1 Private Open Space	Min 80m ² - directly linked to principal living area - min 6m x 4m	80m ² private open space provided for the secondary dwelling, and 80m ² private open space retained for the existing dwelling, directly linked to the principal living area, with 6m x 4m area	Yes
	Max 1:10 gradient. On steeper slopes, open space to be terraced	Max grade 5%	Yes
	Front POS forward of the building line only considered where lot is north facing	N/A	N/A
H2.5 H3.1 Private Open Space	At least one principal living area must face predominantly north	Proposed secondary dwelling incorporates living area windows to north-east	Yes
	Screened for privacy	Existing boundary fencing	Yes
H2.10 Front Fencing	Max 900mm high if solid	N/A	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 development	N/A
	Predominant living space and key POS maximises northern or eastern sun	Proposed secondary dwelling incorporates north-eastern living area windows	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.	Proposal will retain solar access to more than 50% of the POS area for more than 3 hours on 21 June Proposal will retain more than 3 hours solar access to adjoining dwelling POS areas on 21 June	Yes

H2.5 H2.6 Solar Access	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 secondary dwelling living room windows will receive more than 3 hours solar access on 21 June Proposal will retain more than 3 hours solar access to adjoining dwelling living room windows on 21 June	Yes
H2.7 Acoustic and Visual Privacy	Min 3m line-of-sight separation between parking areas/streets and bedroom windows	Secondary dwelling located to rear of site and therefore separated from the street	Yes
	Where wall openings of adjacent dwellings opposite each other, min 3m separation	No wall openings within 3m of secondary dwelling	N/A
	Opposing windows and doors on adjacent lots offset	Opposing windows and doors offset	Yes
	Overlooking of ground level POS from upper levels to be avoided e.g. through setbacks or landscaping	N/A – single-storey secondary dwelling	N/A
H2.7 Acoustic and Visual Privacy	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 Single-storey secondary dwelling with existing boundary fencing	Yes
H2.9 Safety, Security and Entrances	One habitable room window overlooking street	Existing dwelling	As existing
	Front entrance easily identified	Existing dwelling front entrance Proposed secondary dwelling entrance easily identified	As existing Yes
	Front fences, garages and landscaping not to obstruct casual surveillance and permit safe access to dwelling	Proposed secondary dwelling located to the rear of the existing dwelling	Yes

7.2 Non-Compliances

No non-complying issues have been identified.

8.0 Conclusion

The above assessment has been completed and the proposed secondary dwelling at 8 Boyce Street, Taree 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.