

Statement of Environmental Effects

Development Application

for

6 Lot Community Title Subdivision

At

Lot 1 DP202028 & Lot 2 DP819807

110A Finlays Road

Korora

18 February 2023

On behalf

of

Mr H. & G. Ghuman



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1.0 Introduction

1.1 General

DCS Building & Consulting has been engaged by Mr & Mrs Ghuman (Singh & Kaur) and has been prepared by Dale Brushett to accompany a development application to seek approval for Subdivision at Lots 1 DP202028 & Lot 2 DP819807, 110A Finlays Road, Korora. The application is being lodged by Dale Brushett as the applicant, pursuant to Clause 4.12 of the Environmental Planning and Assessment Act 1979.

The proposed subdivision is considered 'integrated development' pursuant to Section 4.46 integrated development of the Environmental Planning and Assessment Act 1979 requiring a Bushfire Safety Authority for the purposes of Section 100B of the Rural Fires Act, 1997.

This report provides a description of the subject site and proposed subdivision, while addresses the principal development issues applicable to the proposal and the relevant statutory planning controls applicable to the application.

This report seeks Council's approval to the proposed subdivision and should be read in conjunction with the Development Application and accompanying reports including the Geolink Bushfire Hazard Assessment 14th November 2022.

1.2 In preparation of this development application consideration has been given to the following and relied upon in the preparation of this document:

- Environmental Planning & Assessment Act, 1979.
- Environmental Planning & Assessment Regulations 2000
- Due Diligence Code of Practice for the Protection of Aboriginal Objects in NSW
- Coffs Harbour City Council - Local Environmental Plan 2013. (CHCCLEP2013)
- Coffs Harbour City Council - Development Control Plan 2015. (BSCDCP2015)
- Northern Rivers Local Government & Design Manual (Aus-Spec)
- Northern Rivers L.G. Auth Handbook of Storm Water Drainage Design (AusSpec)
- Northern Rivers Local Government for Driveway Access to Property (Aus-Spec)
- National Construction Codes 2019 Vol 2.
- Building Act 1989.

1.3 This statement has been prepared having regard to the following documentation:

- a) DCS Building & Consulting drawings dated 18th September 2022 attached.
- b) Bush Fire Report by Geolink dated 14th November 2022
- c) On Site Waste Management report dated 7th June 2022.

1.4. This report describes the subject site and the surrounding area, together with the relevant planning controls and policies relating to the site and the type of development proposed. It provides an assessment of the proposed development against the heads of consideration as set out under Section 4.15 Evaluation (c.f. previous S79C) of the Environmental Planning and Assessment Act 1979 (EPA&A 1979).

1.5. Because of that assessment by DCS Building & Consulting I have concluded that the development of the site in the manner proposed is considered to be acceptable and is worthy of the support of the L.G. Auth (Coffs Harbour City Council - CHCC) and respective stake holders and represents the Owners – Mr Harpreet Ghuman (Singh) & G. Ghuman (Kaur) intentions on the Land.

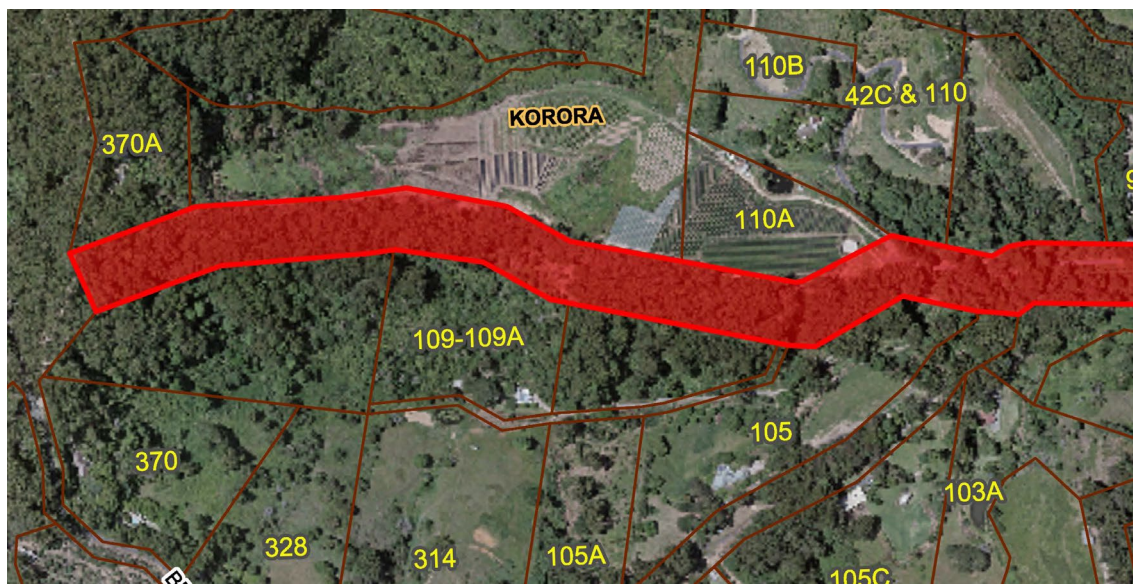


Figure 1. Aerial photo – Finlays Trail and road highlighted in Red

2.0 Subject Site

2.1. EPA Act 1979 Section 4.15 (1) c – Suitability of the site

The subject site is legally referred to as 1 Lots 1 DP202028 & Lot 2 DP819807, 110A Finlays Road, Korora and has an area of 7.935 hectares.

The site is located within the western reaches of the Korora Basin, approximately 5km northwest of Coffs Harbour. The site is bound by small rural holdings. Much of the area was previously used for growing bananas but now many properties have abandoned this pursuit. Properties to the north, south and east of the site do not appear to be actively farmed while some banana growing is being undertaken to the west. Finlays Trail is adjacent to the northern boundary, while natural way course is on the southern boundaries of the site.

The regional location of the subject site is illustrated in Figure 1, whilst Diagram 2 illustrates the cadastral details of the site.

2.2 The subject site has a northerly aspect and generally slopes from its south-western corner at approximately 130 metres AHD down to approximately 40 metres AHD in the eastern corner of the site where access to site is gained. Slope gradients across the site range from 8.0% on the lower slopes in the southern portion of the site up to in excess of 30% on the steep gullies in the western portion of the site. Basically, forming a valley. The majority of the land that runs from Finlays Road Trail slopes downwards towards the natural water way (gully) which physically drains into a man-made dam for agriculture purposes, which is located near the North-eastern boundary of the site. The remainder of the site drains into a natural drainage line, which runs adjacent to the northern boundary of the site, while the balance of

the land on the north arm runs back towards the south into the natural water course due to the topography of the land.

The majority of the site has been cleared for agricultural purposes (blue berry's) with the exception of isolated vegetation within the south-western corner. This vegetation is dominated by dense vegetation with some isolated cleared areas created some time ago by the previous owners of the land. The balance of the land is under crop and expected to be terminated and cleared prior to the sale of any of the lots to the public.

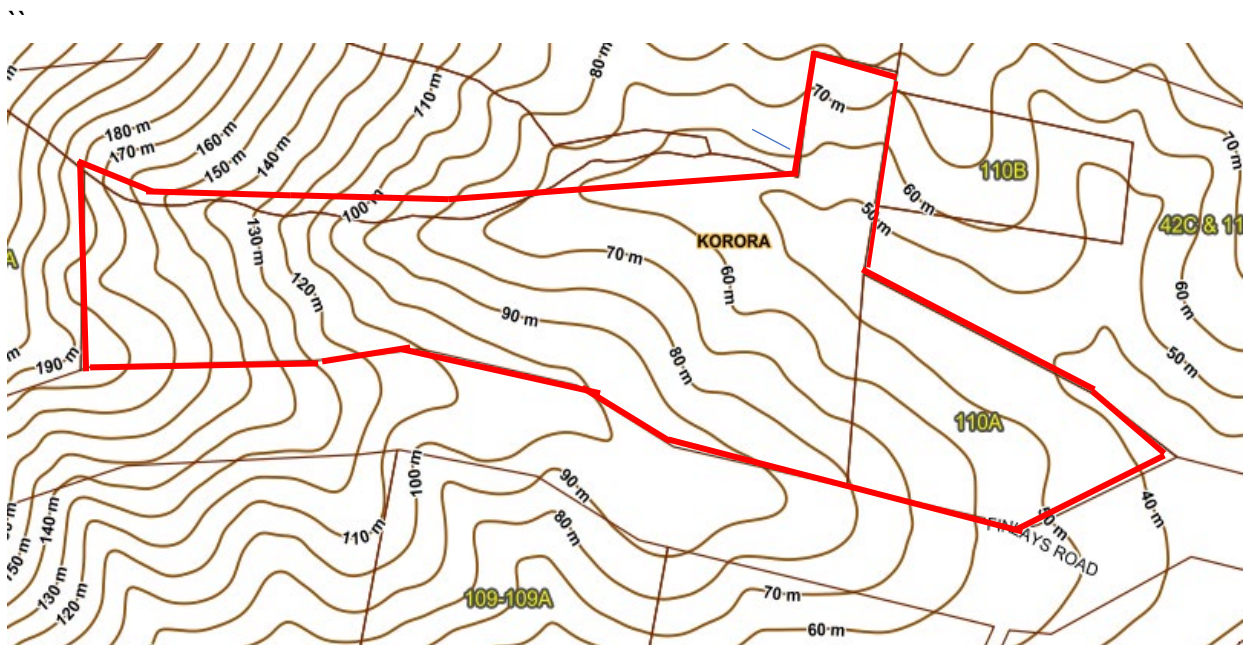


Figure 2. Contours over the site – Intra Maps 210223

2.3 Location, Context and Site Analysis - Note that no change is proposed to the external envelope of the existing development on the site. The proposal will therefore have no impact on adjoining or nearby properties or on any public spaces in the vicinity of the site.

2.4 The Surrounding Locality.

Finlays Road is inhabited with isolated housing and vacant lots as the zoning suggests (R5 Large lot residential). The subsequent lot is surrounded by other farms and properties on the three (3) boundaries, while the southern boundary faces Finlays Road. The area is zoned R5 (Large Lot Residential). Buildings in the area are a mix of single and dual occupancy buildings. Due to the topography of the land, most development has one or two storeys of accommodation. There is a mixture of architectural styles in the immediate vicinity with no single style dominating the streetscape. Generally, garages and carports and gardens and sheds in the front set back dominate the streetscape where wire and timber fences are common fronting Korora Road. Most properties along Finlays Road have views onto Finlays Road and back towards the East where majority of the vehicles entering Korora community entry from Solitary Island Way (via Pacific highway). Currently the land on the southern side of Finlays Road is vacant.



Figure 3. CHCC intra maps extract dated 1st February 2023

3.0 Proposal

The proposal, the subject of this report, involves the subdivision of Lots 1 DP202028 & Lot 2 DP819807, 110A Finlays Road, Korora, into 6 lots under the zone R5 Large Lot Residential with a 10000m² constraint as per CHCC maps.

The proposed community title subdivision plan, contained in Appendix A and shown at Figure 4., illustrates the intended design and layout of the community title subdivision.

3.1 Proposed Subdivision

The proposed subdivision of Lots 1 DP202028 & Lot 2 DP819807, would involve the creation of 6 allotments with areas in excess of 1 hectare (10,000 square meters). Each of the allotments would be appropriate for residential development and can accommodate a 1,500m² building envelope clear without losing its context with the land zoned R5 that meet the CHCCLEP2013 objectives.

3.2 Access

As previously indicated, 1 residential dwelling is in the process of being constructed, which will be incorporated on the new lot 1 land. The site is located within the north-east, which runs directly from Finlays Road. Access to this dwelling is obtained from Finlays Road via a gravel driveway road that is connected to an existing right of way carriage way. The gravel access road (right of way carriage way) is considered to be of an adequate standard to cater for existing development but would require some form of upgrading to cater for the increased traffic generated by the proposed subdivision and adjacent developments.

The existing right-of carriageway is 5m Wide and would require extending past existing lot 1 to allow each proposed lot, legal and practical access. The right-of-carriageways are proposed through the northern boundary and run east west to provide access. The location of the existing right of way carriage way has been positioned to take advantage of proposed access for each lots to achieve driveway crossover points, in locations where the slope is not considered prohibitive for two-wheel drive access.

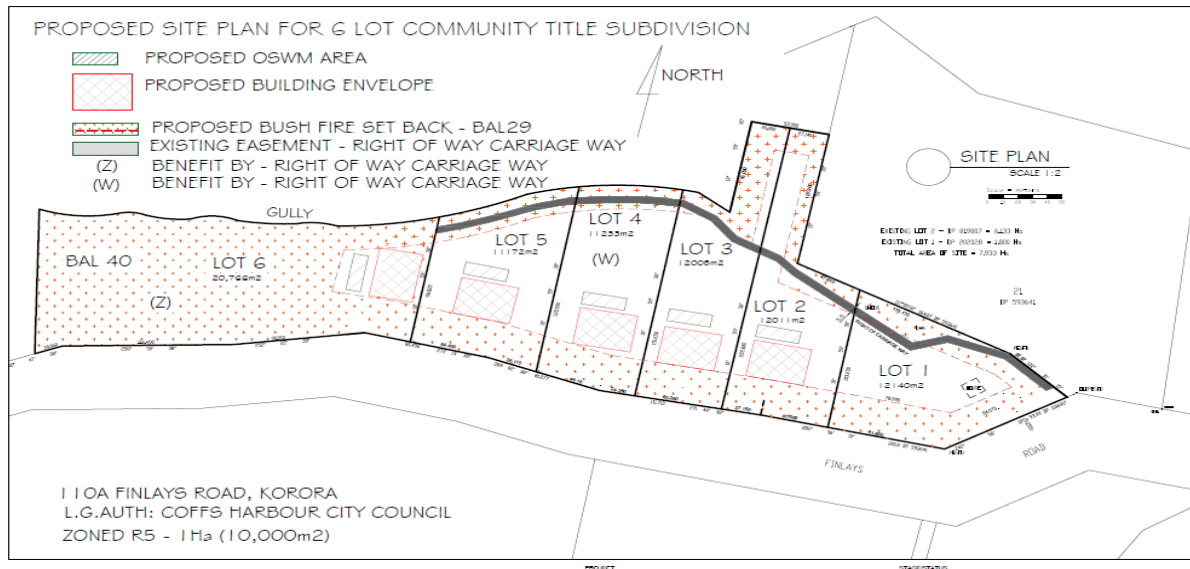


Figure 4. Community Title Subdivision Plan – Proposal

3.3 Services

Reticulated electricity and telephone services are currently available at the site. Augmentation work would be required to service each proposed allotment to ensure that appropriate infrastructure and utility services are provided to land to which control C1.8 Infrastructure is required to provide sufficient compliance. The attached design allows for practical and safe egress onto and out of site which meets the intended use of the land, thereby complying to the relevant objectives. See proposed site plan A1 104. Dial before you dig information indicates power on site.

Each proposed allotment has sufficient space to accommodate water tanks and on-site effluent disposal units, for future water supply and sewerage disposal respectively. An assessment of the subject site for the on-site disposal of effluent is contained in the ENV 216687 On-Site Sewage Management for Proposed 6-lot Subdivision report dated 7th June 2022.

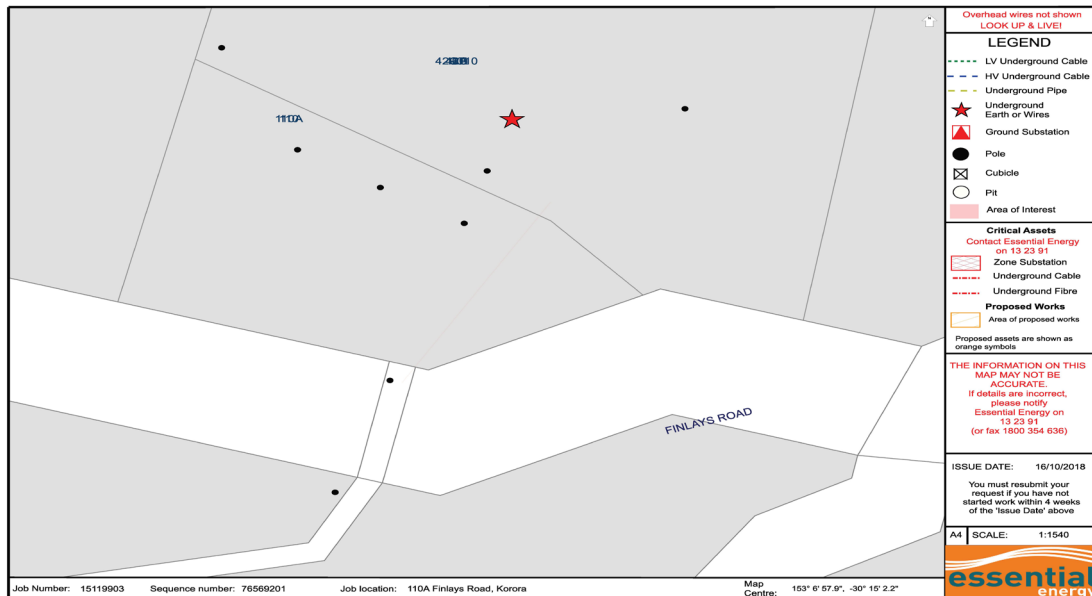


Figure 5. Dial before you Dig (DBYD) – existing power resources

4.1. CHCC Local Environmental Plan 2013

The following local environmental plans that are relevant to this proposal have been isolated as result of their significance to this submission: Clause (4) (b) applies - the subdivision will meet the Community Land Development Act 2021 provisions and the respective objectives under clause 3 to facilitate the subdivision of land into parcels for separate development with a view of creating common or shared property interest in associated land

Table 1. Land Use Table – Zone R5 Large Lot Residential

4.1 Minimum subdivision lot size

- (1) The objectives of this clause are as follows—
 - (a) to ensure that lot sizes have a practical and efficient layout to meet their intended use.
 - (2) This clause applies to a subdivision of any land shown on the [Lot Size Map](#) that requires development consent and that is carried out after the commencement of this Plan.
 - (3) 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.
 - (3A) If a lot is a battle-axe lot or other lot with an access handle, the area of the access handle is not to be included in calculating the lot size.

(4) This clause does not apply in relation to the subdivision of any land—

- (a) by the registration of a strata plan or strata plan of subdivision under the [Strata Schemes Development Act 2015](#), or
- (b) by any kind of subdivision under the [Community Land Development Act 2021](#).

Comments: This submission complies with the CHCC LEP 2013 Clause (4)(b) provisions as well as Section 8 of the Community Land Development Act 2021.

4.2 State Environmental Planning Policies

4.2.1 State Environmental Planning Policy (Housing) 2021 - Division 2 - Secondary dwellings permitted with consent –

- ✓ Clause 52 Development may be carried out with consent and
- ✓ Clause 53 Non-discretionary development standards—the Act.

4.2.2 SEPP (Coastal Management) 2018 The following characteristics were assessed against the SEPP (Coastal Management) 2018.

- a. Coastal Environment Area – the site is within the parameters of the NSW ePlanning Spatial Viewer.
- b. Coastal Use Area Map – the site is outside the parameters of NSW ePlanning Spatial Viewer guidelines.

4.2.3. SEPP (Building Sustainability Index: Basix) 2004 The dwelling on lot 1 of this proposal is currently required to be built as a dwelling, where in turn meets the requirements set out in the SEPP and therefore is considered a Basix affected building and requires a Basix Certificate to meet those provisions. Building is currently under construction.

4.2.4 EPA Act 1979 Section 7.11 - Contribution towards the provision or improvement of amenities or services (previous s 94). The Owners are aware that Section 7.11 contributions will need to be made a condition of consent. Section 64 Fees and Charges to be handle as per CHCC current policy for Fees and Charges given the proposal is a 6 Lot Community Title Subdivision.

4.2.5 Effect of aboriginal or cultural heritage. The owners are not aware of any influences by the local aboriginal community. However, given that there may be some minor earthworks in conjunction with the internal road on site. The owners expect the assessing officer with council (CHCC) will address the provision as a condition of the Notice of Determination approval and take the appropriate steps to save cultural heritage within the areas of Korora Large Lot Residential urban release area.

5.0 Matters for consideration – EPA 4.15

Impact Assessment - Principal Development Issues

The following provides an assessment of the proposal against the provisions of Clause 4.15 of the Environmental Planning and Assessment Act (as amended) while addressing the Coffs harbour City Councils Development Control Provisions under clause C1.5, C1.6, C1.8 & C1.11.

5.1 Korora Rural Residential Development Control Plan (DCP)

The proposed subdivision has been assessed against the provisions of the Korora Rural Residential DCP design requirements for community title schemes where the objectives have been addressed below.

5.2 Subdivision Standards

Pursuant to the provisions of the Korora Rural Residential DCP, the subject site is located within Area A (as shown on Lot size Intra Map in the LEP) and as such can be subdivided into 1 hectare allotments. All proposed allotments within the subdivision would have a minimum area of 1 hectare (10,000m²).

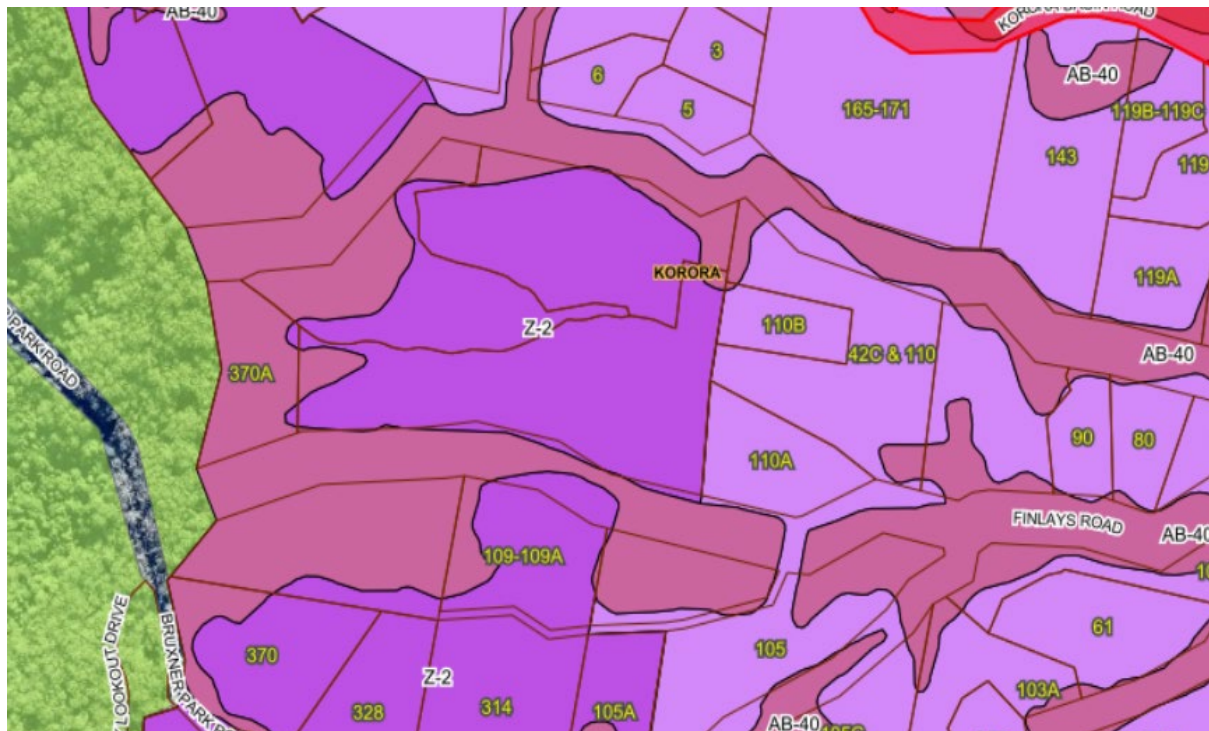


Figure 6. Lot size – intra maps 1st February 2023

- ☐ X1 5000m
- ☐ X2 6000m
- ☒ Y 1ha
- ☒ Z 2ha
- ☐ AB 40ha

5.3 Road and Access Design

The current access arrangements for the residential dwelling currently located within the South-eastern where access is via an existing right of way carriage way that will require an amendment section 88 instrument to provide access to lots 4-6 which will allow access via this internal road to each site with this subdivision.

The upgrading of existing gravel roads within the site would be subject to detailed engineering design following development approval, however it should be recognised that both existing

and new are of sufficient width to allow for some form of upgrading with a view of creating a passing bay to comply with current provisions if need be.

The construction and operation of the proposed right of carriageway would be subject to an Erosion and Sediment Control Plan to be developed in accordance with Council's 'Erosion and Sediment Control on Building and Development Sites Policy and Code of Practice'.

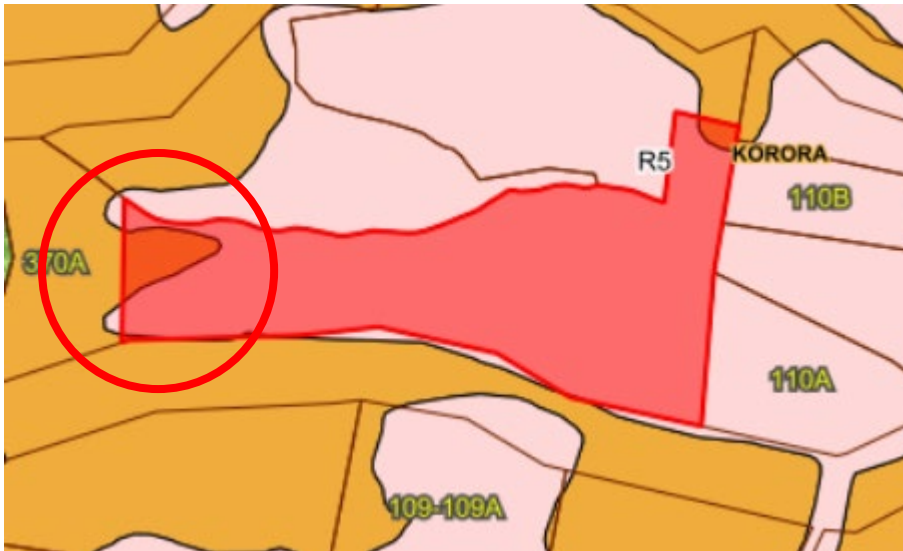


Figure 7. C2 Environmental Conservation Land – Intra maps 210223

The owners have taken environmental conservation land into account when designing the community title subdivision plan. Every attempt to alleviate the impact of this development has been taken into account.

The owners understand the complexities of working with environmental land, therefore, the owner believe the impact negotiable in this instant.



Photo 1.

View towards Bruxner Road – location taken corner of lot 5 & 6 north boundary

5.4 Vegetation Habitat

The subject site supports native vegetation within its south-western corner. This portion of the site is still zoned R5 Large Lot Residential and as such appropriate arrangements have been made to incorporate this area within lot 6 as a result of bushfire legislation requirements. Thereby provide adequate protection for building envelopes away from this portion of the site. Given the circumstances of the Bushfire assessment.

Given the nature of the site a flora and fauna assessment by the owner was not considered as the impact only impacts the existing blue berry farm areas under management. The respective building envelopes only affect the existing farm areas, where the balance of the site vegetation will not be removed.



Figure 8. Natural Resources Sensitivity – Biodiversity intra maps 1st February 2023.

In accordance with the provisions of the DCP, a revegetation plan has been given some consideration. The owner is expecting council to condition the DA to specify whether a revegetation and or remedial works plan indicating whether appropriate plant species is required prior to a subdivision certificate being issued.

The CHCC Biodiversity intro maps indicates that there is no impact on site that reflects any biodiversity activity. However, this is not to say the owner has not taken into consideration the vegetation to the west and south of the site. Figure 6 above highlights the extent otherwise the site is clear of vegetation.

5.5. DCP C2 Biodiversity - The owners are aware of the ecological value and significance of the fauna and flora in the surrounding built environment given the location of their Land development. The development proposal has been assessed against the Biodiversity Values Map outlined in the NSW ePlanning Spatial Viewer as being outside the area of influence. Therefore, complies with the objectives of this provision by protecting native fauna and flora and the ecological processes necessary to encourage biodiversity within our community. But also Avoiding any impact that may occur. The owner is mindful of the National State Forrest to the south that encompasses Bruxner Park Road. Therefore, sufficient assessment of the site meets the objectives of this development control where no

further action is required, as a result given the nature of the land and the intent of this development proposal.

Note:

Approval is not required where the SEPP (Vegetation in Non-Rural Areas) 2017 does not apply. The SEPP (Vegetation in Non-Rural Areas) 2017 should be viewed for exemptions. An Authority to clear vegetation is not required under SEPP (Vegetation in Non-Rural Areas) 2017 if it is clearing of a kind that is authorised under section 60 of the Local Land Services Act 2013 (such as clearing authorised by a private land conservation agreement under the Biodiversity Conservation Act 2016).

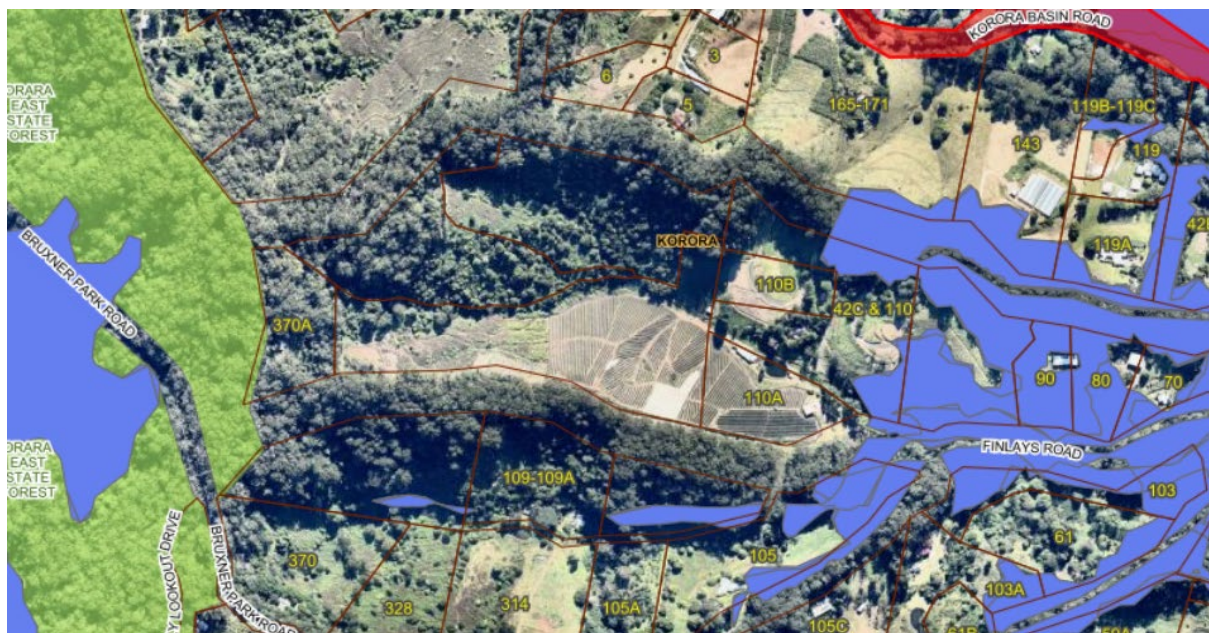


Figure 9. Biodiversity maps – CCHC intra maps 11th Jan 2023



Figure 10. POV (Prescribed Vegetation – applies to LEP 2013 areas)

5.6 Koala habitat

The land has a secondary element that indicates that koala may be located in the surrounding neighbourhood, but not evident according to the local intro maps dated 21st February 2023.

Therefore, the development can be considered low impact in this event. No biodiversity measures will be impacted given the location of the building envelopes as per development proposal – see Figure 4 within this report.

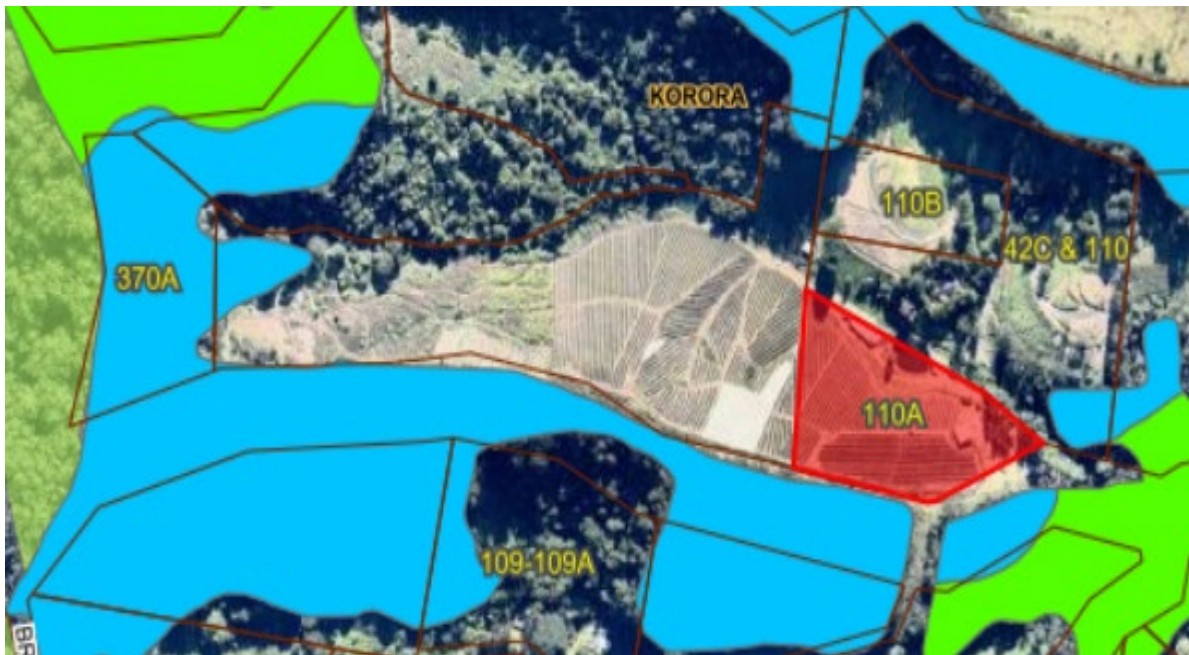


Figure 11. Koala Habitat – Secondary Impact

5.7 Landscape Corridor

The owners have taken every effort to incorporate the site plan into council's DCP provisions. The southern side of the property is on the high side. Figure 4 highlights the building envelope location that alleviates a great amount area highlighted in Figure 10.

The objective of the site plan is to alleviate the impact on may fronts. In this case the landscape corridor will enable future development to take place and complement future intentions on the land. Eg.. further landscaping in the form of vegetation that suits the area.

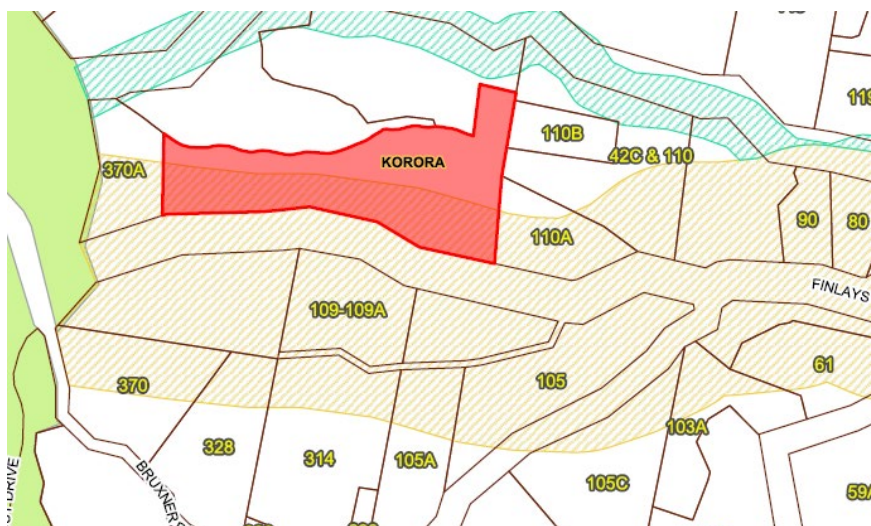


Figure 12. landscape corridor – intra maps

5.8 Effluent Disposal

The Land Capability Assessment – On site Waste Management Systems Report prepared by ENV Solutions dated 7th June 2022 for the subject site, includes an assessment of the geotechnical conditions of the soil's suitability of the soil for evapo-transpiration/ absorption system for the on-site disposal of likely quantities of treated sewage effluent and sullage.

The report concludes:

“ENV has carried out a site and soil evaluation forming a part of a land capability assessment at the property located at 110a Finlays Road Korora, NSW 2450. The site and soil evaluation were undertaken in accordance with AS1547:2012 and the CHCC On-site Sewage Management Strategy 2015 and will support the client’s development proposal.

Basically, all aspects of the subject allotments, including soil type, condition, and depth of topsoil, along with potential to establish a mix of plantings to maximise plant evapotranspiration, disposal of treated domestic sullage by sub soil evapotranspiration/absorption from each allotment is considered a viable option for this particular site.

Each of the onsite effluent disposal sites meets the provisions of Council's On-Site Sewerage Management Strategy and are setback over 20m from dams and watercourses.

5.9 Bushfire Hazard

A bushfire hazard assessment pursuant to the provisions of the 'Planning for Bushfire Protection' Guide has been prepared by Geolink Consulting Pty Ltd dated 21st October 2022 for the proposed subdivision. The assessment revealed that the site is regarded as bushfire prone land and the proposal is therefore integrated development requiring a Bushfire Safety Authority for the purposes of Section 100B of the Rural Fires Act, 1997.

The bushfire hazard assessment includes details on bushfire fuels and bushfire threat, fire trails and access arrangements, Asset Protection Zones, maintenance details and water storage requirements.

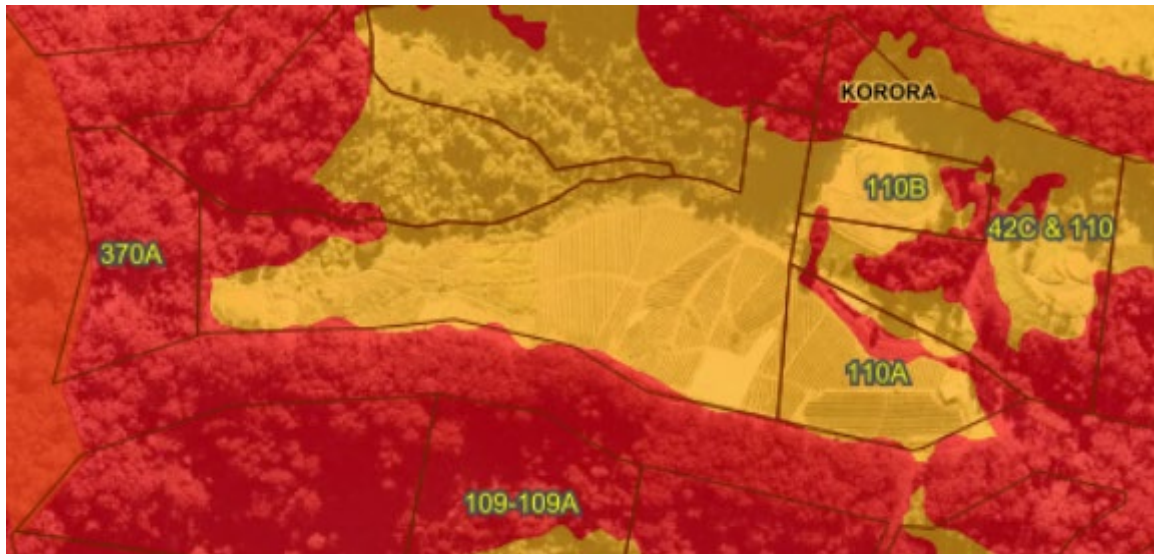


Figure 13. Bushfire Prone Land – Vegetation Cat 1 (Red) & 3 (light orange)

5.10 Water Supply

Each of the proposed allotments would be large enough to accommodate a water tank with sufficient capacity to serve not only domestic needs, but the required 20,000 litre water storage requirements for firefighting purposes. There would be no bores, wells or spear points located within 250m of the proposed effluent disposal sites.

5.11 Water Quality

Effluent disposal on each of the proposed allotments would meet Council's On-site Sewerage Management Strategy. As effluent disposal would be controlled by appropriate methods, water quality goals would be achieved.

5.12 Stormwater

Each of the proposed allotments is of appropriate size and shape to allow stormwater from any future buildings to be diverted into domestic water tanks, firefighting storage facilities or rubble pits prior to entering the road easement that will divert the water to the Dam area.

If council is concerned about the handling of storm water, please condition the DA to address the issue prior to a CC being issued.

5.13 Contamination

Given the history of the site and respective surrounding land that may have had bananas growing, it was necessary to ensure that these activities do not have a detrimental impact upon the proposed subdivision or any future development. Composite soil sampling was subsequently undertaken by Env Solutions for the development undertaken for the house (DA2018-1021 dated 26 October 2018) for the proposed allotment pursuant to EPA and Council's guidelines. The results of the composite sampling have allowed the current

development to be constructed. The owners do not expect any remedial action plan (RAP) to be undertaken given the circumstances on site and the respective layout of the subdivision and that the land has per prominently used for blue berry's agriculture activities.

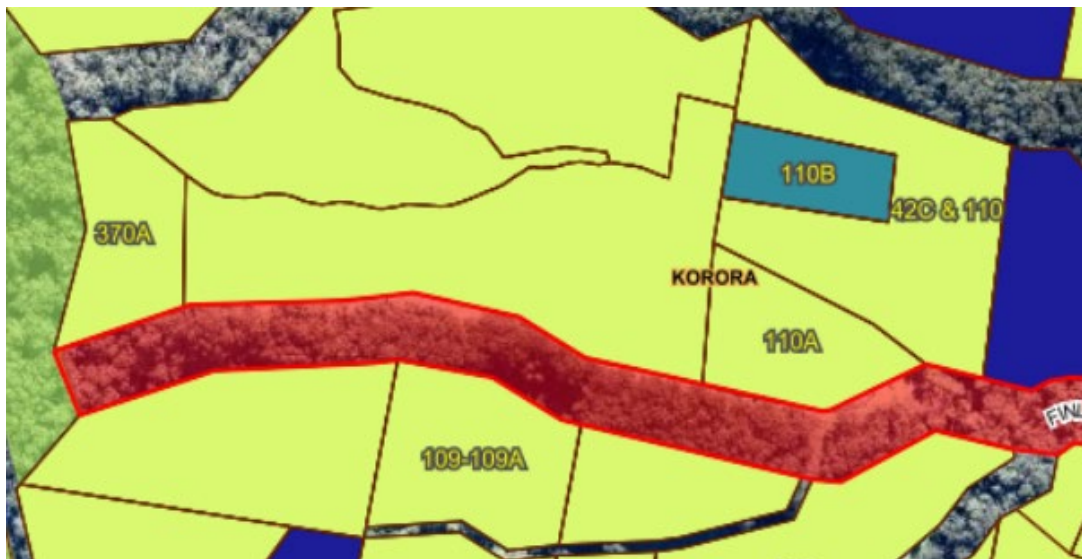


Figure 14. BCL Banana Contaminated Land – BCL 1

5.14 Banana land Buffers

Banana plantations exist to the southeast towards the coast and are still present on site at the rear of lot 5 & 6 on the southern boundary of the subject site. Given the location of the proposed building envelope for lots 2 - 6, adequate separation exists between the proposed envelope and the existing bananas. Previous investigations into the contamination of the site were undertaken as a result of previous DA submission 2018.



Figure 15. CHCC Banana Cultivation 1943 - 1994 extract intra maps dated 1st February 2022

5.15 Building Design

The location of the proposed building envelopes within each of the planned allotments has been selected to allow the criteria for building designs to complement the surrounding neighbourhood while addressing the built landscape, which is set out in the Korora Rural Residential DCP – D4, to be met.

Consideration has also been given to ensuring adequate separation between each proposed building envelope to meet the objectives of D4.2 with a view of ensuring and maintaining the residential character within the area. The lots are large enough to minimise impacts on any existing views and private open spaces created through design parameters e.g. decks and Verandahs while using traditional building materials to meet bushfire compliance.

Each building envelope has been designed to alleviate the impact, with each individual lot due to the concerns of council on line mapping indicating that the land is Steep or Highly erodible (Vulnerable) land.



Figure 16. Steep or highly erodible (Vulnerable) land intra map 1st February 2023.

5.16 Setbacks

The subdivision proposal has been designed to incorporate the setback parameters for R5 zone lots while maintaining the character between buildings, which will allow sufficient air flow and sunlight for general amenity to occur. Thereby complying to the objectives and requirements set out in D4.1 of the DCP. Refer 12 & 13 to Figures

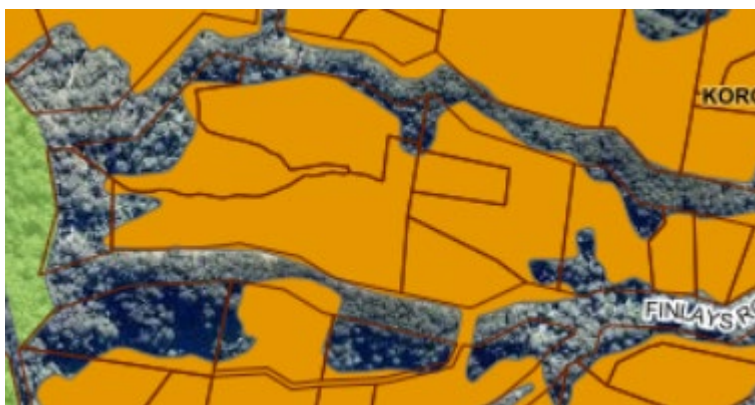


Figure 17. Setbacks: Front – C – 10 meters

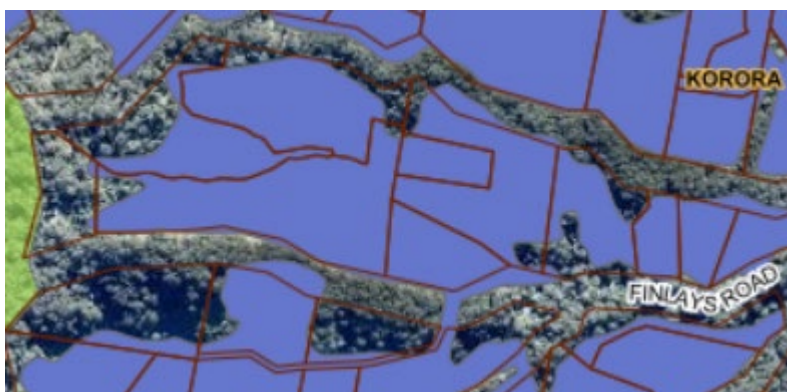


Figure 18. Setbacks: Side & Rear = A – 5 meters intra map 1st February 2023

5.17 Garbage Service

The proposed subdivision is within the area currently serviced by Council's waste management contractors. The proposed 3m-5m wide access roads with sign posted passing bays every 100 metres would provide suitable access for contractor vehicles.

5.18 Letterboxes

Letterboxes would be located within each lot adjacent to each respective driveway access, running off the internal right of way carriage way with house numbering to be provided on each letterbox.

5.19 Erosion Control

The proposed subdivision would be subject to an Erosion and Sediment Control Plan to be developed in accordance with Council's 'Erosion and Sediment Control on Building and Development Sites Policy and Code of Practice'. The owner expects this will be conditioned as part of the determination and to be provided prior to the issue of a sub division certificate for works to commence.

5.20 Tourist Potential

The proposed subdivision is intended for rural residential purposes. Any tourist facilities that may be proposed in the future would need to address the relevant provisions upon application to Council.

5.21 Contributions - EPA Act 1979 Section 7.11 - Contribution towards the provision or improvement of amenities or services (previous s 94). The Owners are aware that Section 7.11 contributions will need to be made a condition of consent. Section 64 Fees and Charges to be handle as per CHCC current policy for Fees and Charges given the proposal is a 6 Lot Subdivision.

5.22 Effect of aboriginal or cultural heritage. The owners are not aware of any influences by the local aboriginal community. However, given that there may be some minor earthworks in conjunction with the internal road on site. The owners expect the assessing officer with council (CHCC) will address the provision as a condition of consent to the Determination and take the appropriate steps to save cultural heritage within the areas of Korora Large Lot Residential urban release area.

5.23 Section 4.15 (1)(e) Public Interest.

Social and Economic Effects – Are there any likely impacts?

Comments: The public interest is served by improving the liveability and aesthetics of the existing development on the site whilst ensuring that the future development on the lots do not result in an unreasonable loss of residential amenity to adjoining and/or nearby properties and public spaces and that this development proposal is in support of creating additional social and economic effects that will relate to any neighbours and future development in the area.

Given that there is a primary school in the immediate area and that the surrounding built environment is in sync with this development proposal. The impact can be considered minimal based on current surrounding land uses with a general store only minutes away.

The development proposal is in the public interest, as the proposal is addressing affordable housing in the area of Korora area. Where housing is in high demand.

5.24 Master Plan

The Subdivision proposal is located within the Korora Large Lot Residential urban release area. The map indicates that two points on the peripheral of the site that indicates high conservation value land. This proposal has taken these areas into account. Thereby alleviating any impact on the immediate environment. Therefore, complying with the principles and objectives of the DCP G7.1 Master Plan in principle. As well as conforming with the objectives and requirements for infrastructure

Comments: the subdivision plan complies with the DCP G7 Master Plan that will provide for development on land that is free from environmental constraints. Thereby complying with the principles of the Korora Large Lot Residential Master Plan.

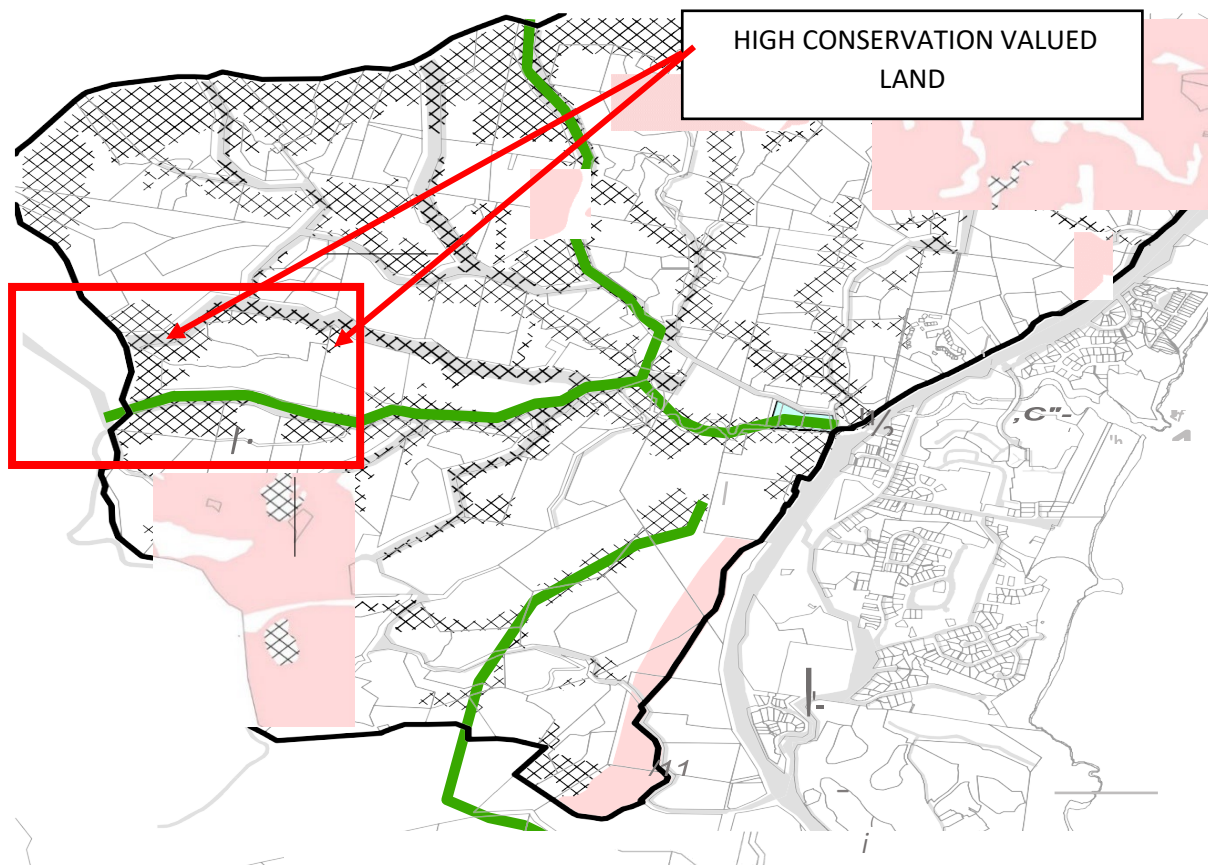


Figure 18 Master Plan – Korora Large Lot Residential – intra maps 1st February 2023

6.0 Conclusion

6.1 Approval is sought for the proposed development that consist of a Community Title Subdivision on site at Lot 1 - DP 202028 and Lot 2 DP819807 at 110 Finlays Road, Korora.

Based on the above analysis, the proposed development will comply with the specific Codes for Large Lot Residential - Zone R5 given the location within the area of Korora master plan and the respective location of the C2 zoning – Environmental conservation in the surrounding areas of Korora.

The Community Title Subdivision development proposal meets the Objectives of DCP C1.5 Subdivision – Design requirements for rural and large lot residential zones.

- a. The Owners intentions have been conveyed to DCS Building & Consulting to provide the best outcome for the land use given the size of the land and its respective constraints.
- b. The nature of the development and particular location where it has been demonstrated that a safe passage from the site can be substantiated without interfering with the current Land use.

- c. While meeting the objectives and aims of the policy to minimise the impact on the immediate built environment.
- d. The proposed development is consistent with the planning instruments applying to the land and does not cause any impacts of significance to the surrounding environment.
- e. The site is capable of accepting effluent via an onsite wastewater disposal system for any future residential dwelling on the proposed allotments.
- f. The site is capable of accommodating a residential dwelling on each of the proposed allotments.
- g. The proposed subdivision would not significantly impact upon any important habitat for threatened flora and fauna species.
- h. The proposed subdivision has been designed taking into account the environmental attributes of the site and the surrounding area.

It is therefore considered that this proposal will improve the amenity for the owners, without adversely impacting on any other future buildings within the development or any surrounding properties or public spaces with a positive impact on the local neighbourhood.

Therefore, the Owners seek a determination under Environmental Planning Assessment Act 1979 Section 4.15 (1) of the current planning scheme in relation to Lot 1 - DP 202028 and Lot 2 DP819807 at 110 Finlays Road, Korora to grant permission for a 6 Lot Community Title Subdivision and respective right of way easement in accordance with the attached Site Plans be indorsed and supported by Council.

Yours faithfully,

A handwritten signature in dark ink, appearing to read 'Dale Brushett', with a long horizontal flourish extending to the right.

Dale Brushett
DCS Building & Consulting
0413 053737
Accredited Certifier B3099

Appendix A. Site Plan

