



Statement of Environmental Effects

Proposed Dual Occupancy Development &

Community Title Subdivision

47 Logan Street, Coolamon NSW 2701

Lot 27 / DP 1314418

For: Jason & Kaarin Cain

The following report is intended to outline how the proposed development attempts to fulfil the requirements and suggestions of Coolamon Shire Council, Town Planning and Development Controls.

Introduction

This report is in support of a development application for the construction of a Dual Occupancy Development & a Community Title Subdivision at 47 Logan Street, Coolamon NSW.

The subject land is within the RU5 Village zone pursuant to the Coolamon Local Environmental Plan 2011. The proposal requires consent from Council because it involves the construction of a Dual Occupancy Development & a Community Title Subdivision.

This report has been prepared to address the relevant provisions of the Coolamon Local Environmental Plan and the Coolamon Shire Development Control Plan 2015 (as amended April 2025).

Site Context & Description

The site is described as Lot 27 DP 1314418 and addressed as 47 Logan Street, Coolamon NSW. The property is located within a newly subdivided land area off Logan & Iverach Street South.

The lot has an area of 1011m² & has a frontage of 50.56m to Iverach Street South and a frontage to Logan Street of 20.00m. The site has approx 1750mm fall across the entire site as indicated on submitted documentation.

The character of the area is residential featuring older style dwellings as well as newly constructed dwellings. Neither Logan or Iverach St have a concrete footpath between the road pavement & front property boundaries. Dwellings within near proximity to the subject site have a mix of front fences & no front fences.



The Subject Site is zoned RU5 Village. The Proposed development is permitted with consent within this zoning.

Planning Controls

Coolamon Local Environmental Plan (LEP) 2011

Coolamon Shire Development Control Plan (DCP) 2015 – as amended April 2025

Description of Proposal

The application seeks approval for the construction of two new single-storey units and a Community Title subdivision at 47 Logan Street, Coolamon NSW.

Each dwelling will contain three bedrooms, open plan living areas, amenities, private open space and an attached double garage. The dwellings are designed to provide modern residential accommodation consistent with the emerging character of the surrounding new residential subdivision.

The proposal also includes the Community Title subdivision of the land where all required services are available to the site.

The site is located within a recently developed residential area where new dwellings and unit developments are expected to be constructed. The surrounding development is generally single-storey in scale, and the proposed dwellings are considered compatible with the existing and emerging residential character of the locality.

Coolamon Local Environmental Plan 2011

The relevant provisions of the Coolamon Local Environmental Plan 2011 are addressed as follows:

Zone objectives & Land Use table (Clause 2.3)

The subject land is within the RU5 zone of the Coolamon LEP 2011 and for which 'dwelling houses' are permitted with consent.

Clause 2.3 requires that Council give consideration to the zone objectives when determining a development application. The objectives of the RU5 zone are:

- To provide for a range of land uses, services and facilities that are associated with a rural village.*
- To encourage development that strengthens the economy of the villages of Beckom, Marrar and Matong.*
- To promote the town of Coolamon as Coolamon's primary urban centre.*
- To provide a range of dwelling types and sizes.*
- To protect groundwater resources from contamination.*

Whilst noting that point 2 is not relevant to the circumstances of the proposal, it is considered to be generally consistent because:

- it will provide 2 residential dwellings which will provide housing needs in Coolamon; and*
- the developemnt is residential in nature and is compatible with the existing and intended character of the surrounding area.*
- The proposal contributes to the ongoing growth of **Coolamon as the Shire's primary urban centre** by providing additional housing in an appropriate location that is well serviced by existing infrastructure, helping to consolidate residential development within the town*

Having regard for the above, it is considered that the relevant objectives of the RU5 zone are satisfied by the proposal

Subdivision (Clause 2.6)

Land to which this Plan applies may be subdivided, but only with development consent.

Development consent is sought for the proposed Community Title subdivision. The proposed Community Title Subdivision Plan has been submitted as part of the Architectural set of plans.

Minimum Subdivision Lot Size (Clause 4.1AA)

(1) The objectives of this clause are as follows—

(a) to ensure that land to which this clause applies is not fragmented by subdivisions that would create additional dwelling entitlements.

(2) This clause applies to a subdivision (being a subdivision that requires development consent) under the Community Land Development Act 2021 of land in any of the following zones—

(a) Zone RU1 Primary Production,

(b) Zone RU4 Primary Production Small Lots,

but does not apply to a subdivision by the registration of a strata plan.

(3) The size of any lot resulting from a subdivision of land to which this clause applies (other than any lot comprising association property within the meaning of the Community Land Development Act 2021) is not to be less than the minimum size shown on the Lot Size Map in relation to that land.

This clause applies despite clause 4.1.

Having regard for the above, the proposed development is not required to comply as it is zoned RU5. Notwithstanding this, the existing site complies with the required minimum 800m² site area & the proposed community title complies with Coolamon Shire DCP as both dwellings are situated on parcels of land greater than 400m² after the community title is finalised.

Part C – General Development Controls

Controls	Compliance
15.1 OBJECTIVES	
The objectives of these controls are to: C1 - To ensure development of this kind is compatible with surrounding uses and streetscapes. C2 - Outline generic development types that should ordinarily be expected within residential areas or within close proximity to a residential use (such as a farm house). C3 - To ensure new developments are serviced appropriately without burdening existing development. C4 - To ensure new developments have sufficient access to utility infrastructure. C5 - To ensure new developments do not adversely impact existing service and utility infrastructure.	C1 – The development is surrounded by both older dwellings & newly built dwellings making the development compatible. C2 – The development is surrounded by similar style dwellings C3 – All services are available to the site C4 – All utility infrastructure is available to the site C5 – The site is part of a new subdivision so the proposed development will not adversely impact existing services
15.2 APPLICATION OF CONTROLS	
These controls apply to the following types of development: C1 - All residential development and ancillary development across all zones unless otherwise noted.	C1 – The proposed development is for A dual Occupancy development, so the following controls apply to the development.

Controls	Compliance
15.3 BUILDING SETBACK	
Development on residential allotments shall observe the following setbacks: C1 - RU5: Village • Front – 8.0m • Side – 0.9m • Rear – Development is permitted to the rear boundary; however garages, carports and the like that are provided with direct access from a rear lane must observe a rear setback of 1.0m. NOTE: In the case of corner allotments, the minimum setback permitted from the secondary street frontage is 3m. Ancillary structures such as sheds and garages may be permitted closer to the secondary street setback in instances where they are constructed in the rear yard and consistent with any corresponding street setback line (see Figure 15.1).	C1 - The proposal seeks a variation to the front setback provisions of the Coolamon Development Control Plan, which specifies a minimum front setback of 8.0 metres within the RU5 Village zone. Unit 2 is proposed with a setback of 7.0m to the dwelling and 8.0m to the garage. While the dwelling is 1.0m less than the prescribed setback, the garage fully complies with the DCP requirement. As this dwelling occupies the corner allotment, it is also required to provide a secondary street setback. A setback of 4.85m is proposed to the secondary frontage, which exceeds Council's minimum requirement of 3.0m, resulting in an appropriate building separation to both streets and maintaining an open streetscape. The nature strip adjoining the site incorporates an 8.8m wide nature strip, substantially increasing the perceived separation between the proposed dwellings and the road. Although the numerical setback varies from the DCP requirement, the visual setback experienced from the public domain is significantly greater than would typically occur where a standard-width nature strip exists. As a result, the development will not appear visually dominant or out of character within the streetscape. The proposal maintains adequate space for landscaping, provides compliant on-site vehicle parking, and does not compromise pedestrian or traffic safety, solar access, or the amenity of adjoining properties. The variation is considered minor in planning terms and achieves the underlying objectives of the front setback control by maintaining an attractive streetscape, preserving openness to the street, and delivering a well-designed residential development that is compatible with the surrounding village character. Accordingly, the proposed variation is considered to be justified and will not result in any adverse planning or amenity impacts.

15.4 SOLAR ACCESS	
To ensure reasonable solar access is maintained, the following controls apply: C1 - For any adjacent dwellings that have north facing living areas, maintain 4 hours sunlight access to the windows of the living areas between 9am and 3pm in mid-winter (June 22). C2 - Maintain solar access to 50% of the private open space of adjacent dwellings for a minimum of 4 hours between 9am and 3pm in mid-winter (June 22).	C1 - Complies C2 - Complies
15.5 PRIVACY	
C1 - Single storey development meeting the prescribed setback distances in 15.3 do not require specific privacy controls. C2 - Development of more than one storey should locate and size windows to habitable rooms to avoid facing onto windows, balconies or courtyards of adjoining dwellings.	C1 - Complies C2 – n/a

Controls	Compliance
15.6 FENCES	
Fences are an important element for providing privacy. Poorly designed fences can however detrimentally impact upon streetscapes, interfere with traffic vision and limit passive surveillance. The following controls aim to balance these factors: <u>C1 - Front Fences</u> Fences and gates forward of the building line in RU5 – Village zoned areas may be no higher than: - 0.9m for fences of “closed type” construction. - 1.2m for fences of “open type” construction. <u>C2 - Rear Fences</u> A maximum allowable height of 1.8m regardless of construction type. <u>C3 - Side Fences</u> Height of side fences forward of the building line: - 0.9m for fences of “closed type” construction. - 1.2m for fences of “open type” construction. Height of side fences behind the building line: - 1.8m regardless of construction type. A height transition, of no longer than 3m is allowable forward of the building line. <u>C4 - Fencing of Vacant Land</u> Vacant land shall be fenced to cater for future development, and must therefore comply with this section.	C1 – No front fences are proposed as part of the development C2 – Complies, new 1800(h) colorbond fences are proposed C3 – Complies, new 1800(h) colorbond fences are proposed C4 – n/a
15.7 CARPORTS & GARAGES	
Carports and garages should not dominant the front façade of the dwelling. To ensure this does not occur, carports and garages: C1 - Are not permitted within the building setback area. C2 - Should not be located in front of the dwelling if C3 - If in front of the dwelling, the carport/garage must be constructed to appear like part of the dwelling (for example, pitched roof and/or brick columns and/or cladding to match dwelling	C1 – Complies C2 – Complies C3 – n/a

15.8 SWIMMING POOLS	n/a
15.9 DUAL OCCUPANCY	Refer to Dual Occupancy controls later in this report
15.10 SERVICES & UTILITIES	
The following services and utilities are to be provided to all new residential developments: <u>C1 - Electricity</u> Electricity to a low-voltage standard as approved by the relevant energy authority. Where a grid connection is not available, stand-alone solar systems may be permitted following a thorough assessment by Council. <u>C2 - Water</u> Potable water, connected to a reticulated mains supply where available. <u>C3 - Telecommunications</u> Provision of telephone services to a standard approved by a recognised telecommunications carrier. <u>C4 - Access</u> An all-weather access that connects Council's road network to the boundary of the subject property. All access design and construction is subject to approval by Council's Engineering Department <u>C5 - Sewage</u> Adequate means of sewage disposal (refer to section 26 – Sewage Management)	C1 – Complies C2 – Complies C3 – Complies C4 – Complies C5 – Complies
15.11 FLOOD LIABLE LAND	n/a
15.12 BUSHFIRE PRONE LAND	n/a

Section 26 – Dual Occupancy and Multi-Dwelling Residential Developments

Controls	Response
26.1 OBJECTIVES	
The objectives of these controls are: C1 - Allow for a variety of dwelling types within land zoned RU5 – Village. C2 - Maintain the perception of low-density development within the streetscapes of the towns and villages. C3 - Ensure all multi-dwelling residential developments are appropriately designed and serviced.	C1 - The proposal provides two dwellings within the RU5 Village zone, increasing housing diversity and contributing to the availability of a range of dwelling types to meet the needs of the local community. C2 - The proposed development maintains the low-density character of the village through generous building setbacks, adequate landscaping, and open space. The design provides a streetscape appearance that is consistent with the surrounding area and does not create the perception of overdevelopment. C3 - The proposed development has been designed to provide a high level of residential amenity, including compliant vehicle access, on-site parking, private open space, and appropriate utility servicing, ensuring the development is functional, attractive and suitable for future occupants.
26.2 APPLICATION OF CONTROLS	
These controls apply to the following types of development: C1 - Dual occupancies; and C2 - Multi-dwelling residential developments that consist of multiple (3 or more) attached, semidetached or detached dwellings.	C1 – See below C2 n/a

Controls	Response
26.3 DEVELOPMENT STANDARDS	
Streetscape	
C1 - All dwellings visible from the street shall address the primary street frontage. C2 - A maximum of 2 storeys is permitted per dwelling.	C1 – Complies C2 – Complies, both dwellings are single storey
Setbacks	
C1 - Buildings are to be setback a minimum 8m from the primary road frontage, 3m from a secondary road frontage, 3m from a rear property boundary and 900mm from a side property boundary.	C1 – Refer to section 15.3 of this report
Dwelling Size & Site Area	
C1 - The following minimum dwelling sizes apply: - 1 bedroom (small dwelling): 55m² - 2 bedroom (medium dwelling): 80m² - 3 bedroom + (large dwelling): 100m² C2 - The following minimum site area requirements apply per dwelling: - Small Dwelling: 250m² - Medium Dwelling: 300m² - Large Dwelling: 400m² C3 - A maximum of site coverage of 75% (including all hard-stand areas) applies.	C1 – Complies, both proposed dwellings are larger than 100m² C2 – Complies, the smallest proposed parcel of land is 447.16m² C3 – Complies, Unit 2 has the largest site coverage of 65.88% including all hardstand areas.

Private open space	
C1 - A minimum cumulative total of 50m² of private open space is to be achieved per dwelling, with at least one single area of 4m x 6m or 3m x 8m to be obtained per dwelling. C2 - Private open space does not include hard-stand areas such as driveways, turning spaces, perimeter paths or service areas. C3 - Private open space should be screened where appropriate.	C1 – Complies C2 – Complies C3 – Complies
Natural Light / Solar Access	
C1 - Council will only grant consent to such a development if it is satisfied that adequate provision has been made for natural light and solar access to each dwelling.	C1 - Both dwellings have been designed to maximise natural light and solar access to the principal living areas and private open space, ensuring a high level of residential amenity for future occupants.
Landscaping	
C1 - A landscaping plan is to accompany the development application.	C1 – A landscaping Plan has been provided as part of the Architectural Plans submitted.
Clothes Drying Facilities	
C1 - Each dwelling is to be provided with a clothes drying area and line, or space for a mechanical clothes dryer. C2 - The clothes drying area shall be suitably screened to ensure that any clothes line or drying area is not visible from a public street or area.	C1 – Complies C2 – Complies
Car Parking	
C1 - Provision shall be made for a minimum of 1 undercover, off-street parking space per dwelling. C2 - The following number of off-street visitor parking spaces shall be made available unless the applicant can demonstrate the availability of sufficient on-street parking space: - 1 visitor parking space per 4 small dwellings - 1 visitor parking space per 3 medium dwellings - 1 visitor parking space per 2 large dwellings	C1 – Complies, both dwellings have a double garage C2 – Complies, ample space is available for on street visitor parking C3 – Complies, driveways are a maximum 5.4m wide C4 – n/a

Visitor parking spaces are to be provided behind the street setback. C3 - Internal driveways must be a minimum of 3.5m wide. Where there are 3 or more dwellings, a minimum required width of 6m applies C4 - Where an internal driveway services 5 or more dwellings, an internal passing bay with a minimum width of 6m shall be provided within the site.	
Services	
C1 - Each allotment shall be provided with sewer, mains water and electricity and have access to land-based telecommunications. C2 - Each dwelling shall: - Be capable of being individually metered for water and electricity consumption (and natural gas where provided). - Have a stop cock to the water service to enable individual service repairs without disrupting other associated dwelling spaces. - Have a separate surcharge gully, with the nominal gully not located in the primary private open space area of any given dwelling. - Have its own individual hot water supply. C3 - Adequate space shall be allowed for the storage of garbage bins at each dwelling.	C1 – Complies C2 – Complies C3 – Complies
General	
C1 - Each dwelling shall be appropriately numbered for the purposes of identification. C2 - Each dwelling shall have its own letterbox.	C1 – Complies, each dwelling will be numbered on the proposed letterbox C2 – Complies, letterbox locations are indicated on the submitted Architectural Plans

Conclusion:

The proposed development seeks approval for the construction of two new single-storey dwellings and a Community Title subdivision at 47 Logan Street, Coolamon. The proposal represents an appropriate form of residential development within an established and emerging residential area.

The site is considered suitable for the proposed development, being relatively flat, serviced by existing infrastructure and located within a new residential subdivision where similar single-storey residential development will be constructed. Each dwelling has been designed to provide suitable residential accommodation, private open space, vehicle access, off-street parking and connection to available services.

The development is consistent with the residential use of the land and will contribute to housing supply within the locality.

The proposal has been designed to respond to the site conditions and surrounding development pattern. Any minor variation to Council's controls, including the front setback, is considered reasonable in the circumstances and does not result in any unreasonable impact on the streetscape, neighbouring properties, traffic safety, parking, landscaping or residential amenity.

Overall, the proposed development is considered to be compatible with the existing and emerging character of the area & the wider Coolamon community. The development is suitable for the site, achieves the relevant planning objectives and will not result in any significant adverse environmental, social or amenity impacts.

Accordingly, the proposal is considered worthy of Council's support.

This Statement of Environmental Effects has been prepared by Kendall Planning & Design & must be read in conjunction with all other documentation submitted as part of the Development Application.

Regards



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26-07-26