



Statement of Environmental Effects
for
Two (2) lot subdivision of
Lot 12 Sec 8 DP6081, 49 Pullen Street, Woolgoolga

On behalf of [REDACTED]

Our Ref: 01/2223

Date: June 2023

COMPLIANCE AND USAGE STATEMENT

This Development Application has been prepared and submitted under Part 4 of the Environmental Planning and Assessment Act, 1979 by:

Documentation Preparation

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Document: Part 4 – Development Application

Development Application

Proponent: *Vision Town Planning*
Postal Address: C/ VISION TOWN PLANNING
P.O. Box 1444, BALLINA NSW 2478
Subject Land: Lot 12 Sec 8 DP6081, 49 Pullen Street, Woolgoolga
Development Proposal: A two (2) lot subdivision
Assessment Document: Statement of Environmental Effects

Certification

I certify that I have prepared the content of this Development Application and to the best of my understanding and knowledge:

- it is in accordance with the Act and Regulations, and
- it contains details that do not by its presentation or omission of information materially mislead.

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Randall Evans MPIA CPP
Principal Town Planning Consultant
VISION TOWN PLANNING
June 2023

Table of Contents

1.	INTRODUCTION	
1.1 -	Executive Summary	4
1.2 -	Development Application	5
1.3 -	Further Information	5
1.4 -	Structure of Report and its Scope	5
1.5 -	Purpose	5
2.	THE SITE AND ITS CONTEXT	
2.1 -	Cadastral Description	6
2.2 -	Site Context	7
2.3 -	Site Analysis	7
2.3.1 -	Land Constraints	7
2.3.2 -	Land Contamination	7
2.3.3 -	Adjoining and Surrounding Land Uses	7
2.3.4 -	Bushfire Prone Land	7
2.3.5 -	Dwelling Entitlement	7
2.4 -	Previous Development/Building History	8
2.5 -	Existing Allotment Description	8
3.	DEVELOPMENT PROPOSAL	
3.1 -	General Description	9
3.2 -	Utility Services	10
3.3 -	Civil Works and Vegetation Removal	10
3.4 -	Site Access/Local Road Network	10
4.	REVIEW OF RELEVANT STATUTORY PLANNING POLICY	
4.1	Statutory Considerations	
4.1.1 -	Environmental Planning Instruments	11
4.1.2 -	Coffs Harbour City Local Environmental Plan	11
4.1.3 -	Coffs Harbour City Development Control Plan	14
4.1.4 -	State Environmental Planning Policies	19
4.1.5 -	Other Matters	19
4.1.6 -	Section 4.15 Matters for Consideration	19
5.	CONCLUSION	23

List of Plates

Plate No. 1:	Aerial Site Photo	6
Plate No. 2:	Aerial Locality Plan	6
Plate No. 3	Zoning Map	12

List of Photos

Photo No.1:	View of Existing Dwelling from Crabbe Street	8
Photo No.2:	View of property from Crabbe Street	8
Photo No.3:	View of property from Pullen Street	9
Photo No.4:	View of proposed new lot from Crabbe Street	9

List of Appendices

APPENDIX A:	Site Survey Plan prepared by Macro Surveying	23
APPENDIX B:	Proposed Subdivision Plan prepared by Macro Surveying	24
APPENDIX C:	Bushfire Assessment Report, prepared by Bushfire Risk Pty Ltd	25
APPENDIX D:	Stormwater and Infrastructure Servicing Report and Plans prepared by Enginuity Civil	26

1. INTRODUCTION

This section of the report provides an executive summary of the site details, client instructions, relevant background information and the structure of the report.

1.1 Executive Summary

Property Address: 49 Pullen Street, Coffs Harbour

Property Description: Lot 12 Sec 8 DP6081

Local Authority: Coffs Harbour City Council

Site Area for Existing Lot: 1509.20m²

Proposed Allotments: Lot 1: 906.70m²

Lot 2: 602.50m²

Land Use Zoning: *R2 - Low Density Residential*

Proposed Development: Subdivision

Type of Development: Integrated

Registered Owner: [REDACTED]

Applicant: *Vision Town Planning*

1.2 Development Application

Development consent is sought for a two (2) lot residential subdivision to create the following lots sizes:

Proposed Lot 1: 906.70m²

Proposed Lot 2: 602.50m²

Proposed Lot 1 will contain the existing dwelling and retain the existing driveway access from Crabbe Street. Proposed Lot 2 is a vacant parcel of land with a proposed new driveway having access from Crabbe Street.

1.3 Further Information

Should Council require any additional information or wish to clarify any technical matter raised by this proposal or any submissions made, Council is requested to please consult with the applicant prior to determination of the Development Application.

1.4 Structure of Report and its Scope

This Statement of Environmental Effects is structured in the following manner:

- Section No.2 of this report describes the physical characteristics of the subject land and its planning context;
- Section No.3 describes in detail the development proposal having regard to the provisions of Section 4.15(1)(a);
- Section No.4 sets out an examination of the statutory and policy planning status relating to the land, particularly as specified by S.4.15(1)(a) to (e) of the Act with particular regard to the proposal described in Section No.3; and
- The final section of the report undertakes a general review of the project and summation as to the appropriateness of the project having regard to the planning controls applying to the land and suitability of the proposed land use within the locality.

1.5 Purpose

This Statement of Environmental Effects accompanies the Development Application prepared by *Vision Town Planning* for and on behalf of Lisa Ellis, being the owner of the property. The subject land is located wholly within the Local Government Area of Coffs Harbour City Council (CHCC) and is described as Lot 12 Sec 8 DP6081, 49 Pullen Street, Woolgoolga.

This report should be read in conjunction with the accompanying Coffs Harbour City Council (CHCC) Development Application form together with the following plans and drawings, which support the development proposal:

- Site Survey Plan (1 page), prepared by Macro Land Surveyors, dated 19.12.22 (please refer to Appendix A);

- Proposed Subdivision Plan (1 page), prepared by Macro Land Surveyors, dated 19.12.22 (please refer to Appendix B);
- Bushfire Assessment Report (35 pages), prepared by Bushfire Risk Pty Ltd, dated 05.04.23 (please refer to Appendix C);
- Engineering Stormwater and Infrastructure Servicing Report and Plans (6 pages), prepared by Enginuity Civil (please refer to Appendix D).

2. THE SITE AND ITS CONTEXT

This section of the report identifies the subject site and describes its environmental planning context.

2.1 Cadastral Description

The subject site, as seen in the aerial site photos below, is described in Real Property terms as the following:

Lot 12 Sec 8 DP6081, 49 Pullen Street, Woolgoolga.

As seen from the aerial site and locality photo below the existing allotment has street frontage to Pullen and Crabbe Street with driveway access to the existing dwelling and proposed new allotment from Crabbe Street. The site locality plan outlines that the subject property is located within an existing residential village precinct area of Woolgoolga.

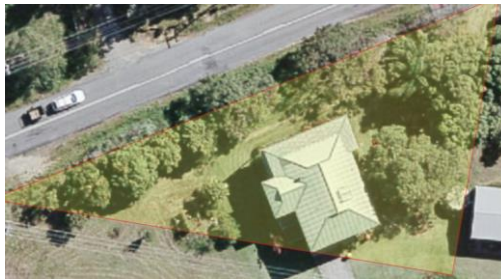


Plate No.1 – Aerial Site Photo: Lot 12 Sec 8 DP6081, 49 Pullen Street, Woolgoolga (source: <http://maps.six.nsw.gov.au/>)



Plate No.2 – Aerial Locality Plan: Lot 12 Sec 8 DP6081, 49 Pullen Street, Woolgoolga (source: <http://maps.six.nsw.gov.au/>)

2.2 Site Context

The subject property is located approximately 1km to the west of the Woolgoolga commercial area. The subject site is located within the existing residential village of Woolgoolga which is a coastal village located within the Coffs Harbour LGA to the north of the North Coast Plan Regional City of Coffs Harbour. The existing allotment is a large triangle shaped allotment with site frontage to Pullen and Crabbe Street. The existing dwelling and proposed new allotment from Crabbe Street.

2.3 Site Analysis

2.3.1 Land Constraint(s)

The subject allotments are identified as containing the following land constraint:

- Acid Sulphate Soils

Comment: The subject allotment is mapped as Class 5 acid sulphate soil. The proposed subdivision requires physical work for the connection of essential services to the new allotment. These works will involve the excavation of a service(s) trench however such a trench is not deep and therefore it is considered that the proposed subdivision works are not likely to disturb any potential acid sulphate soil.

2.3.2 Land Contamination

The land use history of the subject properties is not known however the proposed and subdivision and future building works upon proposed Lot 2 require minimal physical work and therefore it is not likely such works will disturb the land. Furthermore, the subject land is located within an existing residential estate. For these reasons it is considered that a land contamination report is not required.

2.3.2 Bushfire Prone Land

The subject site is mapped as 'Bush Fire Prone Land' (BFPL) under s.10.3 Environmental Planning and Assessment Act 1979 (EPA Act), triggering the legislative requirements for building on bushfire prone land. Proposed sub-divisions and special fire protection purpose (SFPP) developments as defined in PBP require approval from the NSW RFS in the form of a bushfire safety authority (BFSA) under s.100B Rural Fires Act 1997. Such developments are considered 'Integrated development' under s.4.46 of the EP&A Act 1979. The proposed development will require a Bushfire Safety Certificate to be issued by the NSW RFS under s.100B of the Rural Fires Act 1997. An assessment of the proposed subdivision bushfire impact has been undertaken by a qualified bushfire consultant in Melanie Jackson of Bushfire Risk Assessment (Please refer to Attachment C).

The bushfire assessment report concludes that the proposed subdivision development does not appear to have any negative bushfire impact subject to the compliance of the development with the recommendations within the bushfire report. The bushfire assessment report states that it has been satisfactorily demonstrated that the existing dwelling on Lot 1 and the BE on proposed Lot 2 complies with the integrated development requirements of PBP (2019).

2.3.4 Adjoining and Surrounding Land Uses

The subject property is surrounded by other residential dwellings that form part of the residential precinct of Woolgoolga. The proposed allotment sizes are consistent with other existing and new allotments within the residential precinct area of Woolgoolga.

The proposed subdivision is creating two allotments of land that exceed the minimum lot size requirements and the submitted subdivision plans detail how any new dwelling built upon proposed Lot 2 can comply with Council's residential building setback and private open space and common landscape area provisions. For these reasons it is considered that the proposed subdivision is consistent with the existing residential development in the village of Woolgoolga.

2.3.5 Dwelling Entitlement

The subject property is located with the residential precinct area of Woolgoolga. The existing allotment contains a Council approved residential dwelling that dates back to late 1980's and therefore it is considered that the subject allotment has a dwelling entitlement. The proposed subdivision will create a dwelling entitlement for proposed Lot 2.

2.4 Previous Development/Building History

A site inspection determined that the property contains a residential dwelling that dates back to the late 1980's. No other development or building application history is known in relation to Lot 12 Sec 8 DP6081, 49 Pullen Street, Woolgoolga.

2.5 Existing Allotment Description

The existing property is a large triangle shaped allotment with a fall of approximately 3m from the South-west portion of the land to the North-eastern corner of the land (please refer to the Site Survey plan in Appendix A)

The property has street frontage to Pullen and Crabbe Street and contains an existing residential dwelling with driveway access from Crabbe Street.

The following photos detail the existing residential dwelling and driveway access for the subject property.



Photo 1: View of existing dwelling from Crabbe Street.



Photo 2: View of property from Crabbe Street.



Photo 3: View of property from Pullen Street.



Photo 4: View of proposed new lot from Crabbe Street.

3. DEVELOPMENT PROPOSAL

This section of the report defines the proposed development by way of text, mapping and statistical information.

3.1 General Description

Development consent is sought for a two (2) lot residential subdivision to create the following lots sizes:

Proposed Lot 1: 906.70m²

Proposed Lot 2: 602.50m²

Proposed Lot 1 will contain the existing dwelling and retain the existing driveway access from Crabbe Street. Proposed Lot 2 is a vacant parcel of land with a proposed new driveway having access from Crabbe Street.

A site survey plan of the existing property, copy of the proposed subdivision plan and infrastructure plans can be viewed within Appendix A, B and D.

3.2 Utility Services

The site is currently serviced with water and sewer.

The existing water meter is located on the northern boundary of the lot and will remain to service proposed Lot 1. The existing sewer connection point is on the southwestern side of the existing dwelling, in proposed Lot 1.

Proposed Lot 2 will require provision of a water and sewer connection point. A new water meter is proposed on the northern boundary of Lot 2, connected to the existing water main in Pullen Street. It is proposed to provide a small private pump station and rising main within Lot 2, discharging to the existing sewer connection point on Lot 1. The rising main will be contained within an easement over Lot 1. A conceptual layout of the proposed arrangement is included in the Stormwater and Infrastructure Servicing Report and Plans prepared by Enginuity Civil (Please refer to Attachment D).

The proposed stormwater management concept incorporates on-site detention for proposed Lot 1 and Lot 2. The concept has been developed in accordance with Northern Rivers Handbook of Stormwater Drainage Design (Northern Rivers Local Government, 2012) (the Handbook). Calculations showing the effect of the proposed development on design storm run-off flow rates and the efficacy of proposed measures to limit flows are provided in the Stormwater and Infrastructure Servicing Report and Plans prepared by Enginuity Civil. The proposed system includes a 3.34Lx1.06Wx2.05H rainwater tank, for each proposed lot, with detention storage and discharge control through an orifice plate. The typical layout of the tanks and storage is included in the Stormwater and Infrastructure Servicing Report and Plans prepared by Enginuity Civil (Please refer to Attachment D). Final design details of the proposed system will be provided at Construction Certificate stage.

3.3 Civil Works and Vegetation Removal

The proposed subdivision will require essential services to be connected which will require minor earthworks. These minor earthworks will not exceed 1m. There is also minor shrub vegetation removal required for the proposed new dwelling. Any shrub removal is minor and considered to form part of the civil works associated with this development.

3.4 Site Access/Local Road Network

Vehicular access to the existing dwelling house is from Crabbe Street. The access for the proposed new dwelling is also proposed to be via Crabbe Street. The Crabbe Street access was chosen due to the topography of the land and operational characteristics of Crabbe Street as a residential street servicing this residential estate.

Crabbe Street links into Pullen Street which leads onto Solitary Islands Way. Crabbe and Pullen Street are formed roads which provide all-weather road access linking to Solitary Islands Way. Solitary Islands Way connects onto the Pacific Highway being the major arterial link to the regional city of Coffs Harbour to the south and the smaller strategic centre of Grafton to the north.

4. REVIEW OF RELEVANT STATUTORY PLANNING POLICY

Section No.4 documents the range of planning controls applicable in the subject case pursuant to Section 4.15 of the Act and outlines the effect of these instruments in the circumstances of this development proposal.

4.1 Statutory Considerations

Pursuant to the Environmental Planning and Assessment Act, 1979, a number of statutes are potentially applicable to a development proposal. This section reviews the range of planning instruments considered relevant to the subject development application proposal.

4.1.1 - Environmental Planning Instruments

No deemed environmental planning instruments apply to the subject land.

4.1.2 – Coffs Harbour Local Environmental Plan 2013

The subject property is located within the Coffs Harbour Local Environmental Plan (LEP) 2013 area.

The subject land contains the following mapped environmental constraints:

- Bushfire Prone Land (Vegetation Buffer)
- Class 5 Acid Sulfate Soils

Zone: The land is zoned *R2 - Low Density Residential*.

Zone Objectives: The objectives for the *R2 - Low Density Residential* zone are as follows:

- *To provide for the housing needs of the community within a low density residential environment.*
- *To enable other land uses that provide facilities or services to meet the day to day needs of residents.*
- *To provide for housing diversity and choice and associated infrastructure that supports the changing housing needs of the population that is consistent with local character.*
- *To encourage active living through the provision of healthy, walkable, green and safe built environments and streets, greener connections and walking and cycling infrastructure.*
- *To ensure that development reflects design excellence in its presentation to the public realm.*

Permissibility: Subdivision of land is not a defined and listed 'land-use' within the *R2 - Low Density Residential* zone land use table. However, the subdivision of land is permissible under *Clause 2.6* of the Coffs Harbour LEP 2013.

Comment: The proposed subdivision is considered consistent with the objectives of the zone for the following reasons:

- The proposed subdivision creates an additional allotment capable of accommodating a dwelling without impacting the existing residential density within this locality;
- The proposed subdivision creates an additional allotment that would be used for the housing needs of the community like the existing residential land uses that surround the property.

The proposed residential use of the land is consistent with the zoning and objectives of the land. The following plate details the zoning of the land.



Plate No.3 – CHLEP 2013 Zoning Map: Subject Property (source: <https://www.planningportal.nsw.gov.au/spatialviewer>)

Relevant Clauses of Coffs Harbour LEP 2013

The following clauses of Coffs Harbour LEP 2013 are applicable to this development proposal:

Clause 4.1 – Minimum subdivision lot size

This particular clause applies to all land, the objectives are as follows:

- 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.*

Comment: The relevant objectives to the proposed subdivision are (1)(a), (2) and (3). The proposed subdivision is consistent with these objectives for the following reasons:

- (a) The proposed new lot has a practical and efficient layout to meet their intended residential use of the land that complies with Council's development control standards (please refer to section 4.1.3 within this report and the subdivision lot design in Appendix A);
- (b) The proposed new lot design is a practical and efficient layout that utilises existing infrastructure;
- (c) The proposed new lot design ensures that any future dwelling on the land will be positioned on the land with minimal visual impact upon the existing residential dwellings located along Pullen and Crabbe Street;
- (d) The subject development application seeks development consent from Council as required by Coffs Harbour LEP 2013,

- (e) The proposed new lot is exceeds the minimum size shown on the Lot Size Map in relation to that land and is consistent in size with other allotments in this locality in the R2 - Low Density Residential.

Clause 7.1 - Acid Sulphate Soils (Class 5)

The objective of this clause is to ensure that development does not disturb, expose or drain acid sulfate soils and cause environmental damage.

Part (6) of this Clause states: *Despite subclause (2), development consent is not required under this clause to carry out any works if:*

- (a) the works involve the disturbance of less than 1 tonne of soil, and*
- (b) the works are not likely to lower the watertable.*

Comment: The subject allotment is mapped as Class 5 acid sulphate soil. The proposed subdivision requires physical work for the connection of essential services to the new allotment. These works will involve the excavation of a service(s) trench however such a trench is not likely to involve 1 tonne of soil or disturb the water table. Furthermore these earthworks are not within 500 metres of adjacent Class 1, 2, 3 or 4 land that is below 5 metres Australian Height Datum and by which the watertable is likely to be lowered below 1 metre Australian Height Datum on adjacent Class 1, 2, 3 or 4 land.. For the above reasons it is considered that the proposed subdivision works are not likely to disturb the water table or any potential acid sulphate soil.

Clause 7.11 - Essential Services

This clause applies because Council is unable to grant development consent to a development unless it is satisfied that any of the following services that are essential for the development are available or that adequate arrangements have been made to make them available when required:

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

Comment: The proposed subdivision is consistent with this clause because the proposed subdivision will not alter or amend the existing essential services that are available to the existing residential dwelling. Furthermore as detailed previously in this report and on the submitted subdivision design and engineering services plan the proposed new allotment will be connected to Council's electricity/telecommunication services, reticulated stormwater, water and sewage system. For the above reasons it has been demonstrated that adequate arrangements can be made to provide essential services to the proposed development.

4.1.3 – Coffs Harbour Development Control Plan 2015

Coffs Harbour Development Control Plan (DCP) 2015 contains the following parts that are relevant to the proposed subdivision development:

Part C – Subdivision Controls;

Part D – Residential Development;

Part F – General Development Controls.

The following outlines how the development proposal is consistent with each relevant *R2 - Low Density Residential* zone clause of the DCP:

Part C - Subdivision Controls

The following table provides a review of the Part C - subdivision controls that are relevant to the proposed 2 lot subdivision of land zoned *R2 - Low Density Residential*.

Development Control Provisions	Development Standard/Requirement	Compliance
Clause C1.1: General Design Requirements	The purpose of this clause is to ensure that resulting lots have a practical and efficient layout to meet their intended use.	Yes The proposed new lot has a practical and efficient layout that meets the intended residential use of the land and that complies with Council's development control standards (please refer to section 4.1.3 within this report and the subdivision lot design in Appendix A)
Clause C1.2: Design Requirements for Certain Residential Zones	Subdivision proposals are to demonstrate that development can be accommodated on the resulting lot(s) in accordance with the <i>Density Map</i> and relevant built form controls contained within this Plan. The Density Map for this particular <i>R2 Low Density Residential</i> area is 400m ² .	Yes The proposed subdivision would create lots sizes of: Lot 1: 906m ² Lot 2: 602m ² which both exceed the 400m ² minimum lot size requirement.
Clause C1.7: Infrastructure requirements for certain subdivisions	Subdivision proposals are to ensure that appropriate infrastructure and utility services are provided to all lots resulting from a subdivision of land to which this control applies.	Yes The existing dwelling house is connected to Council's reticulated water, sewage and stormwater system in Pullen Street and has existing electricity and telecommunication services

		<p>via an existing power in Crabbe Street.</p> <p>The proposed new allotment will be able to be connected to Council's reticulated water, sewage and stormwater system in Pullen Street and electricity/telecommunication service connection in Crabbe Street.</p>
Clause 1.10: Erosion and Sediment Control Requirements	Subdivision proposals are to ensure that earthworks will not have a detrimental impact on environmental functions and processes, neighbouring uses or features of the surrounding land.	<p>Yes</p> <p>The proposed subdivision requires physical work for the connection of essential services to the new allotment. These works will involve the excavation of a service(s) trench however such a trench is not deep and therefore it is considered that the proposed subdivision works are not likely to have a detrimental impact on environmental functions and processes, neighbouring uses or features of the surrounding land.</p>
Clause 1.11: Environmental Requirements	Subdivision proposals are to ensure that they are responsive to the environmental context of the site and occur in a manner that provides for the continued protection of high conservation value land .	<p>Yes</p> <p>The proposed subdivision has been designed such that it is responsive to the environmental context of the site by incorporating lot sizes that are consistent with the surrounding residential area. The subject property is substantially clear of vegetation and does not have any high conservation value.</p>

Part D – Residential Development

There are no specific Part D Residential Development controls applicable to the proposed 2 lot subdivision as these controls apply to development for the purpose of **residential accommodation** on residential zoned land. The purpose of the following table is to demonstrate how the proposed new allotment (Lot 2) has been designed to enable any future dwelling on the land the ability to comply with the Part D Residential Development controls.

Development Control Provisions	Development Standard/Requirement	Compliance
Clause D3.1 Density Requirements	The purpose of this clause is to ensure that the density of residential development is appropriate to the scale and character of each location and that there is a variety and choice of housing is available within the Coffs Harbour Local Government Area. For land zoned <i>R2 Low Density Residential</i> the density requirement is 1 dwelling per 400m ²	Yes The proposed density requirement is lower than the maximum allowable density on the land however the proposed subdivision has been designed in consideration of the existing site constraints and the scale and character of this Woolgoolga residential area.
Clause D3.2 and 3.3 Building Setbacks	The aim of this clause is to provide space between buildings and streets to maintain streetscape character and provide for air flow, sunlight, landscaping and general amenity. Setback Requirements on land zoned <i>R2 Low Density Residential</i> : Front Setback: 6m Side/Rear Setbacks: 900mm	Yes Proposed new Lot No.2 incorporates a building envelope that provides space between buildings and streets to maintain streetscape character and provide for air flow, sunlight, landscaping and general amenity with the following setbacks: Front Setback: 6m Side/Rear Setbacks: 900mm (please refer to the proposed subdivision plan in Appendix B).
Clause D3.4 – Frontage Width Requirements	The aim of this clause is to minimise visual impacts on the streetscape, ensure a suitable entry is provided to residential development and ensure that there is adequate provision for the location of services within the frontage of the site. The DCP requires that there is a minimum frontage to a public road for a dwelling of 10m.	Yes The proposed subdivision design ensures that each proposed allotment meets the minimum street frontage requirement of 10m and also has a suitable entry and adequate provision for the location of services within the frontage of each allotment (please refer to the proposed subdivision plan in Appendix B).
Clause 3.5 – Private Open Space Requirements	The aim of this clause is to ensure that functional private open space is provided as part	Yes The proposed subdivision design ensures that the

	<p>of residential development to meet the occupant's requirements for privacy, safety, access, outdoor activities and landscaping.</p> <p>The DCP requires that dwelling houses have 185m² of which 90m² is to comprise functional private open space with a minimum dimension of 4m in width</p>	<p>existing and proposed dwelling on each allotment exceed the DCP requirement for 185m² total landscape area and 90m² (with a minimum dimension of 4m in width) of functional private open space (please refer to the proposed subdivision plan in Appendix B).</p>
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Part F – General Development Controls

The following table provides a review of the Part F – General Development controls that are relevant to the proposed 2 lot subdivision of land zoned *R2 - Low Density Residential*.

Development Control Provisions	Development Standard/Requirement	Compliance
Clause 1.4 - On-site Parking – Residential Uses	<p>The aim of this clause is to ensure that there is an appropriate level of on-site parking for residential development.</p> <p>The number of car parking spaces for a dwelling house relates to the size of the dwelling. In this instance both the existing dwelling on Proposed Lot 1 and the proposed building envelope on Proposed Lot 2 exceed 100m² and therefore in this instance there is a requirement that on both lots there will need to be 2 car parking spaces with 1 car space located behind the front setback.</p>	<p>Yes</p> <p>The proposed subdivision design ensures that the existing dwelling on Proposed Lot 1 and the proposed building envelope on Proposed Lot 2 exceed 100m² are able to provide 2 car parking spaces with at least 1 car space located behind the front setback (please refer to the proposed subdivision plan in Appendix B).</p>
Clause F3.2 – Landscaping Requirements – Residential Areas	<p>The aim of this clause is to a unified landscape character within residential areas that also helps enhance the character of the locality by softening, screening and framing development.</p> <p>The DCP requires that on land zoned <i>R2 Low Density Residential</i> there is to be soft landscaping provided along the front, side and rear boundaries of the site.</p>	<p>Yes</p> <p>The proposed subdivision design ensures that each proposed allotment meets the minimum street frontage requirements so that each lot has the ability to plant soft landscaping along the front, side and rear boundaries of the site (please refer to the</p>

		proposed subdivision plan in Appendix B).
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City of Coffs Harbour Community Participation & Engagement Plan, 2023

This plan details which types of development applications require notification and the types of development applications that require both notification and advertising.

The proposed subdivision is not identified as a proposal that requires public advertisement however it is noted Council may chose to undertake neighbourhood notification of the proposed development.

Comment: As demonstrated within this Statement of Environmental Effects the proposed subdivision complies with Council's development controls and has been designed to minimise any possible impacts upon the natural and surrounding built environment. However, should Council notify the proposed development and receive any public submissions it is requested that such submissions are e-mailed to the applicant for review and response if required.

4.1.4 - State Environmental Planning Policies

A review of the state environmental planning instruments found that there are no state planning policies relevant to the proposed subdivision development.

4.1.5 - Other Matters

- **Coffs Harbour Section 7.11 Local Infrastructure Plan**

These contribution plans apply to a subdivision development which creates a new lot with a dwelling entitlement.

Comment: The proposed subdivision will create one (1) additional allotment with a dwelling entitlement and therefore it is considered that in this instance that both Section 7.11 Local Infrastructure water/sewer contributions are applicable to the proposed development.

4.1.6 - Section 4.15 Matters for Consideration

In determining a Development Application, a consent authority is to take into consideration such of the following matters as are of relevance to the development the subject of the Development Application:

(a) the provisions of:

(i) any environmental planning instrument, and

Comment: Relevant provisions of the Coffs Harbour Local Environmental Plan 2015 have been addressed within this report.

(ii) any draft environmental planning instrument that is or has been placed on public exhibition and details of which have been notified to the consent authority, and

Comment: No draft EPI is considered to adversely impact the application as proposed.

(iii) any development control plan, and

Comment: Relevant provisions of the Coffs Harbour Development Control Plan 2011 have been addressed within this report.

(iiia) any planning agreement that has been entered into under section 93F, or any draft planning agreement that a developer has offered to enter into under section 93F

Comment: There are no planning agreements that exist in relation to this site.

(iv) the regulations (to the extent that the prescribed matters for the purposes of this paragraph),

Comment: The proposal is not adversely impacted upon by any regulations.

(v) any coastal zone management plan (within the meaning of the Coastal Protection Act 1979),

Comment: The coastal zone management plan does not apply to the subject site.

(b) the likely impacts of that development, including environmental impacts on both the natural and built environments, and social and economic impacts in the locality,

MATTERS FOR CONSIDERATION	DEVELOPMENT PROPOSAL
Context & Setting	The proposed subdivision design creates 2 allotments that are consistent with Council's lot size requirement and other lot sizes in the area. The design also ensures that both the existing dwelling and any new dwelling built upon proposed Lot 2 is able to comply with the relevant DCP 2015 desired residential and general development controls.
Vehicle Access, Transport and Traffic	The proposed subdivision provides both dwellings with their own street frontage and access. The existing dwelling maintains its driveway access from Crabbe Street whilst the new allotment provides street frontage and driveway access from Crabbe Street. The subdivision development will create a slight increase in traffic however the existing road system can accommodate the increased traffic movements.
Impact on, adequacy of and availability of utilities services	The existing lot is serviced by reticulated stormwater, water, sewer, electricity and communications. The proposed subdivision plan and engineering services report plan details the adequacy and availability of utility services for this development.

Impact of the development on public recreational opportunities; pedestrian linkages (NB. Refer to Parks for comment if DA creates a new public reserve, is adjoining a public reserve or proposes removal of a street tree)	The proposed subdivision will not have any impact on public recreational opportunities or pedestrian linkages.
Effect on Natural Resources (water, soils, air & microclimate, Flora & Fauna, Threatened Species, waste, energy, productive agricultural land, water supply catchment etc)	The proposed subdivision will not have any impact on any natural resources.
Any Natural Hazards (site stability, Floodplain Risk Management Plan, bushfire, ASS, contamination)	<p>The subject allotment is mapped as Class 5 acid sulphate soil. The proposed subdivision requires physical work for the connection of essential services to the new allotment. These works will involve the excavation of a service(s) trench however such a trench is not deep and therefore it is considered that the proposed subdivision works are not likely to disturb any potential acid sulphate soil.</p> <p>The subject property is also mapped as bushfire prone land and the bushfire assessment report submitted with the development has concluded that the proposed subdivision development does not appear to have any negative bushfire impact subject to compliance with the recommendations within the bushfire report. The bushfire assessment report states that it has been satisfactorily demonstrated that the existing dwelling on Lot 1 and the BE on proposed Lot 2 complies with the integrated development requirements of PBP (2019).</p>
Safety, Security and Crime Prevention	The proposed subdivision will create one additional allotment that is not likely to cause any safety or security and crime issues with surrounding or adjacent properties.
Social Impact (effect of the development on social cohesion, community structure, character, social equity, etc)	The proposed subdivision exceeds Council's minimum lot size provisions and is also consistent in size with other allotments in the locality. For these reasons it is considered that there is not likely to be any social impact upon surrounding or adjacent properties.
Economic impact of the development on the surrounding locality	The proposed subdivision will not have any economic impact upon the surrounding locality.
The sensitivity of the site in regard to local environmental conditions and site attributes (size, shape, access, water supply, easements, etc.)	The proposed subdivision has been designed with regard to the site attributes and constraints and is therefore not likely to have any significant impact on the site access or services of the existing dwelling or surrounding dwellings.
Cumulative Impacts	There is unlikely to be any cumulative impacts upon the natural or surrounding built environment from the proposed subdivision development.

(c) the suitability of the site for the development

MATTERS FOR CONSIDERATION	DEVELOPMENT PROPOSAL
Does the proposal fit the locality?	The site is considered suitable for the proposed subdivision development and is consistent with the existing residential land uses in this locality.
Are the site attributes conducive to the development?	The site attributes are considered conducive as both lots can be connected to essential services and capable of complying with Council's development control plan for subdivision and residential dwellings.

(d) any submission made in accordance with this Act of the regulations,

MATTERS FOR CONSIDERATION	DEVELOPMENT PROPOSAL
Public Submissions	It is considered that all relevant issues pertaining to the proposal have been addressed in this report. However, it is recognised that following public notification any issues raised will need to be considered by Council. Please forward any issues requiring additional information or response to the applicant.

(e) the public interest

MATTERS FOR CONSIDERATION	DEVELOPMENT PROPOSAL
Federal, State, Local Government Interest & Community Interest	This report has demonstrated how the proposed subdivision development complies with both the local and state planning controls.

5. CONCLUSION

This section of the report provides a detailed conclusion of the development proposal.

The Statement of Environmental Effects and subdivision plans submitted with this report have addressed the issues considered relevant to Council's assessment of this application.

The grounds for this approval are summarised below:

- The proposed subdivision development is permissible with consent and is consistent with the objectives of the *R2 - Low Density Residential* zone and relevant subdivision and general development clauses of Coffs Harbour LEP 2013;
- The proposed subdivision development is consistent with the relevant subdivision, dwelling and general controls of the Coffs Harbour DCP 2015;
- The proposed development has been assessed under all relevant environmental planning instruments having regard to all relevant environmental, social and economic considerations;
- The proposed development is considered suitable for the site due to the zoning of the land and the compatibility of the proposed subdivision with the surrounding residential properties;
- The proposed development is considered to be in the public interest as the proposed subdivision will provide an additional housing allotment within an existing established residential area using existing infrastructure without any significant impacts upon the surrounding built environment.

Having regard to the particular circumstances of this development proposal, it is respectfully requested that this development application is granted approval, subject to the inclusion of reasonable and relevant conditions of consent.

If you have any enquiries relating to the information provided in the plans and/or reports submitted with the development proposal it is requested that you please contact the undersigned.

Yours Sincerely



Randall Evans
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Vision Town Planning