

STATEMENT OF ENVIRONMENTAL EFFECTS

**CHANGE OF USE SHED TO RESIDENTIAL
DWELLING (DETACHED DUAL OCCUPANCY)**

75 QUEEN STREET CLARENCE TOWN NSW 2321

(LOT: 123, DP: 708082)

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EXECUTIVE SUMMARY

Perception Planning Pty Ltd has been engaged by Sue Terry (the client) to prepare a Statement of Environmental Effects (SEE) for proposed change of use (existing shed to residential dwelling creating detached dual occupancy) at 75 Queen Street Clarence Town (LOT: 123 DP: 733190) (**‘the site’**). The characteristics of the development include:

1. Change of use of the existing shed to a residential dwelling creating dual occupancy (83sqm)
 - a) Two bedrooms
 - b) Bathroom and laundry area
 - c) Combined Kitchen and lounge room
 - d) Storage / office room
2. Change of use existing shed to a residential dwelling
 - a) A Building Certificate will be lodged to Dungog Council for assessment concurrently for the internal fit out works within the existing shed structure.

Dual Occupancies are identified as permitted with consent in the R1 General Residential Zone, defined as:

Dual Occupancy (detached) means 2 detached dwellings on one lot of land but does not include a secondary dwelling.

The key reasons why the proposed development is appropriate are as follows;

- The proposed development is permissible on the site with consent;
- No adverse impact on the existing character or amenity of the area will result;
- The development will have positive economic impacts for the site and the broader region;
- The land has the capacity to accommodate the development on site whilst managing or mitigating potential environmental issues.

Overall, the proposal demonstrates a positive design response to the existing character of the site and the surrounding landscape of Clarence Town. The SEE will expand on those matters that have been summarised above to assist Council in completing a detailed assessment of the proposal development.

TERMS AND ABBREVIATIONS

AHIMS	Aboriginal Heritage Information Management System
BFA	Bushfire Assessment
BCA	Building Code of Australia Assessment
BDAR	Biodiversity Development Assessment Report
EPA	Environment Protection Authority
EP&A Act	Environmental Planning & Assessment Act 1979
EPI	Environmental Planning Instrument
DA	Development Application
DCP	Development Control Plan
LGA	Local Government Area
PSI	Preliminary Site Investigation
SEPP	State Environmental Planning Policy
SEE	Statement of Environmental Effects

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PLANS AND SUPPORTING DOCUMENTATION

This SEE is supported by the following plans and documentation:

Appendix	Document	Prepared by
1	EP&A Regulation Compliance Table	Perception Planning
2	DCP Compliance Table	Perception Planning
3	Certificate of title and Deposited Plan	GlobalX Terrain
4	Before You Dig Australia Search Results	BYDA
5	Hunter Water Corporation Stamped Plan	Hunter Water Corporation
6	AHIMs Search Results	Perception Planning
7	Architectural Plans	ARC Drafting Services
8	Building Code Australia (BCA) Assessment	Perception Planning
9	Identification Survey	Delfs Lascelles Surveyors
10	Structural Engineers Report	DRB Consulting Engineers
11	BASIX Certificate and Requirements	Perception Planning

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1 BACKGROUND

1.1 PURPOSE

The purpose of this Statement of Environmental Effects (SEE) is to assist Council in their assessment and determination and to assist the community in understanding the proposed development.

This SEE has been prepared in coordination with Sue Terry (**‘the client’**) and other sub-consultants to demonstrate the relevant matters associated with in the proposed development. The SEE examines the existing development and site location, how the proposed development relates to the location and the environment, as well as the planning merits of the development with respect to the relevant legislation, regulation and other requirements. The SEE examines the applicable site attributes and the specifics of the development proposal that are appropriate to the development application stage. The SEE seeks to provide all the relevant data to give a suitable level of certainty to the consent authority that the proposal has a positive impact on the immediate area and the wider surrounds.

This SEE has been prepared in accordance with best practice principles, applicable aspects of the Development Assessment Framework and the Department of Planning and Infrastructure’s (now the Department of Planning, Infrastructure and Environment) guide to the *Environmental Planning and Assessment Act* (EP&A Act) 1979 (s4.15).

The objectives of this SEE are as follows:

- To provide a description of the site, existing development and the surrounding locality;
- To provide a description of the proposal and the key issues;
- To provide a discussion of the relevant Environmental Planning Instruments (EPI)s; and
- To provide an assessment of the potential environmental impacts, having regard to the matters for consideration pursuant to the EP&A Act (s4.15) and other State, Regional and Local environmental planning policies and guidelines.

1.2 SITE DETAILS

Property Address	75 Queen Street Clarence Town NSW 2321
Lot and DP	LOT: 123 DP: 708082
Current Use	Residential
Zoning	R1 – General Residential
Size	1340m ² (approximate)
Site Constraints	Drinking Water Catchment – Williams River Catchment Acid Sulfate Soils – Class 5 Riparian Lands and Watercourses
Owner	Owners consent has been provided on the Application Form for the DA.
DP and 88B Instrument	Nothing on the DP or 88B instrument prohibits the proposed development provided at APPENDIX 3 .

1.3 SITE DESCRIPTION

The subject site is identified as Lot 123 in Deposited Plan 708082, commonly referred to as 75 Queen Street, Clarence Town NSW 2321. The site is located to the south of the regional centre of Dungog within the Dungog Local Government Area (LGA). Site particulars are provided in the table above, with site constraints obtained from the NSW Planning Portal.

The site is currently zoned R1 – general residential under the Dungog Local Environmental Plan 2014 ('the LEP') and surrounding development is exclusively low-density forms of resident development. The site is bound by Queen Street to the south with residential development surrounding the site to the North, East and West. The site is shown in its surrounding locality in **FIGURE 1**.

The site comprises of a single dwelling and shed structure which has been recently retrofitted. Access is formalised via Queen Street which is a local government road and is the responsibility of Dungog Council.

Figure 1: Locality Plan (Source: NSW Planning Portal)



Figure 2: Floor Plan of Retrofitted Shed (Source: ARC Drafting Services)

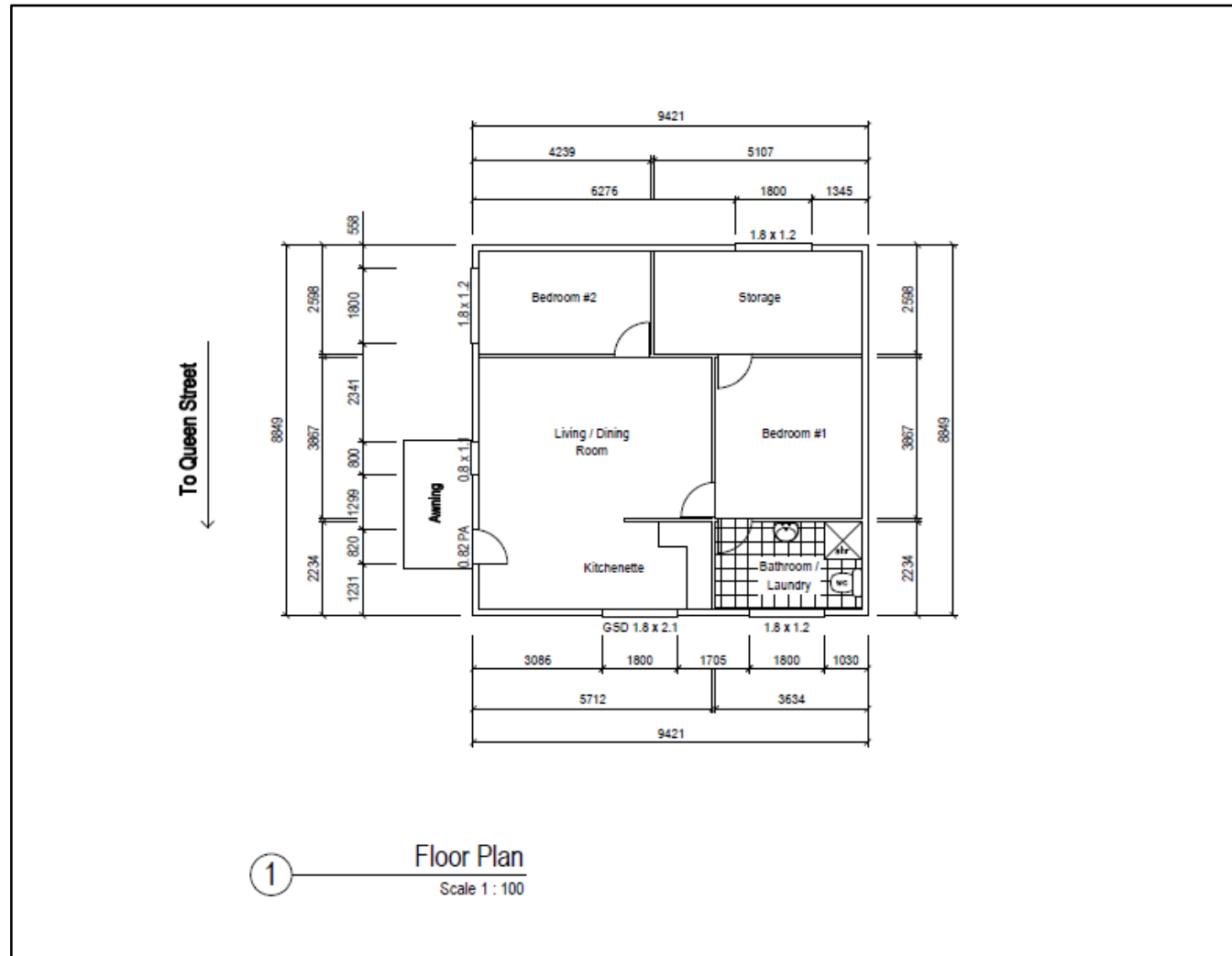
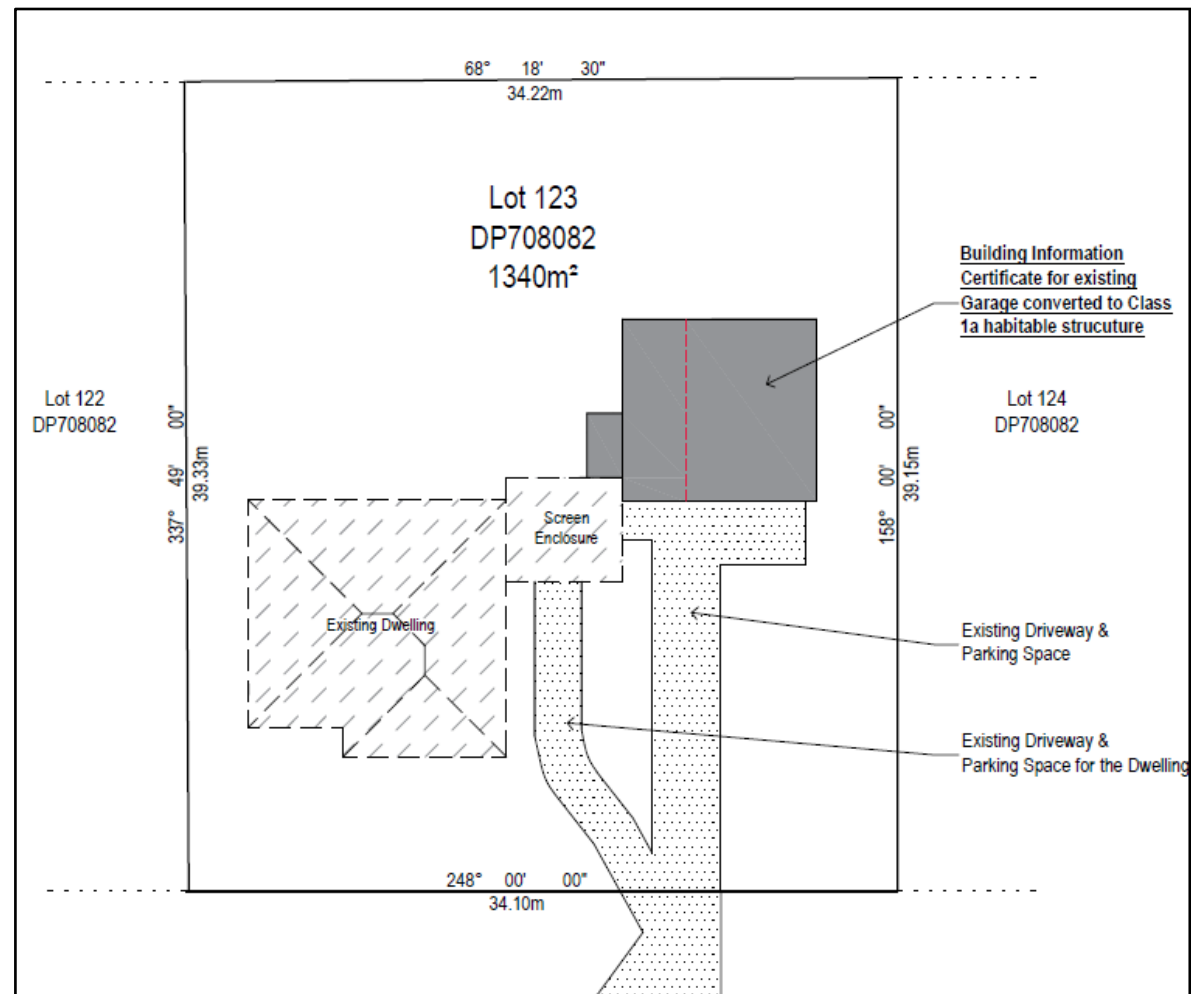


Figure 3 – Site Plan (Source: ARC Drafting Services)



1.4 CURRENT USE AND EXISTING DEVELOPMENT DETERMINATIONS

The site is currently occupied by a dwelling house and ancillary structures under historic approval. The Dungog Council Application Tracker website does not identify any recent or historic approvals and therefore it is assumed that approval was granted pre-dating 1 January 2019.

2 DESCRIPTION OF THE DEVELOPMENT

2.1 PROPOSED DEVELOPMENT

The objective of the proposed development is to seek consent for proposed change of use (existing shed to residential dwelling creating detached dual occupancy). The characteristics of the development include:

3. Change of use of the existing shed to a residential dwelling creating dual occupancy (83sqm)
 - e) Two bedrooms
 - f) Bathroom and laundry area
 - g) Combined Kitchen and lounge room
 - h) Shared storage / office space
4. Change of use existing shed to a residential dwelling
 - b) A Building Certificate will be lodged to Dungog Council for assessment concurrently for the internal fit out works within the existing shed structure.

Dual Occupancies are identified as permitted with consent in the R1 General Residential Zone, defined as:

Dual Occupancy (detached) means 2 detached dwellings on one lot of land but does not include a secondary dwelling.

Figures 2 and 3 above show concept plans of the proposed development. The Architectural plans are provided in **APPENDIX 7**.

3 PLANNING CONTROLS

3.1 ACTS

All NSW Acts have been considered in the preparation of this SEE. The following Acts are considered relevant to the proposed development and discussed in further detail below.

- *Environmental Planning and Assessment Act 1979*
- *Biodiversity Conservation Act 2016*
- *Hunter Water Act 2000*
- *Water Management Act 2000*
- *Rural Fire Act 1997*

3.1.1 ENVIRONMENTAL PLANNING AND ASSESSMENT ACT 1979

The *Environmental Planning and Assessment Act 1979* (EP&A Act) is the principal planning and development legislation in NSW and is applicable to the proposed development. Section 4.15 of the EP&A Act specifies the matters which a consent authority must consider when determining a DA. The relevant matters for consideration under Section 4.15 are addressed in further detail in separate sections of this SEE below.

3.1.2 BIODIVERSITY CONSERVATION ACT 2016

The purpose of the Biodiversity Conservation Act 2016 (BC Act) is to maintain a healthy, productive and resilient environment for the greatest well-being of the community, now and into the future, consistent with the principles of ecologically sustainable development.

Applicants are to supply evidence relating to the triggers for the Biodiversity Offsets Scheme (BOS) Threshold and the test of significance when submitting a development application to the consent authority.

The subject site does not contain area identified on the Biodiversity Values Map as land with high biodiversity value and sensitive to impacts from development and clearing. As the proposal does not require the clearing of native vegetation, no further investigation is required

- **Section 4.46 – What is integrated development**

Integrated development is development (not being State significant development or complying development) that, in order for it to be carried out, requires development consent and one or more of the approvals listed within Table 2 below. The proposed development is not identified as integrated development.

Section 7.11 – Development contributions

Sections 7.11 and 7.12 (former Section 94 and Section 94A) of the Environmental Planning and Assessment Act 1979 (EP&A Act), enables councils or other consent authorities to levy contributions of land or money for the provision, extension or augmentation of public amenities and services that may be required due to development.

It is requested the contribution fee's applicable to this proposed application are waived given the low cost of affordable housing within this locality.

3.1.3 HUNTER WATER ACT 1991

The Hunter Water Act 1991 provides due consideration to water assets and the protection of water quality. The subject site is located within a Drinking Water Catchment (DWC) – Williams, however the development does not trigger referral to HW under Section 51 of the HW Act as it is not identified as a development type listed within the HWC Guideline for Development in DWC.

Stamped plans are provided within **APPENDIX 5** in accordance with Section 49 of the HW Act.

3.1.4 WATER MANAGEMENT ACT 2000

The subject site is located within a Drinking Water Catchment. Physical works are to occur greater than 40m away from a mapped waterway. The site does not contain a watercourse and it is noted the proposed application is for change of use only with no physical works proposed. Therefore, no physical works will occur within 40m from a mapped waterway. It is considered that referral to NRAR is not required pursuant to S89, 90 or 91 of the Water Management Act 2000.

3.1.5 RURAL FIRE ACT 1997

The subject site is not identified as bushfire prone land. To this effect a referral to Rural Fire Authority is not required.

Table 1 - Integrated development

Integrated development	Proposed Development	
Fisheries Management Act 1994	<ul style="list-style-type: none"> ▪ s 144 ▪ s 201 ▪ s 205 ▪ s 219 	N/A
Heritage Act 1977	<ul style="list-style-type: none"> ▪ s 58 	N/A
Coal Mine Subsidence Compensation Act 2017	<ul style="list-style-type: none"> ▪ s 22 	N/A – The site is not located within a Mine Subsidence Area.
Mining Act 1992	<ul style="list-style-type: none"> ▪ s 63, 64 	N/A
National Parks & Wildlife Act 1974 (as amended)	<ul style="list-style-type: none"> ▪ s 90 	<p>No – Development is not integrated development in respect of an Aboriginal heritage impact permit required under Part 6 of the National Parks and Wildlife Act 1974 unless –</p> <ul style="list-style-type: none"> a. an Aboriginal object referred to in that Part is known, immediately before the development application is made, to exist on the land to which the development application applies, or b. the land to which the development application applies is an Aboriginal place within the meaning of that Act immediately before the development application is made <p>The AHIMs Search Results APPENDIX 6 do not identify the site as containing any Aboriginal sites or places (including buffer of 50m), thus no referral to the Biodiversity Conservation Division (BCD) as integrated development is required as part of this application. Should any Aboriginal objects be uncovered during works,</p>

		all works will cease in that location and contact shall be made with the appropriate person.
Protection of the Environment Operations Act 1997	<ul style="list-style-type: none"> ▪ ss 43(a), 47, 55 ▪ ss 43(b), 48, 55 ▪ ss 43(d), 55, 122 	N/A
Roads Act 1993	<ul style="list-style-type: none"> ▪ s 138 	N/A
Rural Fires Act 1997	<ul style="list-style-type: none"> ▪ s 100B 	N/A
Water Management Act 2000	<ul style="list-style-type: none"> ▪ ss 89, 90, 91 	No— The development will not occur within 40m of the mapped watercourse, referral to the Natural Resource Access Regulator as integrated development is not required as part of this application.

3.2 STATE ENVIRONMENTAL PLANNING POLICIES (SEPPS)

All State Environmental Planning Policies (SEPPs) have been considered. The following SEPPs are considered relevant to the proposed development and discussed in further detail below.

- *State Environmental Planning Policy (Building Sustainability Index: BASIX) 2004*
- *State Environmental Planning Policy (Biodiversity and Conservation) 2021*
- *State Environmental Planning Policy (Resilience and Hazards) 2021*
- *State Environmental Planning Policy (Transport and Infrastructure) 2021*
- *State Environmental Planning Policy (Primary Production) 2021*

3.2.1 SEPP BASIX (2004)

The aim of this SEPP is to encourage sustainable residential development. A BASIX Certificate has been prepared for the development and is contained by this SoEE as **APPENDIX 8**. The certificate demonstrates that the proposal can achieve the required water and energy saving targets compared to the standard model house.

3.2.2 SEPP BIODIVERSITY AND CONSERVATION (2021)

Chapter 3 - Koala Habitat Protection 2020

This Chapter aims to encourage the proper conservation and management of areas of natural vegetation that provide habitat for koalas to ensure a permanent free-living population over their present range and reverse the current trend of koala population decline. This SEPP applies to land identified within Part 3.2, Section 3.5 and LGA's specified within Schedule 2.

The City of Dungog is a local government area to which to policy applies, which is listed under Schedule 1 of the SEPP, therefore this SEPP applies. The proposed development does not seek to remove koala feed trees; thus impact is negligible, and compliance with the SEPP is expected.

3.2.3 SEPP RESILIENCE AND HAZARDS (2021)

The State Environmental Planning Policy (Resilience and Hazards) 2021 (Resilience and Hazards SEPP) consolidates, transfers and repeals the provisions of three (3) SEPPs into a single environmental planning instrument, including: the SEPP (Coastal Management) 2018 (Coastal Management SEPP), SEPP 33 – Hazardous and Offensive Development (SEPP 33), and SEPP 55 – Remediation of Land (SEPP 55).

The Resilience and Hazards SEPP aims to promote the protection and improvement of key environmental assets for their intrinsic value and the social and economic benefits they provide.

Chapter 2 Coastal Management

The aim of this Chapter is to promote an integrated and coordinated approach to land use planning in the coastal zone in a manner consistent with the objects of the Coastal Management Act 2016. The site does not contain areas mapped as any of the four coastal management areas above. As such, the Coastal Management Act 2016 does not apply to this development.

Chapter 4 Remediation of Land

The object of this Chapter is to provide for a State-wide planning approach to the remediation of contaminated land.

Clause 4.6 provides that a consent authority must not consent to carrying out of development on land unless it has considered whether the land subject to development is contaminated. Where the land is contaminated a consent authority must determine if the land is suitable in its contaminated state for the development, or alternatively determine that the land would be suitable once remediated. The site is currently zoned for B2 – Local Centre. The site is an existing residential premises and Council has not identified this as a potential source of contamination. Therefore, the land is considered suitable for the proposed development.

No external building or ground works are proposed in this development application.

3.2.4 SEPP TRANSPORT & INFRASTRUCTURE (2021)

The purpose of the Infrastructure SEPP is to facilitate the effective delivery of infrastructure across the state and identify matters to be considered in the assessment of developments adjacent to types of development.

The residential development types permitted on the land are not classified as traffic generating development in accordance with Schedule 3. Accordingly, a traffic impact assessment is not required and referral to Transport for NSW is not triggered.

The proposed development is not in the vicinity of a pipeline corridor and therefore does not trigger referral to any pipeline operator pursuant to Clause 2.76. The proposed development is greater than 5m from any overhead powerline, thus referral to the electricity supply authority is not triggered under Clause 2.48.

The proposed development type is not classified as traffic generating development in accordance with Schedule 3. Thus, the provisions of Clause 2.121 are not applicable to the development. Further assessment against the SEPP is not required.

3.3 LOCAL ENVIRONMENTAL PLAN

Pursuant to the Dungog Local Environmental Plan 2014 (DLEP) Land Application Map the subject site is land to which the environmental plan applies. Accordingly, the DLEP is the appropriate EPI to assess the development proposal. The following assessment will

demonstrate that the development proposal is compliant with the relevant clauses of the DLEP and permits approval by the Consent Authority.

- **Clause 2.3 – Zone Objectives and Land Use Table**

The subject site is zoned R1 – General Residential. The proposed development includes change of use from shed to residential dwelling creating a dual occupancy. It is noted dual occupancies are permitted with consent in the R1 zone, defined as:

Dual occupancy (detached) means 2 detached dwellings on one lot of land, but does not include a secondary dwelling.

The proposed development is defined as detached dual occupancy which is permissible with consent in zone R1. The site has the capacity to accommodate this development proposal whilst protecting the amenity and providing housing needs for the community.

To this extent, the development is considered to meet the objectives of the R1 land zone.

- **Clause 4.1 – Minimum lot size**

The size of any lot resulting from a subdivision of land to which this Clause applies is not to be less than the minimum size shown on the Lot Size Map in relation to that land. Pursuant of the LEP it is noted this site does not have a minimum lot size instated.

- **Clause 5.10 – Heritage conservation**

A search of the Aboriginal Heritage Information Services (AHIMS) database (29 August 2022) did not identify the subject site (with a buffer area of 50m) as containing any Aboriginal sites or places as shown in **APPENDIX 6**. The site is also not identified within Schedule 5 of the LEP as containing any items or places of heritage significance.

In this regard, the proposed development is consistent with the requirements of clause 5.10.

- **Clause 5.21 – Flood Planning**

The site of the proposed development is not identified as flood prone land.

- **Clause 6.1 – Acid Sulfate Soils**

The objective of this clause is to ensure that development does not disturb, expose or drain acid sulfate soils and cause environmental damage. The site is identified as having class 5 Acid Sulfate Soil conditions. No physical works are proposed, the proposal therefore complies with Clause 6.1.

- **Clause 6.2 – Earthworks**

The application does not propose earthworks.

- **Clause 6.4 – Stormwater management**

The objective of this clause is to minimise the impacts of urban stormwater on land to which this clause applies and on adjoining properties, native bushland and receiving waters. It is found that the proposed development is in line with the objectives and aims from the Stormwater Management Clause within the LEP. All stormwater will be managed and reused on site. Any stormwater runoff will be collected in the water tank onsite and reused on property.

- **Clause 6.5 Drinking water catchments and 6.10 Williams River catchment**

The site of the proposed development is identified as located within the Williams River Drinking Water Catchment as identified by the Dungog LEP.

In order to grant development consent to the proposal, Council as the consent authority must first consider the following as per Clause 6.10 sub clause (3):

(3) Development consent must not be granted to development on land to which this clause applies unless the consent authority has considered whether the development:

- promotes the sustainable use of land, water, vegetation and other natural resources within the Williams River Catchment, and
- promotes the protection and improvement of the environmental quality of the Williams River Catchment, and
- will have any significant adverse impacts on water quality within the Williams River Catchment, and
- is consistent with the Williams River Catchment Regional Planning Strategy published in September 1997 by the Department of Planning and Environment.

The development has an existing and appropriately managed and maintained stormwater management system that will minimise the impacts of stormwater on the land – to Council specification. The proposal does not seek to impact on the environmental quality of the River Catchment.

No chemicals or harmful waste will be disposed of on the land. All waste to be disposed of to Council requirement. No neighbouring properties, developments or waterways will be impacted.

- **Clause 6.6 Riparian land and watercourses**

The site of the proposed development is not identified as containing a riparian land and watercourse onsite.

- **6.8 – Essential Services**

The objective of Clause 7.6 is to ensure that any of the following services that are essential for the development are available or that adequate arrangements have been made to make them available when required:

- a. the supply of water,*
- b. the supply of electricity,*
- c. the disposal and management of sewage,*
- d. stormwater drainage or on-site conservation,*
- e. suitable vehicular access.*

The site is serviced with reticulated water, sewer, telecommunications, electricity and will be supported with suitable vehicular access.

A Before You Dig Australia (BYDA) request was completed with the results provided in **APPENDIX 4**.

3.4 DEVELOPMENT CONTROL PLAN (DCP)

Consideration of compliance and/or consistency with the relevant provisions of the Dungog DCP is provided in the Table of Compliance provided at **APPENDIX 2**. The Table of Compliance identifies that the proposed development demonstrates compliance with the relevant provisions of the DCP or overarching objectives where variations are proposed.

4 LIKELY IMPACTS OF THE DEVELOPMENT

The likely impacts of the proposed development and constraints affecting the subject site have been explored throughout this SEE. The following sections detail the major potential impacts and constraints in greater detail, in accordance with Section 4.15(1) of the EP&A Act 1979.

4.1 BUILT ENVIRONMENT

4.1.1 CONTEXT, SETTING AND VISUAL IMPACT

The development has demonstrated consistency with the surrounding locality through the environmental planning regulations and site features informing the proposed development. The proposed development will be compatible with the character of the site and immediate locality. There are no anticipated adverse impacts on the built environment as a result of the proposed development.

4.1.2 ACCESS, TRANSPORT AND TRAFFIC

Access to the proposed dwelling will be via Queen Street. No works to the existing driveway are proposed.

The proposed development will not result in adverse impact on the existing road network. No works are proposed within the road reserve. Overall, it is considered the proposed development will not impact on the safety, efficiency or ongoing operations of Queen Street.

4.1.3 PUBLIC DOMAIN

The proposed development will not have an impact on any public domain.

4.1.4 NOISE AND VIBRATION

The development is not considered to have any significant impacts in terms of noise and/or vibration.

4.1.5 SERVICES

Electricity, telephone and physical, legal and emergency service access exists to the site.

4.1.6 STORMWATER

The proposed development has an existing stormwater water system that manages stormwater in accordance with Council's quantity and quality requirements. No physical works are proposed that would attribute to any additional stormwater run-off, therefore there will be no adverse impact on receiving environments or adjoining properties attributable to the proposal.

4.2 NATURAL ENVIRONMENT

4.2.1 ECOLOGICAL

The site does not contain significant vegetation, and no physical development is proposed by the application. As such there will be no ecological impacts as a result of the proposed development.

4.2.2 LANDSCAPING

No vegetation removal is proposed as part of this application. Accordingly, no additional landscaping has been provided.

4.2.3 ARCHAEOLOGY

A search of the Aboriginal Heritage Information Services (AHIMS) database (29 August 2022) did not identify the subject site as containing any Aboriginal sites or places as shown in **APPENDIX 6**. The site is not a heritage listed item, nor is it in proximity to a heritage listed item.

4.2.4 BUSHFIRE

The site is not identified as bushfire prone land.

4.3 SOCIAL AND ECONOMIC

The proposed development is not considered to produce any adverse social or economic impact to the locality.

4.3.1 SAFETY, SECURITY AND CRIME PREVENTION

No safety, security for crime prevention measures are required as a result of the proposed development. The proposed development will not create any safety, security or crime concerns on or around the site.

5 SUITABILITY OF THE SITE

The proposal is consistent with the zone permissibility and considered to be in accordance with DLEP legislative requirements and DDCP controls for the site. The subject site is located within an existing residential area. The proposed development makes good use of the available land within the existing site.

The assessment has demonstrated that it is appropriate in the locality and does not result in any negative visual impacts. The development will meet the requirements of the BCA and relevant Australian Standards. The site is therefore considered appropriate for the development.

6 ANY SUBMISSIONS AND CONSULTATION

As part of the DA consideration process it is envisaged Council may place the proposal on public exhibition and send neighbour notification letters to adjoining or adjacent properties.

7 PUBLIC INTEREST

The public interest is best served by the orderly and economic use and development of land for purposes permissible under the relevant planning regime and predominantly in accordance with the prevailing planning controls. The development proposal as outlined by this SEE, has minimal impact on the surrounding locality and is considered compatible with the development in the area.

The development is considered to be in the public interest as it:

- Is a permissible form of development, and
- Is consistent with the applicable environmental planning instruments.

The proposal represents additional residential amenity in the locality to service the needs of the community, whilst not anticipated to have any significant adverse impacts on surrounding properties or the amenity of the locality. The proposed development reinforces the residential nature of the land and is in keeping with the character of surrounding developments. The proposed development is in the public interest. To this extent, the site is suitable for development.

8 CONCLUSION

This SEE has shown that the development is within the public interest, from a social, economic and environmental perspective. The proposed development is a suitable option for the site. Any relevant matters have been addressed through this SEE.

The key reasons why the proposed development is appropriate are as follows;

- The proposed development is permissible on the site with consent;
- No adverse impact on the existing character or amenity of the area will result;
- The land has the capacity to accommodate the development on site whilst managing or mitigating potential environmental issues.

It is considered that the proposal will have no significant impacts on the surrounding properties to that it is likely to adversely affect their enjoyment or amenity. We look forward to Council's determination of this matter.

If we can provide any further information or clarity, please don't hesitate to contact us.



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