

Greater Hume Shire

Planning Report: 44 Lot Multi Stage Subdivision 104 & 116 Commercial Street, Walla Walla 2659

Lots 2 & 3 of DP1287711

Eslers Ref: 32742 (V2)

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Introduction

Eslers Land Consulting has been engaged on behalf of client Annesley Holdings Pty Ltd to prepare a Development Application to the Greater Hume Shire.

The intent of this report is to support the Application for development of a 44 Lot Subdivision, across multiple stages, of land at Lots 2 & 3 of DP1287711, addressed as 104 and 116 Commercial Street, Walla Walla NSW. This report has been prepared to address the requirements of the Environmental Planning and Assessment Act 1979 (EP&A Act), The Greater Hume Local Environmental Plan (LEP), and the Greater Hume Development Control Plan (DCP).

The Site

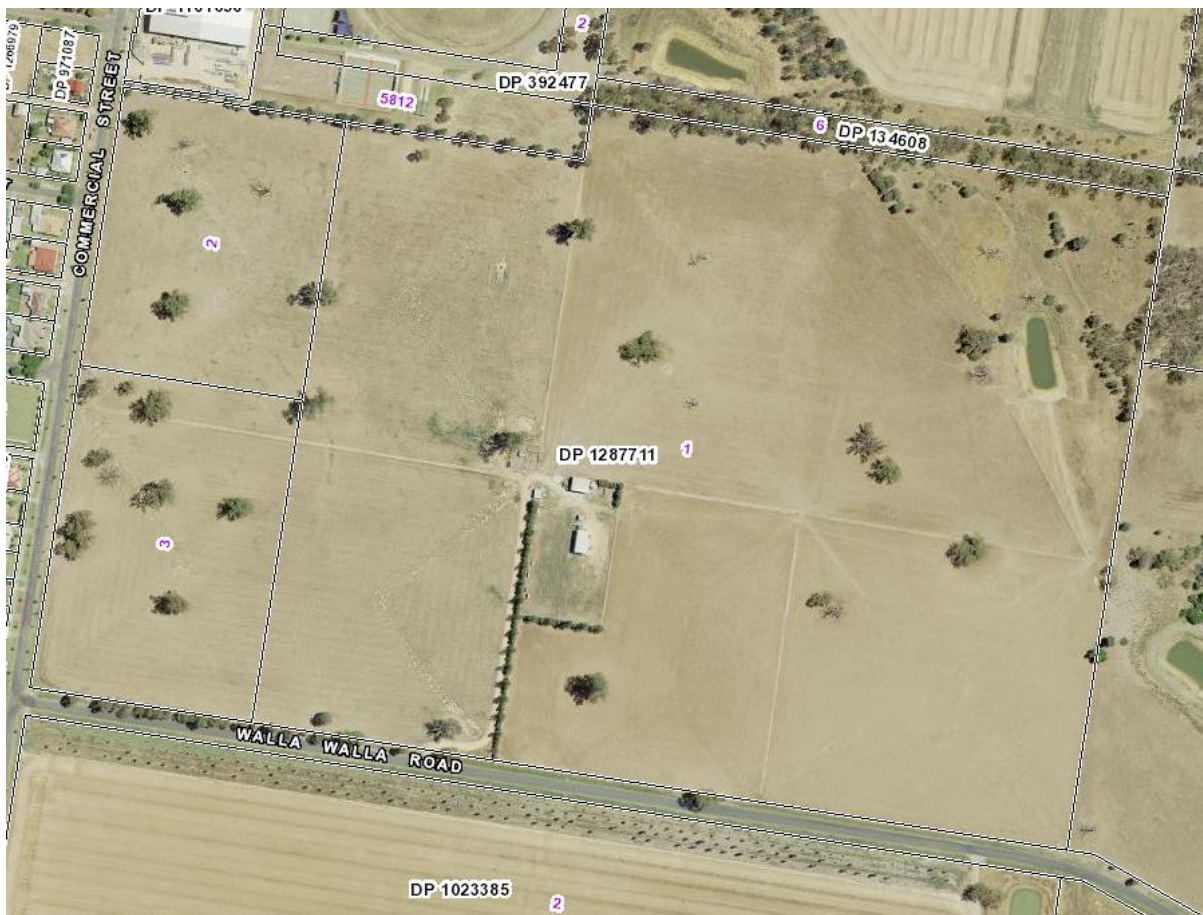


Figure 1 The Subject land within the context of its immediate surrounds (Source: NSW SIX Maps)

The subject land, Lots 2 and 3 of DP1287711 are 3.307ha and 3.843ha respectively. The combined land size of the two lots is 7.15 ha.

The subject land is contained within RU5 Village Zone, with a portion to the east of the land zoned R5 Large Lot Residential. The maximum width of the R5 zoning within the boundary of the two lots is 23.5 metres.

The land is of a rectangular shape, has gently sloping topography to the North West, with minimal vegetation or trees onsite. The land is currently used for agricultural grazing and broad acre farming.

- Land to the North is zoned RU5 Village and RU1 Primary Production, with existing sporting facilities, public swimming pool and recreational park within walking distance of the proposed development.

- To the East of the property is zoned R5 Large Lot residential, with future subdivision concepts demonstrated on Proposed Master Plans provided with this application. Future concept development plans involve the rezone of a portion of the land to the East as RU5 Village, by way of a Planning Proposal. Future concept stages in the neighbouring property are not included with this development application and will be subject to future Council consultation.
- To the South of the property is currently zoned RU1 Primary Production. As outlined in the Greater Hume Shire Councils Local Strategic Planning Statement 2018 (LSPS), this land has been identified for future rezoning to R5 Residential. This proposed development demonstrates consistency with the plan for the area as determined by Greater Hume Shire LSPS.
- To the West is zoned RU5 village, with the land being used largely for residential purposes, as well as hosting a sporting and recreational facility.

The Proposed Development

The proposal outlines the subdivision of the land into 44 Lots across 5 stages. Detailed Proposed Layout Plans have been submitted with this report, a summary is listed below:

- **Stage 1:** Subdivision of existing Lot 2 DP 1287711 into three (3) lots including two industrial lots and creation of one residue lot identified as Lot 3.
- **Stage 2:** Subdivision of existing residual lot (Lot 3) and existing Lot 3 DP1287711 into six (6) lots including creation of one residue lot identified as Lot 26 and construction of roads.
- **Stage 3:** Subdivision of existing residual lot (Lot 26) into six (6) lots including creation of one residue lot identified Lot 36 and construction of roads.
- **Stage 4:** Subdivision of existing residual lot (Lot 36) into six (6) lots including creation of one residual lot identified as Lot 46.
- **Stage 5:** Subdivision of existing residual lot (Lot 46) into twenty-seven (27) lots including extension of existing of road.

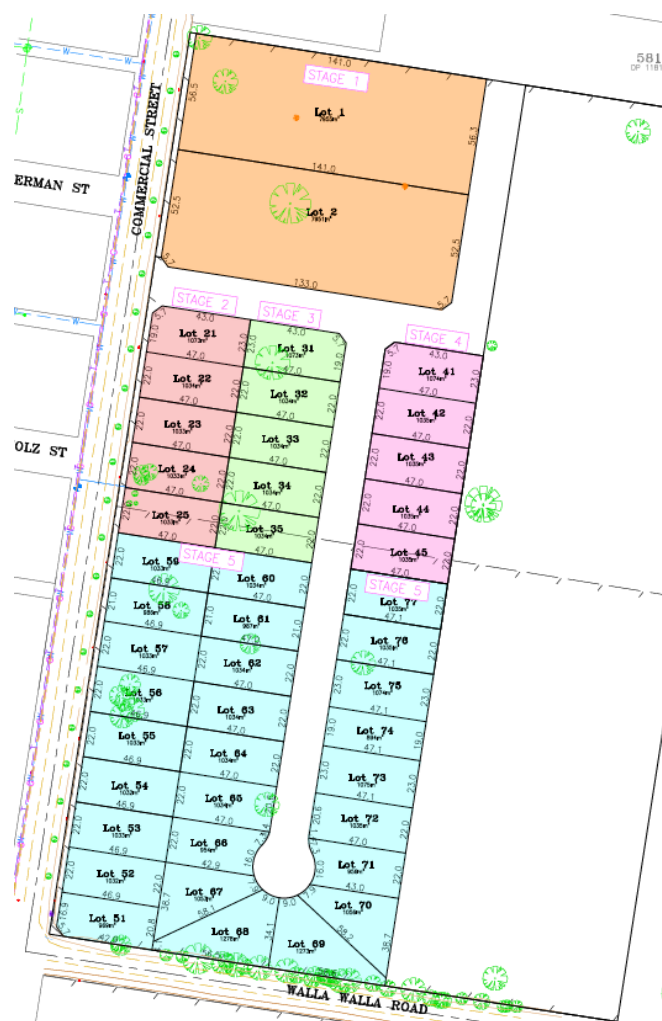


Figure 2 The Proposed Overall Layout of the Development, extract of plans provided with this application

The Design

Access

The proposed subdivision utilises Commercial Street for access to 16 of 44 Lots. Detailed construction plans will outline specifications of the crossovers prior to construction, demonstrating consistency with Engineering/Council Standards, and maintaining consistency with neighbouring properties on the West side of Commercial street.

Stage 3 details the construction of a local access road from Commercial Street, which will provide access to 10 lots constructed during stages 3 and 4.

Stage 5 details the extension of the Local access road constructed as part of stage 3, with a cul-de-sac designed to provide access to the remaining 18 lots of the subdivision.

Building Envelopes

No building envelopes have been nominated as part of this Development Application.

Services

All services proposed and existing to Lots 2 & 3 of DP1287711 are detailed on the plans provided with this application.

Electricity	DBYD completed 19th October 2022 outlines existing services available to service the property via Commercial Street.
Telecommunications	DBYD completed 19th October 2022 outlines existing services available to service the property via Commercial Street.
Water Supply	Existing services are available to service the property via Commercial Street. Discussions have been ongoing between Greater Hume Shire Council, Riverina Water and the developer, with watermain extension proposed if required. Design will be completed to the satisfaction of Riverina Water.
Sewerage	No existing sewer main is available to service proposed lots. Sewer Pump station has been proposed to service the subdivision, discharging to a nominated manhole.
Gas	DBYD completed 19th October 2022 outlines existing services available to service the property.
Drainage	<p>The land is falling to the North-West, with drainage concept demonstrated in provided plans. Drainage will connect to existing waterway to the North of the property, connecting to culvert existing along Edwards Street.</p> <p>Further detailed calculations will be completed during the design phase.</p> <p>Stormwater drainage from Walla Walla Road is to be rerouted, as previously agreed upon with Council, through Townview Avenue. This is separate to this development, however, will decrease the capacity required to be accommodated for in our future Drainage Plans.</p>

Compliance

This report has been written in accordance with the EP&A Act 1979, to address all matters relevant to demonstrate compliance for development consent as set out by the Act. The below sections referenced are taken from the EP&A Act.

The relevant planning controls for the land identified in this development application are outlined below:

Land Zoning:	RU5 Village R5 Large Lot Residential
Minimum Lot Size	600m2 2 ha
Heritage Conservation Area:	Not Applicable
Heritage Item:	Not Applicable
Relevant Local Environmental Plan:	Greater Hume Local Environmental Plan 2012
Relevant State Environmental Planning Policies:	Please see table below
Relevant DCP's/Policies:	Greater Hume Development Control Plan 2013
Regional Plan Boundary	Riverina Murray
Local Aboriginal Land Council	Albury and District

Section 1.7

Obligations related to the Biodiversity Conservation Act 2016

Section 1.7 of the EP&A Act requires consideration of Part 7 of the *Biodiversity Conservation Act 2016* (BC Act). Part 7 of the BC Act relates to an obligation to determine whether a proposal is likely to significantly affect threatened species. A development is considered to result in a significant impact in the following assessed circumstances:

(a) it is likely to significantly affect threatened species or ecological communities, or their habitats, according to the test in section 7.3, or	The subject land has historically been used for Agricultural grazing and Broad Acre Farming. There are only two trees proposed for removal by this development, as demonstrated on the provided plans. This development is considered highly unlikely to significantly affect threatened species or ecological communities due to previous land use/
(b) the development exceeds the biodiversity offsets scheme threshold if the biodiversity offsets scheme applies to the impacts of the development on biodiversity values, or	Proposed clearing of natural vegetation has a total tree canopy of 980m2, as demonstrated on the plans provided with this application. The BOS threshold for the land is 2500m2,

	therefore the proposed clearing is well under the threshold.
(c) it is carried out in a declared area of outstanding biodiversity value.	The land is not declared as Biodiversity Valued Land, as verified on the NSW eSpatial Planning portal

Section 4.15 (1)(a)(i)

This section requests consideration of the provisions of any Environmental Planning Instrument as relevant to the development.

State Environmental Planning Policies (SEPPs)

The following SEPPs have been identified using the NSW eSpatial Planning Portal as being applicable to the property. The information below refers to whether the SEPP applicable to the land has relevance to the proposed development.

SEPP	Comments
SEPP (Biodiversity and Conservation) 2021: Allowable Clearing Area (Pub. 21-10-2022)	The subject land is located on land identified as “allowable clearing area” by the SEPP (Vegetation In Non Rural Areas) 2017 Allowable Clearing Map. Council may issue a permit to remove vegetation provided the area being cleared does not exceed thresholds to trigger the Biodiversity Offset Scheme. The proposed development confirms that the BOS has not been triggered, as outlined on the plans attached and within this report.
SEPP (Biodiversity and Conservation) 2021: Land Application (Pub. 2-12-2021)	The subject land is located on land identified as “allowable clearing area” by the State Environmental Planning Policy (Vegetation In Non Rural Areas) 2017 – Land Application Map. Council may issue a permit to remove vegetation provided the area being cleared does not exceed thresholds to trigger the Biodiversity Offset Scheme. The proposed development confirms that the BOS has not been triggered, as outlined the plans attached and within this report.
SEPP (Building Sustainability Index: Basix) 2004: Land Application (Pub. 25-6-2004)	Not applicable as no dwelling or building construction is proposed. The Lot layout has been designed to allow
SEPP (Exempt and Complying Development Codes) 2008: Land Application (Pub. 12-12-2008)	Not applicable as no dwelling or building construction is proposed
SEPP (Housing) 2021: Land Application (Pub. 26-11-2021)	Not applicable as no dwelling or building construction is proposed
SEPP (Industry and Employment) 2021: Land Application (Pub. 2-12-2021)	The design of the proposed development complies with the development control plan for Greater Hume Shire, as outlined within this report, which addresses the requirements of this SEPP.
SEPP (Planning Systems) 2021: Land Application (Pub. 2-12-2021)	Not applicable
SEPP (Primary Production) 2021: Land Application (Pub. 2-12-2021)	Not applicable
SEPP (Resilience and Hazards) 2021: Land Application (Pub. 2-12-2021)	As outlined within this 4.6 SEPP and relevant guidelines, the land proposed for development by this application is considered to warrant investigation for contamination due to previous land uses.

	Site walkover has been completed, there is no evidence present of contamination, such as land fill or chemical storage sites.
SEPP (Resources and Energy) 2021: Land Application (Pub. 2-12-2021)	Not applicable
SEPP (Transport and Infrastructure) 2021: Land Application (Pub. 2-12-2021)	Not applicable, with transport and infrastructure within this development not being state significant, consultation with council is considered sufficient.
SEPP No 65—Design Quality of Residential Apartment Development: Land Application (Pub. 26-7-2002)	Not applicable

Greater Hume Local Environmental Plan 2012 (LEP)

Part 2 Permitted or prohibited development.

2.1 Land Use zones

With reference to the LEP Land Zoning Map, the subject land is majority located within RU5 Zone, with a section along the western boundary zoned R5.

The R5 section of the land does not meet the Minimum Lot Size requirement of 2ha, with the maximum width of the R5 section being 23.5m from the Western boundary in the Residential lots, and 4.5m in the Industrial lots. It is not considered practical to utilise this land for the purposes of the land use zone as outlined by the LEP.

2.3 Zone Objectives

The proposed development aligns with the objectives of the Zones.

Zone objectives relevant to the subject lands are as follows:

RU5 Village:

- To provide for a range of land uses, services and facilities that are associated with a rural village.
- To protect the amenity of residents.

R5 Large Lot Residential:

Not applicable to this application, as noted in 2.1 above. It is not considered practical to utilise the section of land zoned R5 for the purposed outlined in the LEP.

2.6 Subdivision – consent requirements

Subdivision is permitted with development consent.

Part 3 Exempt and complying development.

Not applicable

Part 4 Principal development standards

4.1 Minimum subdivision lot size

The parcels of land resulting from subdivision of the lots 2 and 3 of DP1287711 are within the minimum lot size requirements of RU5 village, however the portion of the land along the western boundary that is zoned as R5 will not meet the minimum lot size requirement of 2ha.

The Greater Hume Shire LEP has not adopted Guidelines from the Standard Instrument to which provide guidelines to address split zoning of lands. Given this, the proposal is in alignment with the zoning that applies to the largest percentage of the land.

It has been taken into consideration that the mixed zoning already within the boundaries of lots 2 and 3 do not meet the minimum lot size requirement of R5 zoning, therefore further subdivision of this section will have no impact to the effect of the zoning requirements.

4.6 Exceptions to development standards

The proposed development contravenes the development standard 4.1 as outlined in the LEP, regarding minimum lot size. As referenced within this report (see above Section 4.1 Minimum subdivision lot size), the section of land that contravenes the development standard is already under the minimum Lot size requirement for R5 zone, due to the boundary of the property being misaligned with the boundary of the Land Use Zone. Complying with Clause 4.1

for the R5 zoned area the property is considered both unreasonable and unnecessary, given the size of the section.

There are no perceived environmental impacts as a result of contravening Clause 4.1 within the development standards.

Part 5 Miscellaneous Provisions

5.1 Relevant acquisition authority

Not applicable. As referenced in the LEP Land Reservation Acquisition Map, there are no lands within the Greater Hume Shire identified for acquisition.

5.10 Heritage conservation

The subject land has not been identified as an area for Heritage Conservation as defined within 5.10 of the LEP.

A Heritage NSW Aboriginal Heritage Information System assessment (AHIMS) was completed by Eslers on 4th November 2021. At the time of this assessment, lots 2 and 3 of DP1287711 were part of 29 Walla Walla Road. The assessment was completed as part of the development application 10.2021.252.1 to subdivide the property. The AHIMS assessment is attached at the end of this report (Appendix A), demonstrating there are no Aboriginal sites or places of significance within a 50m radius of 29 Walla Walla Road, now known as 104 Commercial Street, 116 Commercial Street and 29 Walla Walla Road, Walla Walla.

5.16 Subdivision of, or dwellings on, land in certain rural, residential or conservation zones

In accordance with Subclause (4) of 5.16, we have demonstrated in this document that:

- (a) the development is consistent with land uses, both existing and approved, within the vicinity of this property.
- (b) the development is in line with land uses that are likely to be preferred and the predominant land uses in the vicinity of the development.
- (c) The development is not likely to be incompatible with any of the land uses within the vicinity of the property.
- (d) Not applicable

5.21 Flood planning

The development is not within an identified flood planning area.

Further, drainage design will be completed by a suitably qualified Engineer to address flood function and behaviour of the land. Designs produced will be in accordance with Council Policies and Standards, with appropriate measures taken and demonstrated to assess and reduce risk to life in the event of a flood.

Part 6 Additional Local Provisions

6.1 Earthworks

Development Consent is required for Earthworks proposed by this proposed development.

Statement of Environmental Effects within this document aims to address potential impacts on the environment, neighbouring uses and cultural or heritage items of the surrounding land.

Section 6.1 (3) lists the following matters for consideration. Please see comments addressing adherence to these provisions:

Matters for consideration:	Comments
(a) the likely disruption of, or any detrimental effect on, existing drainage patterns and soil stability in the locality,	Engineering plans to be completed following issue of development consent. Drainage design to be completed to the relevant standards by a suitably qualified Engineer. Soil stability to be addressed by soil and erosion controls installed as part of the Subdivision Works. Further documentation as to the details of the controls will be provided at the time of application for Construction Certificate.
(b) the effect of the proposed development on the likely future use or redevelopment of the land,	The proposed development is considered to facilitate future use and development of the land for industrial and residential purposes in line with the LEP

(c) the quality of the fill or the soil to be excavated, or both,	Not applicable
(d) the effect of the proposed development on the existing and likely amenity of adjoining properties,	The proposed development is considered to improve the visual amenity of properties adjacent on Commercial street, with the landscaping and planting of future residential lots. Drainage along Commercial street will be improved by the development proposed.
(e) the source of any fill material and the destination of any excavated material,	Not applicable
(f) the likelihood of disturbing relics,	Not applicable
(g) the proximity to and potential for adverse impacts on any watercourse, drinking water catchment or environmentally sensitive area	Not applicable
(h) any appropriate measures proposed to avoid, minimise or mitigate the impacts of the development.	Exploration of impacts has been addressed in the Statement of Environmental Effects within this document

6.2 Terrestrial biodiversity

Not applicable, with reference to the LEP Terrestrial Biodiversity Map – Sheet BIO_001

6.3 Riparian land and watercourses

Not applicable, with reference to the LEP Riparian Lands and Watercourses Map, Wetlands Map – Sheet CL1_001

6.4 Wetlands

Not applicable, with reference to the LEP Riparian Lands and Watercourses Map, Wetlands Map – Sheet CL1_001

6.5 Development on river front areas

Not applicable

6.6 Development on riverbeds and banks

Not applicable

6.7 Essential services

All essential services are available to the property or are proposed for construction, as outlined in the provided layout plans with this proposal.

Section 4.15 (1)(a)(ii)

There are no proposed instruments applicable to this development.

Section 4.15 (1)(a)(iii)

Greater Hume Shire Development Control Plan 2013 (DCP)

2.0 Residential Development

This section of the DCP identifies, based on the Zoning as identified in the LEP, that the subject land could be categorised as *Average* or *Higher* density. The determination of the classification is subject to future residential development of the land, as the difference between the two depends on the number of dwellings on a Lot. 'RU5 Village' zoning allows, with development consent, construction of more than one dwelling per lot.

As the R5 Large lot residential zoned portion of the subject land is less than that which would allow construction of a dwelling as set by the LEP, the subject land will not be categorized as Rural living by this section of the DCP.

2.1 Neighbourhood character

The proposed development demonstrates consistency with the neighbouring properties, is ideally located to access public areas and commercial centres. Compliance is further outlined within this document under "The Site".

2.2 Streetscape

Design of the Lots resulting from this proposed subdivision are considered to support the Residential Design recommendations set by this clause, with further conditions relating to construction of a building to be determined by future development applications.

Removal of one tree is proposed with regards to the existing streetscape, to enable construction of an intersection as part of road construction in Stage 3.

2.3 Site requirements

Average Density:

Not applicable, as the subject land is not identified as Bushfire Prone Land, according to the NSW RFS online mapping tool accessible here: [NSW RFS Mapping Tool](#)

Higher Density:

Not applicable as no dwellings are proposed as part of this application

2.10 Earthworks & drainage

Drainage design to be completed by a suitably qualified Engineer. Erosion and sediment control plan will be completed as part of the design, with controls put in place prior to commencement of work on site, as part of the Subdivision Works.

3.0 Industrial Development

Applicable only to Stage 1, with two Industrial Lots to be produced. Standards relating to appearance, landscaping and land use will be applicable to future landowners, however, are not relevant to this proposal. Provisions have been made in the design of the proposed subdivision to accommodate Stormwater (Standard 3.6.3 of the DCP) management for the future land uses of the Industrial lots within this development.

4.0 Commercial Development

Not applicable

5.0 Township Structure Plans

The proposed development is consistent with the Greater Hume Shire Council Local Strategic Planning Statement (LSPS), which was released by council in 2018. The DCP was released in 2013, therefore it is considered that the LSPS information supersedes the Township Structure Plans in the DCP.

The proposed development is consistent with the LSPS, with the land already zoned residential and future surrounding land use being earmarked by the strategic plan for further investigation to rezone for residential purposes.

6.0 Subdivision

6.1 Staging

Staging is in a logical order, to negate potential negative impacts on provisions of services or infrastructure to service the lots.

6.2 Movement network

The proposed development has been designed in the preliminary stages with the Greater Hume Shire Engineering Guidelines in mind. Access is proposed both from an existing public road and by construction of a local access road.

Access to the two industrial lots within the development is considered to accommodate the movement and manoeuvring of B-Double vehicles.

6.3 Lot design

All standards set by this clause have been addressed in the concept design of the proposed subdivision.

6.4 Infrastructure & services

All standards set by this clause have been addressed in the concept design of the proposed subdivision.

6.5 Hazards

Not applicable.

6.6 Site management

All standards set by this clause have been addressed in the concept design of the proposed subdivision.

7.0 Vegetation Removal

The removal of trees within this development is outlined on the tree removal plan provided with this application. The removal of these trees is considered to have minimal impact on the environment, further outlined within the Statement of Environmental Effects within this document.

The information presented within the DCP refers to sections 5.9 and 5.9 AA of the LEP, which has since been repealed. The LEP contains no reference to the conditions in which tree removal is or is not permitted, therefore it is considered that the State Legislation is applicable. The relevant SEPP for tree removal, as addressed within this document, is the SEPP(Biodiversity and Conservation) 2021.

The total area of tree canopy calculated for this development is 980m², shown on plans provided with this application. The vegetation proposed to be removed is under the threshold for Biodiversity Offset Scheme (BOS). As outlined by the SEPP, vegetation clearing under the threshold to trigger the BOS is permitted for removal with council approval.

8.0 Flood Liable Land

Not applicable.

9.0 Heritage Conservation Areas

Not applicable.

10.0 Notification Policy

Requirements set by the Environmental Planning and Assessment Act 1979, as confirmed by Council during assessment of this development application.

11.0 Site Specific Controls

Not applicable.

Section 4.15 (1)(a)(iiia)

No planning agreement relates to the site or to the proposed development.

Section 4.15 (1)(a)(iv)

There are no matters prescribed by the Regulations applicable to the development.

Section 4.15 (1)(a)(v)

Repealed

SECTION 4.15 (1)(b)

Statement of Environmental Effects

The following template has been taken from the Greater Hume Shire Website:

Description of the Development

The proposed development seeks to subdivide two lots (Lots 2 and 3 of DP1287711) into 44 lots over 5 stages, involving connection of services and construction of a Local Access Road.

Two lots will be developed for future industrial use, with the remaining forty-two lots developed for future residential use.

Description of the Site

The subject land is rectangular in shape, gently sloping to the North-West with minimal vegetation. There are scattered trees present, which have been drawn on the layout plan provided with this application. There are no waterways within the boundaries of the subject land. The land is currently used for agricultural grazing and broad acre farming.

Context and Setting

Will the development:

Be visually prominent in the surrounding area?	Yes
Be inconsistent with the existing streetscape or Council's setback policies?	No
Be out of character with the surrounding area?	No

Comments:

The proposed development land is currently used as agricultural grazing and broad acre farming. Future residences are considered to contribute to the beautification of the land with garden and landscaping as required on the individual lots.

Access/Traffic and Utilities

Is legal and practical access available to the development?	Yes
Will development increase local traffic movements / volumes? If yes, by how much?	Yes
Are additional access points to road network required?	Yes
Has vehicle manoeuvring and onsite parking been addressed in the design? (Commercial / Industrial / Multi Res / Public Buildings only)	Yes
Are power, water, electricity, sewer and telecommunications services readily available to the site?	Yes

Comments:

As detailed in the submitted proposed layout plans, access to lots adjoining Commercial Street will have access readily available. Further lots to be constructed in future stages will have access via proposed local access road as detailed in the plans provided. Road is to be constructed in line with Engineering Guidelines to address vehicle manoeuvring and parking requirements and accommodate expected increased local traffic.

Environmental Impacts

Is the development likely to result in any form of air pollution (smoke, dust, odour etc.)?	Yes
Does the development have the potential to result in any form of water pollution (e.g. sediment run-off)?	Yes
Will the development have any noise impacts above background noise levels (e.g. swimming pool pumps)?	Yes
Does the development involve any significant excavation or filling?	No
Could the development involve any significant excavation or filling?	No
Is there any likelihood in the development resulting in soil contamination?	No
Is the development considered to be environmentally sustainable (including provision of BASIX certificate where required)?	Yes
Is the development likely to disturb any aboriginal artefacts or relics?	No

Comments:

Potential risk of any pollution or impacts to the environment will be addressed by Work Management Plan to be provided in the application for Subdivision Works Certificate, should the development be approved. Controls will be in place to assess and control the risk of pollution during construction, utilising the relevant Council Standards to the subject land and written in consultation with the Erosion and Sediment Control Guidelines published by the Department of Land & Water Conservation.

As no external fill is being imported, there is no likelihood for contamination of the soil to occur as a result of this development.

No items or areas of Aboriginal significance has been identified within the Subject land, further demonstrated in Appendix A of this document.

Solar orientation mapping has been considered in the design of the lots, as demonstrated on the plans provided. This is intended to facilitate good solar access and energy efficiency for potential future dwellings, in accordance with NSW BASIX system guidelines.

Flora and Fauna Impacts

Will the development result in the removal of any native vegetation from the site?	Yes
Is the development likely to have any impact on threatened species or native habitat?	No

(If the answer is yes to either of the above questions it may be necessary to have a formal seven-part test completed to assess the impact on threatened species – applicants are encouraged to consult Council).	NA
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Comments:

The development proposes removal of two trees, outlined on plans provided with this Application. One tree being in the area proposed for future local access road, on Commercial Street, and one being located on the corner of Lot 2, which will be removed to allow the construction of drainage services. The site is currently used for agricultural grazing and is considered to be void of significant native vegetation or threatened species.

Natural Hazards

Is the development site subject to any of the following natural hazards; (Note if the site is identified as Bushfire Prone it will be necessary to address the Planning for Bushfire Protection Guidelines and in the case of subdivision the development will be integrated).

Bushfire Prone?	No
Landslip?	No
Flooding?	No

Comments – Nil

Waste Disposal

How will effluent be disposal of?	Connection to Council Sewer system via Commercial Street
Will liquid trade waste be discharged to Council's sewer?	Yes
How will stormwater (from roof and hard standing) be disposed of?	Proposed drainage outlined on layout plans provided with this application

Comments – Nil

Social and Economic Impacts

Will the proposal have any economic consequences in the area?	Yes
Will the proposal affect the amenity of surrounding residences by overshadowing / loss of privacy / increased noise or vibration?	No
Is the development situated in a heritage area or likely to have an impact on any heritage item or item of cultural significance?	No

Comments – Temporary increased noise only during construction, with Work Management plan to be provided to address any likely impacts to the surrounding residences and works completed to conditions specified by Councils approved Development Consent.

The development will provide much needed residential lots that are considered to be more affordable to potential future residents. The land surrounding Walla Walla consists mostly of larger lots sizes, less approachable or affordable for new buyers entering the market. Completion of this development will fill a need in the local housing market and provide more affordable housing in the area, which is considered to be a positive economical consequence.

Section 4.15 (1)(c)

The subject land is considered suitable for the proposed development having regard to the site attributes and generally being in accordance with Council's policies.

Section 4.15 (1)(d)

To be addressed following public exhibition if Council deems necessary during assessment of this application.

SECTION 4.15 (1)(e)

The proposed development will have appropriate measures in place to protect the public from any negative impact during construction, to be further outlined in application of Subdivision Works Certificate following approval of the development application.

It is further considered that the development will serve to benefit the public by way of extending on available residential and industrial lots in the area proposed for development. The proposed development is considered to improve the visual outlay of the land, with the land currently used as agricultural grazing and broad acre farming. Future residences are considered to contribute to the beautification of the land with garden and landscaping as required on the individual lots.

Section 4.15 (2) & (3)

Not applicable by the Environmental Planning Instruments applicable to this application

Section 4.15 (3a)

Not applicable, as no variations are sought to the Development Control Plan.

Section 4.15 (4)

Not applicable.

Appendices

Appendix A Aboriginal Heritage Information Management System Search Results



AHIMS Web Services (AWS)

Your Ref/PO Number : 32742

Client Service ID : 767112

Date: 24 March 2023

Tiffany Bourke-Edwards

598 Macauley Street

Thurgoona New South Wales 2640

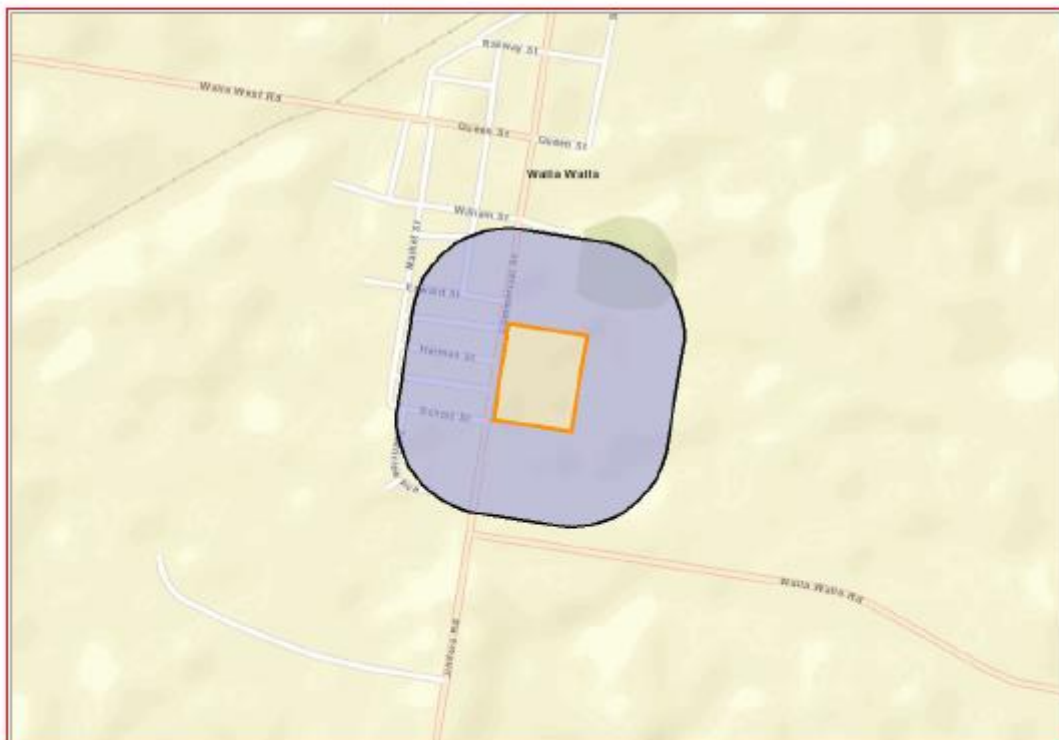
Attention: Tiffany Bourke-Edwards

Email: tiffany.edwards@eslers.com.au

Dear Sir or Madam:

AHIMS Web Service search for the following area at Lot : 2, DP:DP1287711, Section : - with a Buffer of 200 meters, conducted by Tiffany Bourke-Edwards on 24 March 2023.

The context area of your search is shown in the map below. Please note that the map does not accurately display the exact boundaries of the search as defined in the paragraph above. The map is to be used for general reference purposes only.



A search of Heritage NSW AHIMS Web Services (Aboriginal Heritage Information Management System) has shown that:

0	Aboriginal sites are recorded in or near the above location.
0	Aboriginal places have been declared in or near the above location. *



AHIMS Web Services (AWS)
Search Result

Your Ref/PO Number : 32742

Client Service ID : 767115

Tiffany Bourke-Edwards

Date: 24 March 2023

598 Macauley Street

Thurgoona New South Wales 2640

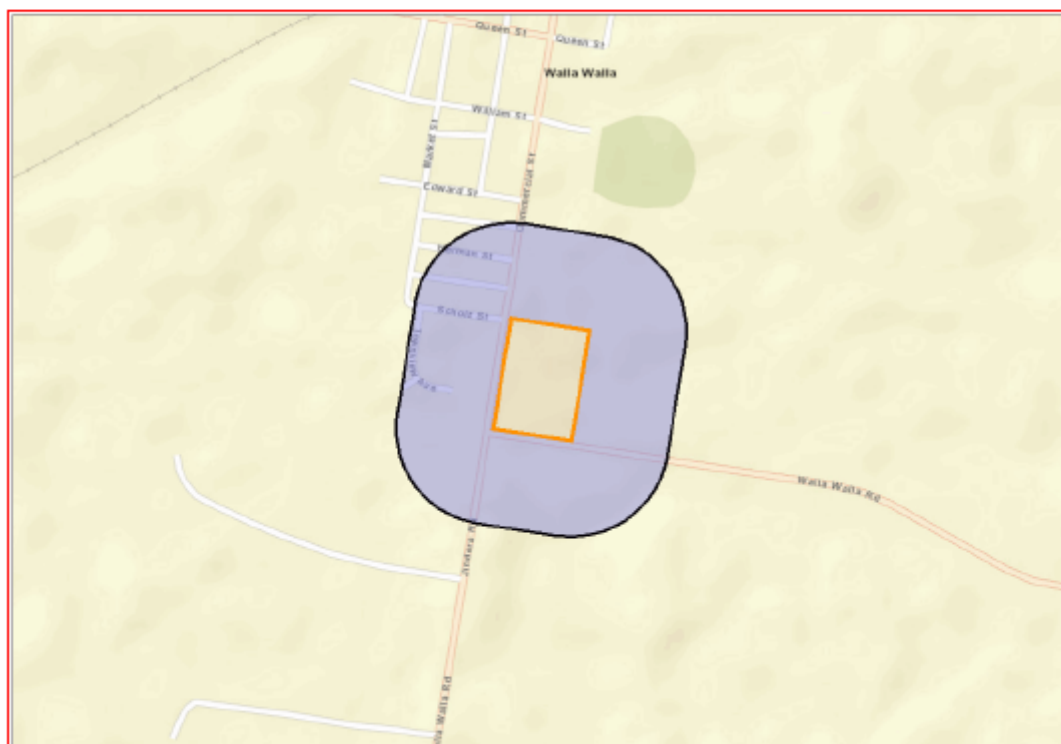
Attention: Tiffany Bourke-Edwards

Email: tiffany.edwards@eslers.com.au

Dear Sir or Madam:

AHIMS Web Service search for the following area at Lot : 3, DP:DP1287711, Section : - with a Buffer of 200 meters, conducted by Tiffany Bourke-Edwards on 24 March 2023.

The context area of your search is shown in the map below. Please note that the map does not accurately display the exact boundaries of the search as defined in the paragraph above. The map is to be used for general reference purposes only.



A search of Heritage NSW AHIMS Web Services (Aboriginal Heritage Information Management System) has shown that:

0	Aboriginal sites are recorded in or near the above location.
0	Aboriginal places have been declared in or near the above location. *