

# Statement of Environmental Effects

## PROPOSED SUBDIVISION OF

### LOTS 9 & 10 SEC 2 DP 1611

### QUEEN, KNIGHT & DUKE ST'S, JUNE

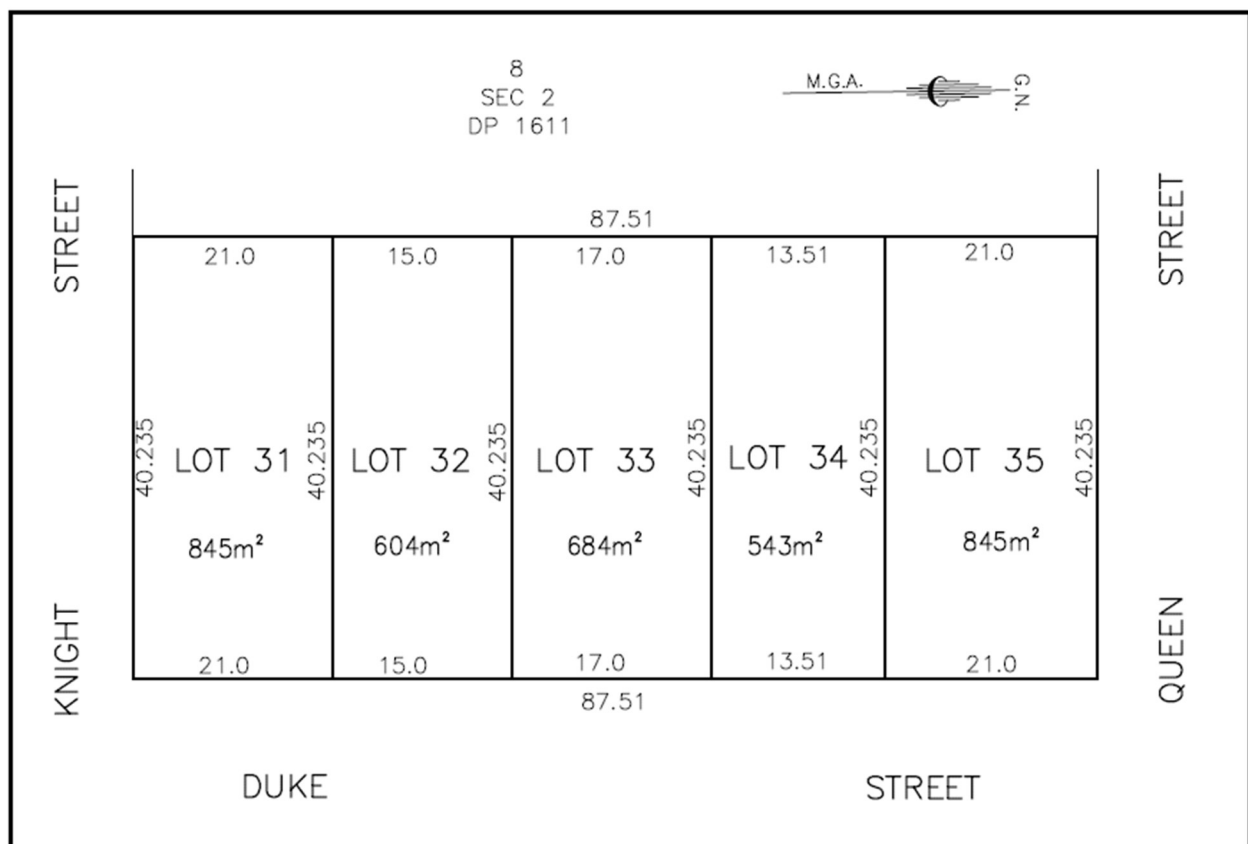


Image 1: Sketch plan of proposed 5 Lot subdivision

Owner: DT Allen Projects Pty Ltd

## Description of Development

The proposed development is a 5 lot residential torrens title subdivision of lots 9 and 10 section 2 DP 1611, at the corner of Queen, Duke and Knights Streets, Junee. The subdivision would result in the creation of proposed lots 31 to 35, with lot sizes which would range from 543m<sup>2</sup> to 845m<sup>2</sup>.

## Description of Site

The existing subject lots are situated in the northern edge of the township of Junee, with a frontage of approximately 87m to Duke Street to the east and a frontage of approximately 40m to Queen Street in the north and Knight St in the south.

The subject land is vacant, open and has a gentle slope from east to west.

There are no existing easements on the either subject lot.



*Image 2: Aerial image of subject land, from NSW SIX Maps*

## Planning Controls

The subject land is contained within Councils *RU5 Village* zone, with a minimum lot size requirement of 500m<sup>2</sup>. All the proposed lots are above this minimum requirement, with the smallest lot being 543m<sup>2</sup>.

The other LEP maps on the NSW legislation website show no affected areas on the subject land. The maps that show no affected part upon the subject land are: 'Heritage Map', 'flood planning Map' 'Terrestrial Biodiversity Map', 'Groundwater Vulnerability Map', 'Watercourse Map', 'Wetlands Map' and 'Salinity Map'.

The Rural Fire Service NSW website's bushfire prone mapping tool indicates that the subject land is not bushfire prone.



Image 3: Minimum Lot sizes, from June LEP 2012



Image 4: Land Zoning Map, from June LEP 2012

The size, shape and road frontages of the new lots allow for any likely future buildings to comply with the minimum setbacks, in line with the Junee Development Control Plan (DCP) 2021. All proposed lots are regular in shape and given the lack of site constraints, we believe they are in line with the DCP 2021.

## Access

Proposed Lot 35 will have legal and practical access from Queen and Duke Streets.

Proposed Lot 31 to 34 will have legal and practical access from Duke Street, while lot 31 will also have access from Knight Street.

There are currently no vehicle crossings off Duke Street, therefore we envision Council will require access to be constructed as part of the subdivision consent.

Queen and Duke Streets are sealed bitumen roads, maintained by Junee Shire Council.

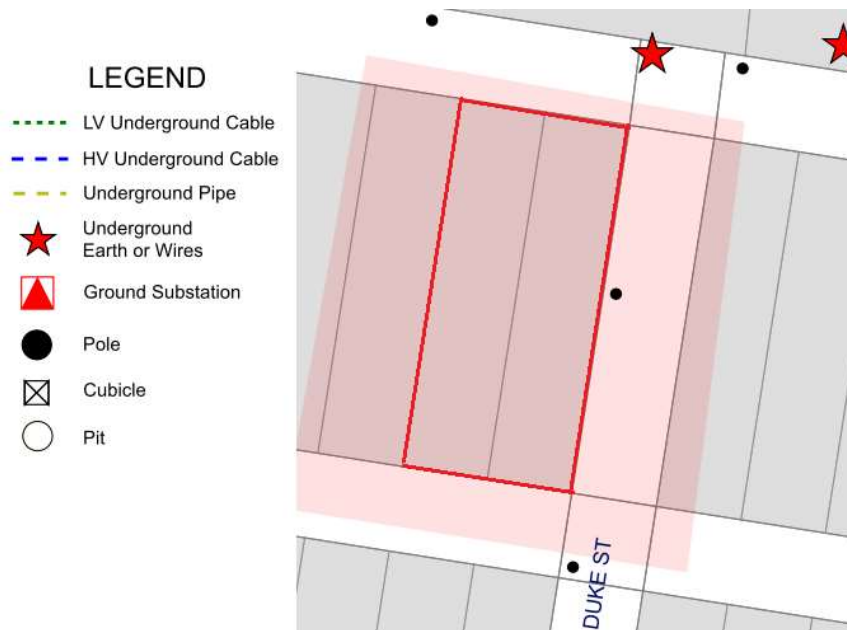
Knight Street is an unformed road.

## Services

As there are no existing residences on the subject land, there is no current servicing in place.

All proposed lots will require servicing arrangements to be made in line with the Junee DCP 2021. The road frontages for these lots should allow for ease of servicing/utilities design and installation.

There is some electrical infrastructure in the vicinity of the subject land, ie a number of power poles in Duke and Queen Streets, as shown in the below diagram, obtained from Dial-Before-You-Dig (DBYD).



*Image 5: Electrical Infrastructure, from Essential Energy via DBYD*

There is internet and telecommunications infrastructure in both Duke and Queen Streets adjacent to the location of the proposed subdivision. We envision the proposed lots will utilise these.

There appears to be no gas infrastructure in the area, and we will contact Jemena to confirm this once a DA has been issued for the subdivision.

## **Applicant Declaration**

I/we declare to the best of my/our knowledge and belief, that the particulars stated on this document are correct in every detail and that the information required has been supplied.

I/we acknowledge that the development application may be returned to me/us if information is found to be missing or inadequate.

Name: Wagga Surveyors Pty Ltd

Date: 27/04/2022