

BUILDING DESIGNERS | INNOVATIVE | AFFORDABLE | INDIVIDUAL



STATEMENT OF ENVIRONMENTAL EFFECTS

Date March 2024

CWC Ref A5558

Lot 6 DP1297305 | 1 Ferry Road, Oxley Island

Statement of Environmental Effects

Proposed Flood Mound at 1 Ferry Road, Oxley Island

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1.0 Introduction

Collins W Collins Pty Ltd has been engaged to prepare a development application for a proposed flood mound at 1 Ferry Close, Oxley Island. This Statement of Environmental Effects is to accompany the plans and specifications, and forms part of the application.

2.0 Property Details

Lot	6	Section No	-	DP No	1297305
Street No	1	Street Name	Ferry Road		
Suburb	Oxley Island			Post Code	2430



Figure 1: Aerial View, image from Six Maps (sourced: January 2024)

2.1 Site Characteristics

The subject site has an area of 13,190m² and is adjoined by Manning River to the west. Access to the site is by way of an existing track from Ferry Road to the south of the site.

The neighbouring properties comprise of rural lots, some with single dwellings and detached outbuildings. The subject site is adjoined by a large rural lot with single dwelling to the north and east, and is adjoined by a rural lot with single dwelling to the south.

The subject site is identified as being bushfire prone.

3.0 Proposal Overview

The proposal is for the construction of a flood mound at 1 Ferry Road, Oxley Island.

The proposed mound comprises approximately 6300m³ of fill, to a maximum height of 2.2m, to provide a pad level of 4.2 AHD.

The proposed mound is to be located to the west of the site, to provide for a future residential development.

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?	Fill to max 2.2m to construct the flood mound
• 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

<ul style="list-style-type: none"> Will the development increase local traffic movements and volumes? 	No
<ul style="list-style-type: none"> Are appropriate manoeuvring, unloading and loading facilities available on site? 	N/A
<p><u>Waste Disposal</u> Provide details of waste management, including reuse and recycling: N/A – proposed fill to construct a flood mound only</p>	
<ul style="list-style-type: none"> Does the proposed use generate any special wastes? 	No
<ul style="list-style-type: none"> Will the use generate trade wastes (ie greasy or medical wastes)? 	No

5.0 State Environmental Planning Policy

5.1 Building Sustainability Index: BASIX 2004

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

Koala habitat protection 2020

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, with the removal of one tree stump only.

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 RU1 Primary Production. The objectives of this zoning are as follows:

- *To encourage sustainable primary industry production by maintaining and enhancing the natural resource base.*
- *To encourage diversity in primary industry enterprises and systems appropriate for the area.*
- *To minimise the fragmentation and alienation of resource lands.*
- *To minimise conflict between land uses within this zone and land uses within adjoining zones.*
- *To permit small scale rural tourism uses associated with primary production and environmental conservation with minimal impact on primary production and the scenic amenity of the area.*
- *To maintain the rural landscape character of the land.*
- *To protect and enhance the native flora, fauna and biodiversity links.*
- *To secure a future for agriculture in the area by minimising the fragmentation of rural land and loss of potential agricultural productivity.*

The proposed flood mound is a permissible land use and is consistent with the RU1 zone objectives.

Clause 4.1 - Minimum Lot Size

The minimum lot size specified on the Lot Size Map is 40ha. The proposed flood mound does not affect the existing lot size of 1.319ha.

Clause 4.3 - Height of Buildings

The maximum height of building is not specified on the Height of Buildings Map.

Clause 4.4 - Floor Space Ratio

The floor space ratio is not specified on the Floor Space Ratio Map.

Clause 5.21 – Flood Planning

The subject site is identified as being within a Flood Planning Area.

The proposed mound is to have a pad level of 4.2 AHD, which is consistent with the minimal habitable floor level as advised by Council.

Clause 7.1 – Acid Sulphate Soils

The subject site is mapped as having Acid Sulphate Soils, Class 3 and Class 2B. The proposed mound is located on the area of the site mapped as Class 3.

As per clause 7.1(2), development consent is required for the carrying out of works described in the Table. However, the proposed mound does not include any works more than 1 metre below the natural ground surface, and the proposed works are not likely to lower the watertable by 1 metre below the natural ground surface.

The proposed development is therefore consistent with the objective of 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 – Residential Development	The following specific provisions apply to the development on rural or residential allotments only for the purposes of residential or ancillary development (as covered by Part H of the DCP).	N/A – the proposal comprises a flood mound only and does not include residential development	N/A
	The maximum amount of cut shall not exceed 1m. The maximum amount of fill shall not exceed 1m.	Fill exceeds 1m, but the proposal does not include residential development	N/A
	Fill within 2.0m of a property boundary shall be fully contained by the use of deepened (drop) edge beam construction with no fill permitted outside of this building footprint.		N/A
D3.1 Steep/Unstable Land	Development on land having a natural gradient of 1:6.7 (15%) or greater shall not be approved unless a geotechnical study, including guidelines for structural and engineering works on the land has been considered by Council.	N/A	N/A

D3.1 Use of Virgin Excavated Natural Material (VENM)	All land forming operations should involve the use of clean fill (also known as Virgin Excavated Natural Material or VENM). The VENM must also meet the same salinity characteristics of the receiving land. Council may consider alternatives to VENM on merit.	Proposed mound will comprise of clean rock/clay-based fill	Yes
D3.1 Use of Virgin Excavated Natural Material (VENM)	<p>Development applications which involve earthworks must be accompanied by supporting information which addresses some or all of the issues subject to the scope and extent of the proposed earthworks:</p> <p><u>Land</u></p> <ol style="list-style-type: none"> 1. soil conservation; 2. landfill stability (geo-technical specification and supervision, batter slopes, compaction and treatment, and surface and subsoil drainage); 3. fill, depth, volume and quality (consolidation, leachate and stability); 4. surface levels, treatment and landscaping; 5. if there is existing unauthorised fill, a report on possible land contamination, fill quality, leachate and other detail; and 6. pre and post-development land use. <p><u>Water</u></p> <ol style="list-style-type: none"> 1. location of watercourses and/or wetlands on the site and adjoining land and the distance between such watercourses/ wetlands and the proposed land forming operation; 2. stormwater management; 3. pre and post-development flood levels and velocities; 4. stormwater pollution control; 	The proposal comprises fill to provide a flood mound. The documentation submitted with this application, including plans and Engineer's specifications, supports the proposal.	Yes

D3.1 Use of Virgin Excavated Natural Material (VENM)	5. easements required over channels/floodways and detention structures; 6. sullage; 7. leachate; 8. the depth of groundwater from the surface; 9. the quality of local groundwater; 10. the location of groundwater users in the area and the beneficial use of groundwater; and	The proposal comprises fill to provide a flood mound. The documentation submitted with this application, including plans and Engineer's specifications, supports the proposal.	Yes
D3.2 Erosion and Sediment Control Requirements	All development shall incorporate soil conservation measures to control soil erosion and siltation during and following completion of development.	Proposal shall control soil erosion and incorporate compaction testing	Yes
	An Erosion and Sediment Control Plan must be lodged with every development application.	Erosion and sediment control plan submitted	Yes
D4 Vegetation Management	Removal or pruning of vegetation on land to which the State Environmental Planning Policy (Vegetation in Non-Rural Areas) 2017 applies, must comply with the process outlined in the Vegetation Management Policy.	N/A	N/A
E3 Submitting Development Applications	The appropriate hydraulic category (floodway, flood storage, flood fringe), and hazard category (high/low) must be determined. A flood certificate containing this information may be obtained from Council.	A flood certificate has been obtained from Council identifying the flood hazard category as high to extreme for the subject site	Yes
	Applications for earthworks, filling of land and subdivision shall be accompanied by a survey plan with topographic levels to be an accuracy of 0.1m, structures and the like shall be to an accuracy of 0.01m, showing relative levels to Australian Height Datum	Proposal comprises filling to provide a flood mound for a future residential development Survey plan has been completed	Yes

E4 Development Controls	Filling of the site, where acceptable to Council, may change the hydraulic and hazard classification considered to determine the controls applied in the circumstances of individual applications.	The proposal comprises fill to provide a flood mound for a future residential development	Yes
	The proposed development should not result in any increased risk to human life.	Proposed mound will not result in any increased risk	Yes
	Development should not detrimentally increase the potential flood effects on other development or properties either individually or in combination with the cumulative impact of development that is likely to occur in the same floodplain	With Manning River located to the west, this locality is identified as being flood prone The proposed flood mound will not increase potential flood effects on neighbouring properties	Yes
E5.1 Dwellings in Rural Areas	If the dwelling house is to be constructed on a certified mound, the mound is to be constructed at the site of the proposed dwelling and extend a minimum three (3) metres beyond the dwelling. This extra width provides for the storage of vehicles, farm equipment and some stock during a flood.	Proposal comprises a flood mound for a future residential development. This development comprises a flood mound only, and is to extend beyond the future dwelling.	Yes
	The mound is to be designed by an engineer who is to certify that the mound will be stable during flood conditions, will withstand the forces of flowing and standing water up to FPL2, as well as debris loading and buoyancy forces.	Proposed flood mound is designed by an engineer	Yes
	The level of the mound is to be 300mm above FPL2, and the floor level of the dwelling is to be no lower than FPL3.	The level of the mound is to be consistent with the minimum habitable floor level, as advised by Council	Yes
E5.4 Earthworks and filling	Filling on flood controlled land is not permitted unless a report from a suitably qualified engineer is submitted to Council	Fill proposed to provide a flood mound for a future residential development Engineer's specifications submitted	Yes

G1.3 Car Parking	Dwelling: 1 space behind building setback	N/A – proposed mound only	N/A
J1.1 General	Rural development must not reduce the potential of the land for agricultural production	Proposed mound will provide for future residential development and will maximise the potential of the land without reducing the potential for agricultural production	Yes
J1.2 Building Setbacks	Front street/road setback: 20m Side and rear setbacks: 10m	N/A – proposed mound only	N/A N/A
J1.3 Car Parking and Access	Garages and driveways do not dominate the character development	N/A – proposed mound only	N/A
J2.1 Rural Dwellings	Dwellings located to minimise the removal of vegetation Buildings should be visually unobtrusive in the overall landscape Buildings should complement the characteristics of the landform Colours of roof and wall cladding generally low reflective neutral/earth tones,	N/A – proposed mound only	N/A N/A N/A
J2.1 Rural Dwellings - Outbuilding	Outbuildings ancillary to approved use on the land	N/A – proposed mound only	N/A
J2.2 Rural Dual Occupancies	Dual occ in rural area located to not create potential for conflict with adjoining land uses and future productivity of land	N/A – proposed mound only	N/A
J2.3 Rural Dual Occupancies	Appearance of a single dwelling when viewed from public place	N/A – proposed mound only	N/A
J2.4 Rural Worker's Dwelling	Where there is an existing commercial farming activity being carried out on the land and the needs of the activity genuinely require that rural workers reside on the land. The erection of the dwelling will not impair the suitability of the land for commercial farming.	N/A – proposed mound only	N/A N/A

J2.5 Farm Stay Accommodation	The farm stay is established in association with the primary use of the site which is a viable and genuine rural activity	N/A – proposed mound only	N/A
J2.6 Eco-tourist Development	There is a demonstrated connection between the development and the ecological, environmental and cultural values of the site or area	N/A – proposed mound only	N/A
J3.1 Ancillary Structures and Outbuildings	Max wall height 4.5m	N/A – proposed mound only	N/A
	Max roof height 7m		N/A
	Primary road setback: 20m		N/A
	Side and rear setback: 10m		N/A
	Max floor area 500m ²		N/A
	Located to not impact on agricultural or environmental land uses		N/A
	May be used for habitable space, but not as separate occupancy		N/A
J3.2 Rural Industry	The minimum lot size required for rural industries is 10ha.	N/A – proposed mound only	N/A

7.2 Non-Compliances

No non-complying issues have been identified.

8.0 Conclusion

The above assessment has been completed and the proposed flood mound at 1 Ferry Road, Oxley Island 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 is suitable for the site.

This Statement of Environmental Effects is submitted to MidCoast Council for review.