

Statement of Environmental Effects

15 Lot Staged Residential Subdivision

Lot 241 DP 661283 & Lot 2 DP 574197
96 Wallace Street North, Coolamon

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1 INTRODUCTION

1.1 OVERVIEW

This Statement of Environmental Effects report has been prepared to form part of a Development Application for a 15 lot staged residential subdivision at Lot 241 DP 661283 and Lot 2 DP 574197 known as 96 Wallace Street North, Coolamon. Collectively the subject lots are referred to as 'the site' throughout this report.

An aerial image of the site and surrounds is provided in Figure 1 below.



Figure 1: Aerial image of development site and surrounds (Source: NSW Planning Portal)

1.2 SCOPE OF STATEMENT OF ENVIRONMENTAL EFFECTS

This Statement of Environmental Effects accompanies a development application for the proposed development. It has been prepared on behalf of the client and includes the matters referred to in Section 4.15 of the *Environmental Planning and Assessment Act 1979* (the Act) and the matters required to be considered by Council.

The purpose of this SEE is to:

- Describe the land to which the Development Application relates to and the character of the surrounding area;
- Describe the proposed development;
- Define the statutory planning framework within which the Development Application is to be assessed and determined; and
- Assess the proposal against the relevant heads of consideration as defined by Section 4.15 of the *Environmental Planning & Assessment Act 1979*.

2 DESCRIPTION

2.1 DEVELOPMENT SITE AND LOCALITY

The development site is known as 96 Wallace Street North, Coolamon and is legally described as Lot 241 DP 661283 and Lot 2 DP 574197. It is irregular in shape and approximately 22,000 sqm in size. Due to its irregular shape, it has frontage on its eastern boundary to Wallace Street North of approximately 76 metres and a frontage to Mann Street on its southern boundary of approximately 136 metres, while also adjoining residential properties to the north, east and south. Kingdon Drive terminates at the site's eastern boundary, and the site also adjoins a laneway on part of its northern boundary which provides rear property access to surrounding residential properties. A Locality plan of the site and surrounds is provided in the below figure.

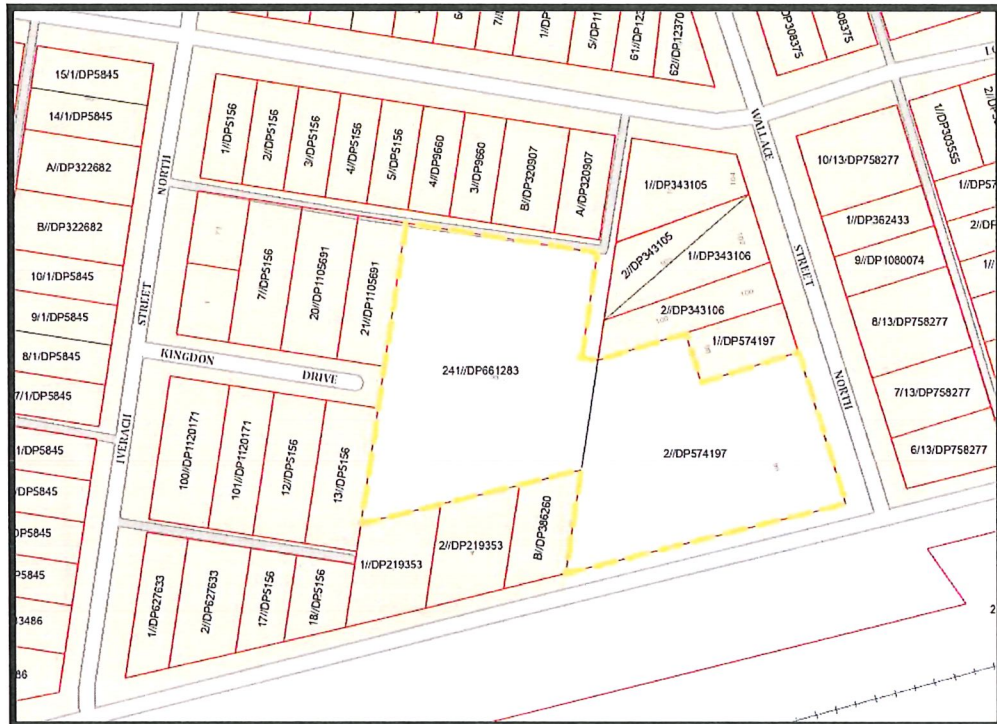


Figure 2: Locality Plan (Source: NSW Planning Portal)

The site is not encumbered by any easements and sewer, stormwater, electrical, gas and telecommunications infrastructure are available within its vicinity. The site contains a recently constructed residential dwelling and shed towards its northern boundary and is lightly vegetated as shown in the figure on the following page.



Figure 3: Aerial image of site (Source: Google Earth)

The site is not identified as being flood prone or bushfire prone according to available public records.

The site is zoned RU5 Village under the provisions of the Coolamon Local Environmental Plan 2011 (CLEP) with a minimum lot size of 800sqm.

2.2 PROPOSED DEVELOPMENT

The development proposal is for subdivision of the site into 15 residential allotments ranging in size from 1,008 sqm to 1,551sqm, over two stages. The development would include the extension of Kingdon Drive from its current eastern termination through the subdivision to intersect with Mann Street to the south. Stage 1 would consist of Lots 1 to 3 (inclusive) with stage 2 consisting of the remaining allotments.

The existing dwelling would be retained on the site and following the development this would be situated on one of the new allotments (proposed lot 9). Proposed lot 10 also has a shed located upon (proposed lot 10) and this will be retained, these allotments will be created in Stage 2. Trees are not proposed to be removed to facilitate the development.

Proposed lots 1 and 2 would have frontage to Wallace Street North to the east, while Lot 3 would have frontage to both Wallace Street North and Mann Street. Lots 4 and 5 would have frontage to both the extension of Kingdon Drive and Mann Street while the remaining lots would have frontage to the Kingdon Drive extension.

As identified in the accompanying survey plans, easements and inter-allotment drainage would be created to service proposed lots 1 to 3 (inclusive) and lots 12 to 15 (inclusive). A drainage easement is also proposed over Lot 1 DP 219353 to ensure that stormwater is disposed of to existing Mann Street kerb and gutter. Lots 4 and 5, and 10 to 15 (inclusive) will also require the creation of an easement over proposed sewer infrastructure as shown in the accompanying survey plans.

The development would include street lighting at the new intersection of Kingdon Drive and Mann Street and also at the bend of the new internal road within the subdivision as reflected in the accompanying survey plans.

Gas mains infrastructure is located within the vicinity of the site and the proposed allotments will be serviced by gas with an easement to be created over any gas infrastructure within the subdivision as appropriate and reflected on the final survey plans.

A Subdivision Works Certificate application for all civil works associated with the subdivision will be lodged with Council should the development proposal receive approval. The Subdivision Works Certificate application would include detailed civil works plans for all required works including:

- Road pavement design;
- Drainage / interallotment/ kerb and gutter;
- Sewer;
- Gas; and
- Street Lighting.

3 ENVIRONMENTAL ASSESSMENT

3.1 SURROUNDING DEVELOPMENT AND LOCALITY

The development site is located within the western boundary of the Coolamon township, north of the Junee-Hay Railway Line. It is surrounded by developed residential properties of similar size to those proposed, all within the RU5 Village zone. RU4 Primary Production Small Lots properties are located further west of the site.

3.2 ENVIRONMENTAL IMPACTS

3.2.1 AIR QUALITY AND ODOUR

Given the residential nature of the development, it is not anticipated to create any adverse air quality or odour impacts within the area. There is potential for dust generation to occur during the construction phase of the subdivision, however the potential impact would be managed with the utilisation of responsible soil and erosion control measures which would be detailed as part of future engineering plans for the Subdivision Works Certificate application.

The proposed allotments and future dwellings are not likely to be affected by adverse air quality or odour impacts from the surrounding area. There are no known surrounding developments which would likely cause air quality or odour impacts and it is expected that the potential for future issues is unlikely.

3.2.2 WASTE MANAGEMENT

Any construction waste including spoil material will be appropriately disposed of by the civilworks contractor.

Each proposed allotment will have access to Council-provided kerbside domestic waste collection. The public road proposed is adequately sized to accept the side-lift trucks used for waste collection.

3.2.3 FLORA AND FAUNA IMPACTS

The property is not identified as having any biodiversity or flora and fauna sensitivities. Given the location and use of the site (being residential land), and the residential use of those surrounding, it is considered unlikely that development of the property would impact on flora and fauna.

3.2.4 EROSION AND SEDIMENT CONTROL

Erosion and sediment control measures will be established prior to, and inspected throughout, construction to ensure their continued performance. Erosion and sediment control measures will be designed and employed with regard to relevant policies, guidelines and standards.

3.2.5 ENVIRONMENTAL HAZARDS AND MANAGEMENT

Bushfire

As described previously in this report, the site is not identified by public records as being bushfire prone land.

Flooding

As described previously in this report, the site is not identified by public records as being flood prone land.

3.3 INFRASTRUCTURE AND SERVICING

3.3.1 ACCESS ARRANGEMENTS AND TRAFFIC IMPACTS

The proposed development would require the construction of a new road, being the eastern extension of Kingdon Drive. The proposed lot layout and road network is considered reasonable for the proposed lot sizes, overall site orientation and area.

The proposed road width, 22 metres, is consistent with Council guidelines, Austroads and Australian Standards. It is also noted that the proposed public road is adequately sized to accommodate trucks for domestic waste collection. Vehicular movement throughout the subdivision is expected to be without issue.

Off-street parking cannot be reasonably assessed at subdivision stage, however the allotments would be of sufficient size to accommodate off-street parking as required.

3.3.2 UTILITIES AND INFRASTRUCTURE ARRANGEMENTS

Servicing arrangements have been investigated and it has been confirmed that the new lots are able to be serviced by mains sewer, stormwater, potable water, electricity, gas and telecommunications infrastructure which can be efficiently and cost-effectively provided.

4 PLANNING PROVISIONS

4.1 STATE ENVIRONMENTAL PLANNING POLICIES

Table 1 below outlines the SEPPs applicable to this development.

Table 1: Relevant State Environmental Planning Policy Requirements

SEPP	COMMENTS
SEPP55 – Remediation of Land	<p>When assessing an application for development Council must consider whether the land is contaminated, and if so, that it is suitable in its contaminated state (or will be after remediation) for the purposes of the development.</p> <p>The site is currently utilised for residential purposes and the proposal does not seek a change in land use.</p> <p>The site, nor any adjoining sites are included in the EPA's Contaminated Land Register as 'significantly contaminated' or 'remediated land'. The site, nor any adjoining sites are included in the EPA's Contaminated Land Register as 'potentially contaminated land'. The site has not been subject to either a preliminary or detailed site contamination investigation in the past.</p> <p>The probability of past and existing land uses contaminating the site are considered to be low. The current zoning, permissible land uses, and existing use of the site do not suggest that contamination may be an issue for this or adjoining sites.</p>

4.2 COOLAMON LOCAL ENVIRONMENTAL PLAN 2011

The subject site is zoned RU5 Village under the provisions of the Coolamon Local Environmental Plan 2011 (CLEP), as illustrated in the below figure.

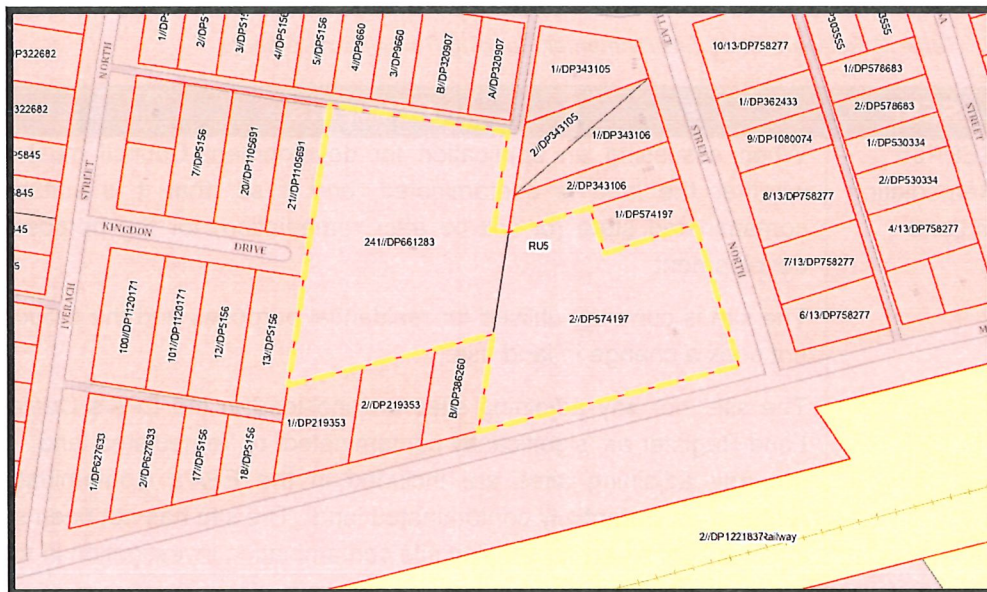


Figure 4: CLEP 2011 Zoning Map (Source: NSW Planning Portal)

Subdivision of the site is permitted, with consent, in the RU5 Village zone so long as the minimum lot size and other relevant CLEP provisions are met. An extract from the Land Use Table for the RU5 Village zone is provided below:

Zone RU5 Village

1 Objectives of zone

- 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.

2 Permitted without consent

Home-based child care; Home occupations; Roads

3 Permitted with consent

Centre-based child care facilities; Community facilities; Dwelling houses; Light industries; Neighbourhood shops; Oyster aquaculture; Places of public worship; Recreation areas; Recreation facilities (indoor); Recreation facilities (outdoor); Respite day care centres; Schools; Self-storage units; Tank-based aquaculture; Viticulture; Any other development not specified in item 2 or 4

4 Prohibited

Agriculture; Air transport facilities; Animal boarding or training establishments; Biosolids treatment facilities; Boat launching ramps; Boat sheds; Correctional centres; Crematoria; Eco-tourist facilities; Extractive industries; Farm buildings; Forestry; Heavy industrial storage establishments; Industrial training facilities; Industries; Rural industries; Rural workers' dwellings; Storage premises; Wharf or boating facilities

As shown previously in Figure 4, the surrounding area is zoned a combination of RU5 Village, with the railway line located further south zoned SP2 Infrastructure, and land further west zoned RU4 Primary Production Small Lots.

The objectives of the RU5 Village zone are outlined in Table 2 below.

Table 2: Objectives of the RU5 Village zone

ZONE OBJECTIVES	COMMENTS
<i>To provide residential housing in a rural setting while preserving, and minimising impacts on, environmentally sensitive locations and scenic quality.</i>	The proposal is consistent with this objective as it would provide residential housing within the town while not impacting on environmental locations and scenic quality.
<i>To encourage development that strengthens the economy of the villages of Beekom, Marrar and Matong.</i>	The proposal is consistent with this objective as additional residential development within the LGA would have positive economic impacts both during the construction phase and throughout the use of future allotments by new or existing residents within the locality.
<i>To promote the town of Coolamon as Coolamon's primary urban centre.</i>	The proposal is not inconsistent with this objective.
<i>To provide a range of dwelling types and sizes.</i>	The proposal is consistent with this objective as it would provide a number of new residential allotments of sufficient size to support a range of dwelling types and sizes.
<i>To protect groundwater resources from contamination.</i>	The proposal is consistent with this objective as it would not result in groundwater contamination.

The below table considers the clauses of the CLEP 2011 applicable to the subject development.

Table 3: CLEP clauses applicable to the subject development

PART 2: PERMITTED OR PROHIBITED DEVELOPMENT		
CLause	COMPLIES	
2.6	Subdivision – consent requirements	This clause applies to the proposal as the property is only able to be subdivided with development consent, which the accompanying application is seeking.
PART 3: EXEMPT AND COMPLYING DEVELOPMENT		
Not applicable.		
PART 4: PRINCIPAL DEVELOPMENT STANDARDS		
CLause	COMPLIES	
4.1	Minimum subdivision lot size	<p>This clause applies to the proposal as the site is identified on the Lot Size Map as having a minimum lot size of 800 sqm.</p> <p>As detailed previously in this report, the development is consistent with this clause as the smallest allotment would have an area of approximately 1,008sqm.</p>
PART 5: MISCELLANEOUS PROVISIONS		
Not applicable.		
PART 6: ADDITIONAL LOCAL PROVISIONS		
CLause	COMPLIES	
6.4	Essential services	<p>This clause applies to the proposal as Council must be satisfied that certain services that are essential for the proposed development are available or that adequate arrangements have been made to make them available when required.</p> <p>As detailed previously in this report, the proposed allotments are able to be serviced with potable water, electricity, mains sewer, stormwater and suitable road access.</p>
6.6	Earthworks	<p>This clause applies to the proposal as the development requires earthworks for which consent is required. Earthworks, in the form of infrastructure provision including road construction, sewer and drainage and other essential service provision will be undertaken as part of the proposal.</p> <p>The earthworks are unlikely to disrupt or have any detrimental effect on existing drainage patterns and soil stability in the locality, nor will they detrimentally affect the likely future use or redevelopment of the land.</p> <p>Any fill required for the development will be of suitable quality and any soil to be excavated is not anticipated to be of poor quality. The earthworks will not affect existing and likely amenity of adjoining properties as works will only be carried out during approved construction hours.</p> <p>Relics are unlikely to be disturbed by the works and adverse impacts on waterways, drinking water catchments or environmentally sensitive areas is unlikely. All appropriate measures will be taken to avoid and minimise any potential adverse impacts of the development.</p>

4.3 COOLAMON DEVELOPMENT CONTROL PLAN 2015

The below table considers the clauses of the Coolamon Development Control Plan 2015 (CDCP) applicable to the subject development.

Table 4: CDCP clauses applicable to the subject development

19. SUBDIVISION OF LAND		
SECTION		COMMENTS
19.2	General requirements	<p>The proposal meets the minimum lot size requirements as determined by the CLEP, and all allotments have a minimum lot frontage of 20 metres.</p> <p>All allotments will be sewerred and will have a lot size above the minimum 800 sqm required by the CLEP.</p> <p>As described previously in this report, essential services are able to be provided to all allotments in accordance with Clause 6.4 of the CLEP.</p> <p>Easements will not encumber more than 10% of total allotment area where present.</p>
19.3	Servicing of lots	<p>The following services are able to be provided to each allotment prior to the release of the final plan of subdivision:</p> <ul style="list-style-type: none"> • Electricity • Potable water connected to a reticulated mains system • Telecommunications • Access to Council's road network to the lot boundaries • Mains sewerage connection • Stormwater drainage
19.5	Sewage management	All lots are able to be connected to Council's reticulated sewer network.
19.8	Road construction	This is considered further on under Section 21 – Engineering Standards.
19.9	Street lighting	Streetlighting is included in the proposal in accordance with this requirement as described previously in this report and reflected in the accompanying survey plans.
19.10	Easements	Easements to benefit Coolamon Shire Council are proposed over all stormwater drains and sewer mains located within the allotments.
20. SEWAGE MANAGEMENT		
SECTION		COMMENTS
20.2	General requirements	Each new allotment will be provided with a connection point to Council's sewer mains system.
21. ENGINEERING STANDARDS		
SECTION		COMMENTS
21.1	Provision of access	All lots are able to be accessed directly from Council's public road system either via existing roads or through the extension of Kingdon Drive as previously described in this report.
21.2	Road construction	The proposed new road will be constructed in accordance with the <i>Austroads Guide to Road Design</i> . It is noted that all designs are to be approved by Council's Executive Manager, Engineering & Technical

		<p>Services prior to the commencement of construction.</p> <p>The proposed new road is already named as it will take the form of an eastern extension of the existing portion of Kingdon Drive. The new road will be signposted appropriately where it intersects with Mann Street to the south.</p>
21.3	Sewerage	<p>Sewerage infrastructure will consider the availability of sewer and the condition of any existing sewer infrastructure in the vicinity in its design. It is noted that all designs are to be approved by Council's Executive Manager, Engineering & Technical Services prior to the commencement of construction.</p>
21.4	Drainage	<p>Stormwater drainage will be designed in consideration of the condition of existing drainage infrastructure, including kerb and gutter, in the nearby vicinity.</p> <p>The stormwater drainage will be designed to handle a rainfall event intensity of 10 A.R.I.</p> <p>It is noted that all designs are to be approved by Council's Executive Manager, Engineering & Technical Services prior to the commencement of construction.</p>
21.5	Water supply	<p>All mains water supply infrastructure will be constructed in accordance with the requirements of Goldenfields Water County Council.</p>
21.6	Electricity and telecommunications	<p>Electricity and telecommunications infrastructure will be provided in accordance with the requirements of Essential Energy (electricity) and the appropriate telecommunications authority.</p> <p>All new electricity and telephone services will be located underground, except where aboveground services pre-exist.</p>

5 STATEMENT OF ENVIRONMENTAL EFFECTS

The likely impacts of the development are considered in the below table.

Table 5: Likely impacts of the development

PRIMARY MATTER	COMMENTS	IMPACT
Context and setting	The development is consistent with surrounding residential properties and it is therefore not expected to have any adverse impact on the setting. The proposal will increase the availability of residential land within the area.	Acceptable
Streetscape	All proposed allotments would have frontage to public roads and would positively contribute to the streetscape once development is complete.	Acceptable
Traffic, access and parking	The proposed new road would adequately cater for potential traffic generated from development of the allotments. Public road access is available to each proposed allotment. All lots would be sufficiently sized to accommodate off-street parking required by future dwelling development.	Acceptable
Public domain	The development will have an acceptable impact on the public domain.	Acceptable
Utilities	Utilities are available within the vicinity of the site which will be augmented as necessary for servicing of each allotment.	Acceptable
Heritage	Not applicable.	Not applicable
Other land resources	The development will have no impact on other land resources.	Acceptable
Water quality and stormwater	The development is not anticipated to impact on water quality. Stormwater will be adequately managed and directed to Council's stormwater infrastructure.	Acceptable
Soils, soil erosion	Erosion control will be in accordance with relevant policies, guidelines and standards.	Acceptable
Air and microclimate	The development is not anticipated to have adverse impacts on air and microclimate.	Acceptable
Flora and fauna	No adverse flora and fauna impacts are anticipated as described previously in his report.	Acceptable
Waste	The builder will be required to appropriately dispose of any waste or rubble generated during the construction process.	Acceptable
Noise and vibration	No adverse noise or vibration impacts are anticipated as a result of the proposal. Noise will be generated as part of the construction process however these works will be carried out during approved construction hours only.	Acceptable
Hours of operation	Not applicable.	Not applicable

Natural hazards (flood and bushfire)	The site is not identified as flood prone or bushfire prone according to available public records.	Acceptable
Technological hazards	The development is unlikely to create any technological hazards.	Acceptable
Safety, security and crime prevention	No adverse safety and security impacts are anticipated as a result of the proposal.	Acceptable
Socio-economic impact in the locality	Short term economic benefits are expected as a result of expenditure and employment of local contractors. The development will also increase the amount of residential land available in the area and increase future residential dwelling development opportunities.	Acceptable
Site design and internal design	Internal and site design are considered compatible with the intended use and the expected design outcomes for the area.	Acceptable
Overlooking and overshadowing	The lots are of sufficient size to avoid overlooking and overshadowing issues being caused by future dwelling development.	Acceptable
Landscaping	Not applicable.	Not applicable
Construction	All work will be carried out to relevant BCA and Australian Standards. Work will be carried out during approved construction hours only.	Acceptable
Private open space	Not applicable.	Not applicable
Cumulative impacts	The cumulative impact of the development is considered marginal.	Acceptable
Disabled access	Not applicable.	Not applicable
Signage	Not applicable.	Not applicable
Setbacks and building envelopes	The lots are of sufficient size to ensure any future dwelling development would have adequate setbacks to all boundaries. Building envelopes are not considered to be required.	Acceptable

6 CONCLUSION

This Statement of Environmental Effects report has been prepared to support a Development Application for a 15 lot staged residential subdivision at Lot 241 DP 661283 and Lot 2 DP 574197 known as 96 Wallace Street North, Coolamon.

The proposal has been described and discussed in previous sections of this report, and has been considered in respect of the relevant planning provisions applicable to the proposed development. The proposal is considered to be permissible for the following reasons:

- The proposal is consistent with the objectives of, and permissible under the provisions of the Coolamon Local Environmental Plan 2011;
- The proposal is consistent with the objectives and requirements of the Coolamon Development Control Plan 2015;
- The proposal would not result in any significant adverse environmental consequences, nor would it have an adverse effect on surrounding land uses; and
- The property is not identified as being affected by any environmental sensitivities, nor is it bushfire or flood prone land.

As demonstrated throughout this report, the development is permissible with consent, subject to a merits assessment.

