

BUILDING DESIGNERS | INNOVATIVE | AFFORDABLE | INDIVIDUAL



STATEMENT OF ENVIRONMENTAL EFFECTS

Date November 2025

CWC Ref A6318

Lot 11 DP22317 | 4 Latham Avenue, Harrington

Statement of Environmental Effects

Proposed Shed at 4 Latham Avenue, Harrington

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1.0 Introduction

Collins W Collins Pty Ltd has been engaged to prepare a development application for demolition of the existing shed and replacement with a new detached shed at 4 Latham Avenue, Harrington. This Statement of Environmental Effects is to accompany the plans and specifications, and forms part of the application.

2.0 Property Details

Lot	11	Section	-	DP	22317
Address	4 Latham Avenue, Harrington 2427				



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

2.1 Site Characteristics

The subject site has an area of 415m² with north orientation to Latham Avenue. The site has an existing dwelling and detached shed.

The neighbouring properties comprise of single-storey and two-storey dwellings and detached outbuildings, with a variety of external materials and finishes. The site is adjoined by dwellings with detached outbuildings to the west, east and south-east, and is adjoined by tourist accommodation units to the south.

The subject site is not identified as being bushfire prone.

3.0 Proposal Overview

The proposal is for the demolition of the existing shed and replacement with a new detached shed at 4 Latham Avenue, Harrington.

The existing timber shed is proposed to be demolished, and replaced with a new shed that utilises the existing shed footprint. The proposed shed extends to the rear and includes a roller door to the northern elevation and a window to the western elevation.

The shed is to remain ancillary to the existing dwelling.

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

4.0 General Information

Site Suitability	
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 erection or 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?	Yes
<u>Waste Disposal</u>	
Provide details of waste management, including reuse and recycling: As per existing for the dwelling	
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

The proposed works are not subject to BASIX.

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, and 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 detached shed is ancillary to the existing dwelling and is a permissible land use that 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 415m².

Clause 4.3 - Height of Buildings

The maximum height of building specified on the Height of Buildings Map is 8.5m. The proposed shed has a maximum ridge height of 3.937m 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 5.10 - 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 identified as being within a Flood Planning Area. No works are proposed to the existing dwelling, and the proposed replacement shed will have a floor level that is consistent with that of the existing shed.

Clause 7.1 - Acid Sulphate Soils

The subject site is mapped as having Acid Sulphate Soils, Class 3.

The proposed replacement shed does not involve the disturbance of more than 1 tonne of soil and will not lower the watertable. The proposal is therefore consistent with clause 7.1 to ensure that development does not disturb, expose or drain acid sulfate soils and cause environmental damage.

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. 33%	Yes
H3.1 Front Setback	Primary frontage: 5m	Existing dwelling	As existing
H3.1 Side and Rear Setback	Single Storey: 900mm	East: 906mm West: dwelling as existing Rear: 1.085m	Yes As existing Yes
	Second Storey: 1.6m	N/A – single-storey shed	N/A
H3.1 Car Parking	2 off-street spaces behind building line	Existing driveway spaces and proposed shed space	Yes
	Combined garage and driveway space must accommodate two vehicles behind the boundary	Shed and driveway provides for more than 2 off-street parking spaces	Yes
H2.4 H3.1 Car Parking and Access	Driveways minimum 3m wide	Existing driveway	As existing
	Garage door setback 5m	Proposed shed located to the rear of the dwelling, with front setback approx. 15.076m	Yes
H2.3 Building Height	Lowest floor level max 1m above natural ground level	Shed floor level less than 1m above natural ground level	Yes
	Not more than two storeys at any given point	Single-storey shed	Yes
	Max 6m height to the point of intersection of wall and eaves lines	Shed height 3.937m	Yes
H2.5 H3.1 Private Open Space	Min 80m ² - directly linked to principal living area - min 6m x 4m	115m ² - Existing private open space	As existing
	At least one principal living area must face predominantly north	Existing dwelling	As existing
	Screened for privacy	Existing boundary fencing	As existing

H2.10 Front Fencing	Max 900mm high if solid All fencing behind line of dwelling, side and rear fences, max 1.8m high	N/A Existing boundary fencing	N/A As existing
H2.5 H2.6 Solar Access	Shadow diagrams to be submitted for all 2 storey developments Predominant living space and key POS maximises northern or eastern sun 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. 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.	N/A – single-storey shed Existing dwelling Proposed replacement shed will not result in adverse overshadowing of the POS or any adjoining dwellings Proposed replacement shed will retain solar access to the dwelling and will not result in overshadowing of adjoining living rooms	N/A As existing Yes Yes
H2.7 Acoustic and Visual Privacy	Min 3m line-of-sight separation between parking areas/streets and bedroom windows Where wall openings of adjacent dwellings opposite each other, min 3m separation Opposing windows and doors on adjacent lots offset 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	Existing dwelling	As existing As existing As existing As existing
H2.9 Safety, Security and Entrances	One habitable room window overlooking street Front fences, garages and landscaping not to obstruct casual surveillance and permit safe access to dwelling	Existing dwelling Proposed replacement shed located to the rear of the dwelling	As existing Yes

H4.1 Ancillary Structures and Outbuildings	Ancillary structures and outbuildings should have minimal visual impact on adjoining properties	Proposed single-storey shed replaces the existing shed and will not have adverse visual impacts on adjoining dwellings	Yes
	Positioned to optimise backyard space	Proposal utilises the existing shed location to retain	Yes
	Ancillary structures and outbuildings to be single storey	Single-storey replacement shed	Yes
	Max wall height 3m	Wall height 3.5m	No
	Max roof height 4.8m	Max roof height 3.937m	Yes
	Max floor area 100m ²	Floor area 32.3m ²	Yes
	Min front setback 5m	Shed located to the rear of the existing dwelling	Yes
	Enclosed ancillary structures with external wall height greater than 2.7m to be setback 900mm from any boundary	Shed setback more than 900mm from side and rear boundary	Yes
	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	N/A	N/A

7.2 Non-Compliances

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

Issue: Proposed shed wall height exceeds 3m

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 proposed replacement shed has a wall height of 3.5m. This is not consistent with part H4.1 of the DCP, which states that the maximum wall height for ancillary structures and outbuildings is 3m.

The proposed shed has a maximum height of 3.937m above existing ground level, which complies with the DCP maximum height requirement of 4.8m and complies with the LEP maximum height requirement of 8.5m. The shed has been designed to maximise usability, with low roof pitch and wall height of 3.5m. The height of the shed is compatible with the height of existing outbuildings in this locality, and will remain visually ancillary to the existing dwelling.

The replacement shed is to be a high quality construction, replacing the existing timber shed. The proposed shed incorporates weatherboard cladding and metal sheet roofing, and will therefore provide a high quality appearance. Furthermore, the proposed shed is to be located at the existing shed's location to the rear of the dwelling and will therefore not detract from the visual amenity of the streetscape.

As a single-storey shed, the proposal will not result in adverse overshadowing of any adjoining properties and will not impact on visual or acoustic privacy. The shed is to be partially screened by the existing boundary fencing and will therefore not result in loss of neighbour amenity.

It is therefore considered that the proposal is consistent with part H4.1 of the DCP. The proposal comprises demolition of the existing shed and replacement with a new shed to the existing shed location at the rear of the site. The proposed shed will not result in adverse overshadowing or any

privacy impacts to adjoining properties, and will be of a high quality construction that is visually compatible with existing detached sheds and outbuildings in this locality. The proposed replacement shed is compliant with the building height requirements of the DCP and LEP, and is compatible with the bulk and scale of outbuildings in this area. The shed will remain visually ancillary to the existing dwelling and will not result in loss of neighbour amenity.

8.0 Conclusion

The above assessment has been completed and the proposed replacement shed at 4 Latham Avenue, Harrington 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.