



SRD
LAND CONSULTING

STATEMENT OF ENVIRONMENTAL EFFECTS



25 LOT SUBDIVISION

LOT 3 DP 601241,

BACKCREEK ROAD, YOUNG

August 2023

Contact:

SRD Land Consultants

PO Box 70

299 Sloane Street Goulburn 2580

Ph: 4823 5100

CONTENTS

INTRODUCTION	5
1.1. THIS REPORT	5
1.2. THE PROPOENT	5
1.3. PROJECT LOCATION	5
1.4. DESCRIPTION OF DEVELOPMENT SITE	5
2. THE DEVELOPMENT	8
2.1 OBJECTIVES AND OVERVIEW OF THE DEVELOPMENT	8
2.2 DEVELOPMENT OPTIONS	8
2.3 STAGING	8
3 STATUTORY CONTEXT	9
3.1 RELEVANT LEGISLATION (ACTS AND REGULATIONS)	9
3.1.1 ENVIRONMENTAL PLANNING AND ASSESSMENT ACT 1979	9
3.1.2 LOCAL GOVERNMENT ACT 1993	9
3.1.3 ROADS ACT 1993	9
3.1.4 STATE ENVIRONMENTAL PLANNING POLICIES (SEPP'S)	9
3.1.5 HILLTOPS LOCAL ENVIRONMENTAL PLAN 2022	9
3.1.6 YOUNG DEVELOPMENT CONTROL PLAN 2011	12
3.1.7 YOUNG SECTION 94 DEVELOPER CONTRIBUTIONS PLAN	12
4 CONSULTATION WITH COUNCIL AND GOVERNMENT AGENCIES	13
4.1 HILLTOPS COUNCIL	13
4.2 PEJAR LOCAL ABORIGINAL LAND COUNCIL	Error! Bookmark not defined.
4.3 GENERAL AND COMMUNITY CONSULTATION	13
5 SITE CHARACTERISTICS AND KEY DEVELOPMENT ISSUES	14
5.1 LIKELY DEVELOPMENT IMPACTS	14
5.2 CONTEXT AND SETTING	14
5.3 VISUAL IMPACT	15
5.4 PRIVACY AND OVERSHADOWING	15
5.5 ACCESS, TRAFFIC AND PARKING	15
5.6 ARCHAEOLOGY	16
5.7 HERITAGE	16
5.8 SERVICES	16
5.9 LANDSCAPING	16
5.10 BUSHFIRE	16
5.11 NOISE AND VIBRATION	17
5.12 ECOLOGY	17

5.13	SAFETY, SECURITY AND CRIME PREVENTION.....	17
5.14	WATER MANAGEMENT	17
5.15	FLOODING	17
5.16	EROSION AND SEDIMENT CONTROL	17
5.17	SOCIAL AND ECONOMIC ASSESSMENT	17
5.18	SITE SUITABILITY AND THE PUBLIC INTEREST.....	17
6	CONCLUSION.....	18
	APPENDIX A – HILLTOPS LOCAL ENVIRONMENTAL PLAN 2022.....	19
	APPENDIX B – YOUNG DEVELOPMENT CONTROL PLAN	26
	APPENDIX C - AHIMS.....	38

Document Version and Control				
Statement of Environmental Effects – Back Creek Road, Young				
No:	Date:	PP Ref:	Author:	Reviewed by:
1	August 2023	Draft SOEE	NJC	
2	March 2024	Revised SOEE	NJC	
<p>Disclaimer:</p> <p>This document may only be used for the purpose for which it was commissioned and in accordance with the contract between SRD and the client.</p> <p>The scope of services are defined in consultation with the client by time and budgetary constraints imposed by the client, and the availability of reports and other data of the site. Changes to information, legislation and schedule are made on an ongoing basis and readers should obtain up to date information.</p> <p>SRD accepts no liability or responsibility whatsoever for or in respect of any use of or reliance upon this report and its supporting material by any third party. Information provided is not identified to be suitable for a site-specific assessment or legal advice in relation to any matter. Unauthorised use of this report in any form is prohibited.</p>				

INTRODUCTION

1.1. THIS REPORT

This statement provides an opinion, in addition to relevant information for the consent authority to assess and determine the subject development application including the following:

- A site analysis of the site and surrounding lands;
- Description of the proposed development;
- Evaluation of the proposed development against legislative and policy framework;
- Conclusion.

The Statement of Environmental Effects is prepared in accordance with Schedule 1 of Environmental Planning and Assessment Regulation 2000 for the purposes of demonstrating that the environmental impact of development has been considered against the relevant controls and to outline steps to be undertaken to protect the environment or to mitigate any potential harm, if necessary.

The development proposal is local as defined by the Environmental Planning and Assessment Act 1979 ('EPAA') and as such the Greater Hume Council is the consent authority.

1.2. THE PROPOENT

The site is privately owned freehold land, held by Southwest Holdings who is the applicant for this development.

1.3. PROJECT LOCATION

The site is located at 67 Back Creek Road, Young. The holding is approximately 2.213ha in total. The property is located on the Southern edge of the Village of Young.

1.4. DESCRIPTION OF DEVELOPMENT SITE

The site is located in a R1 – General Residential Zone under the Hilltops Local Environmental Plan 2013. Lot 3 DP 601241 has an existing dwelling which will be demolished.

The site is accessed off Back Creek Road, which is a sealed council road.

The nearest private receptors on neighbouring properties are to the north, east and west.



Aerial Photo of Site (Source: Six Maps)



Google Map

2. THE DEVELOPMENT

2.1 OBJECTIVES AND OVERVIEW OF THE DEVELOPMENT

The objective of the proposed development is to obtain development consent for a 25 Lot subdivision and associated works at 67 Back Creek Road, Young (the site). This development is enabled through the LEP and DCP.

2.2 DEVELOPMENT OPTIONS

A review of the alternative uses for the site identified the following:

1. Do nothing and leave the site as it is

By doing nothing and leaving the site as it is there are no additional benefits to the site or the surrounding Marulan area.

Betley Park is a rural residential neighbourhood with lots averaging 2ha in size.

2. Lodge an application for the proposed subdivision

This second option is reflective of the landowner's interests and takes into account the relevant environmental planning regulations and features of the site. The proposed development will facilitate better development on the site to achieve better outcomes for the owner and wider community.

It is considered that by lodging an application for the proposed subdivision it is in the best interest of the owners but also for the surrounding locality as it will help provide additional residential options to allow diversity of the residents.

2.3 STAGING

This development is not intended to be a staged development.

3 STATUTORY CONTEXT

The following Acts and planning instruments are considered relevant to the proposal.

3.1 RELEVANT LEGISLATION (ACTS AND REGULATIONS)

3.1.1 ENVIRONMENTAL PLANNING AND ASSESSMENT ACT 1979

The relevant sections of the Environmental Planning and Assessment Act 1979 (EPA & A Act) is s4.15 – Evaluation. This is addressed later in this SoEE.

3.1.2 LOCAL GOVERNMENT ACT 1993

A Section 68 application will be required for this application.

3.1.3 ROADS ACT 1993

The application will require an approval under the Roads Act 1993.

3.1.4 STATE ENVIRONMENTAL PLANNING POLICIES (SEPP'S)

3.1.4.1 STATE ENVIRONMENTAL PLANNING POLICY (BIODIVERSITY AND CONSERVATION) 2021

This State Environmental Planning Policy (SEPP) does apply to the lot. Vegetation will be required to be removed around the existing dwelling.

3.1.5 HILLTOPS LOCAL ENVIRONMENTAL PLAN 2022

The site is zoned R1 'General Residential' under provisions of the Hilltops Local Environmental Plan 2022 (HLEP 2022). The proposed development relates to the Subdivision of land which is permissible subject to the compliance with Clause 4.1 of the LEP.

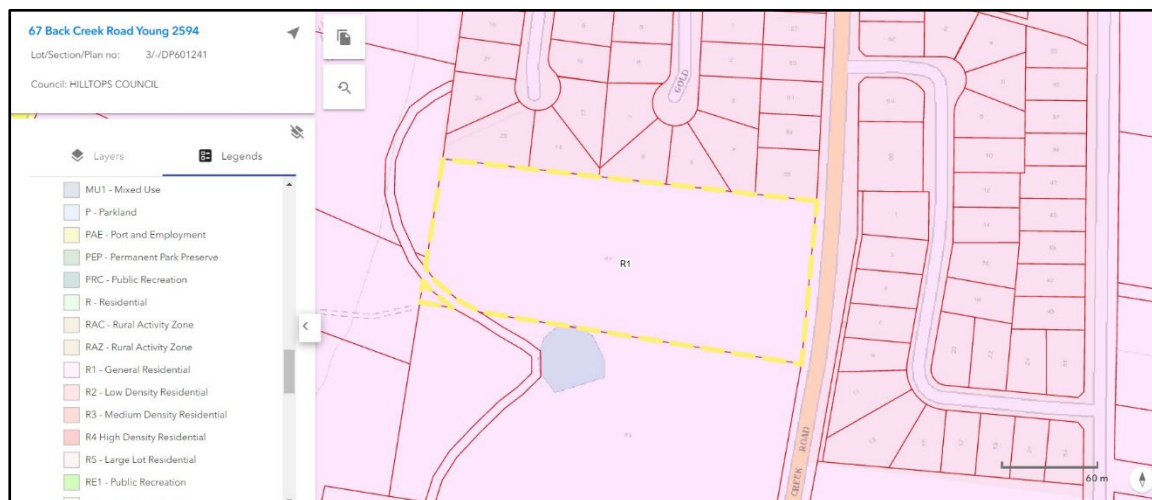
Objectives of the R1 'General Residential' zone are as follows:

- To provide for the housing needs of the community.
- To provide for a variety of housing types and densities.
- To enable other land uses that provide facilities or services to meet the day to day needs of residents.
- To provide and protect a high quality residential amenity that adds value to the existing character and amenity of the town, neighbourhood and street.
- To provide fully serviced residential lots linked to town water and sewer networks..

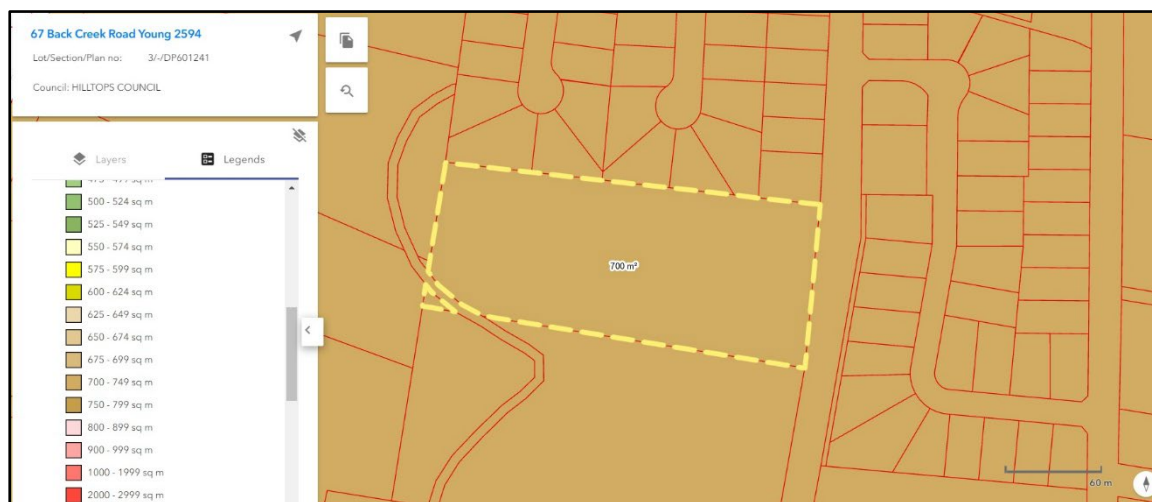
Comment - The proposed development relates to the subdivision of land and will provide for the housing needs of the community in a range and variety of densities that will allow a

variety of housing types, it will add to the existing character and amenity of the surrounding area.

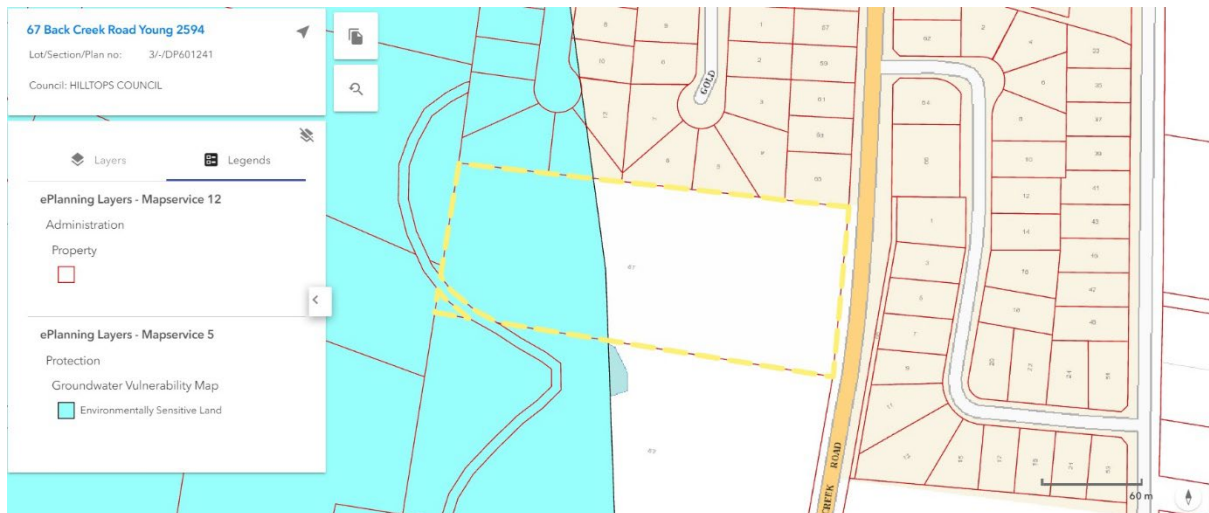
The relevant provisions of the LEP are addressed in Appendix A of this report.



Zoning Map (Source: NSW Planning Portal)



Minimum Lot Size Map (Source: NSW Planning Portal)



Ground Water Vulnerability Map (Source: NSW Planning)

3.1.6 YOUNG DEVELOPMENT CONTROL PLAN 2011

The relevant provisions of the Young Development Control Plan 2011 are addressed in the Table in Appendix B of this report.

3.1.7 YOUNG SECTION 94 DEVELOPER CONTRIBUTIONS PLAN

If Contributions are payable under the plan, Council will levy as part of any consent that may issue.

4 CONSULTATION WITH COUNCIL AND GOVERNMENT AGENCIES

Preliminary consultation with Government Agencies has not been undertaken.

4.1 HILLTOPS COUNCIL

Preliminary Discussions have not been held with Hilltops Council to discuss the broad issues to be addressed in the development application. An application has previously been submitted and returned.

4.2 GENERAL AND COMMUNITY CONSULTATION

Preliminary consultation has not been undertaken with adjoining property owners and industry members as part of the preparation of this application and the statutory public exhibition requirements under the Environmental Planning and Assessment Act 1979. Further consultation will be undertaken by the Council in the form of Advertisement and Notification as required by the EP&A Act and Council's Policies.

5 SITE CHARACTERISTICS AND KEY DEVELOPMENT ISSUES

5.1 LIKELY DEVELOPMENT IMPACTS

Section 4.15 – (1) Matters for consideration – general of the Environmental Planning and Assessment Act 1979 states:

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
 - ii. any proposed instrument that is or has been the subject of public consultation under this Act and that has been notified to the consent authority (unless the Secretary has notified the consent authority that the making of the proposed instrument has been deferred indefinitely or has not been approved), and
 - iii. any development control plan, and
 - iv. any planning agreement that has been entered into under section 7.4, or any draft planning agreement that a developer has offered to enter into under section 7.4, and
 - v. the regulations (to the extent that they prescribe matters for the purposes of this paragraph), and
 - vi. any coastal zone management plan (within the meaning of the Coastal Protection Act 1979), that apply to the land to which the development application relates,
- (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,
- (c) the suitability of the site for the development,
- (d) any submissions made in accordance with this Act or the regulations,
- (e) the public interest.

5.2 CONTEXT AND SETTING

The proposed development has demonstrated consistency with the surrounding locality through the environmental planning framework and site features that have informed the proposed development. The proposed development will have a minimal visual impact on the locality, however that impact is not considered to be detrimental to the area and is in line with the existing surrounds and other similar subdivisions within the local area.

5.3 VISUAL IMPACT

The development will not negatively impact on the visual amenity of the locality through the appropriate sitting, size and design of the development. Due to the open nature of the locality the site is visible from all aspects. However, it is anticipated that future owners will landscape their allotment similarly to adjoining and adjacent lots to both screen their developments from visual impacts and potential noise impacts.

5.4 PRIVACY AND OVERSHADOWING

The development is for subdivision of land. There are neighbours adjoining the allotment, however, it is not anticipated that this proposal will result in the loss of privacy or overshadowing for those neighbours.

5.5 ACCESS, TRAFFIC AND PARKING

Access will be via a new road constructed off Back Creek Road. The new road will service all allotments. The road will be designed to Council road standards. Roads infrastructure is proposed to be constructed in stage two after the release of land in the first stage of the subdivision. Roads constructed will have 20m wide road reserve with 11m wide carriageway width.

Lots 1 to 4 will have access off Back Creek Road and the remaining lots released will have access off subdivision road frontages which intersects with Back Creek Road. All lots in the subdivision have access to the public roads with direct frontage. The lots are of a sufficient size to enable the construction of a dwelling of a reasonable size and still enable the parking of at least two vehicles per lot of the street.

Traffic:

The subdivision has provisions for a minimum of 25 dwellings, the Roads and Maritime Guide to Traffic Generating Development assumes the following traffic generation rates:

Daily vehicle trips = 9.0 per dwelling

Weekday peak hour vehicle trips = 0.85 per dwelling.

The subdivision has 25 residential lots with a minimum of a single dwelling per allotment. Daily traffic volumes would equate to 225 daily vehicle trips with weekday peak hour vehicle trips equating to 21.25 trips during weekday peak hour periods.

AMCORD recommends using 10.0 Daily vehicle trips for new subdivisions with the ability for lots to be used for dual occupancies or multi-unit developments. Using this figure daily

vehicle trips would equate to 250 daily vehicle trips once the subdivision is fully developed. The difference between single dwellings and potential lots with dual occupancies or multi-unit developments is 25 Vehicle Trips. It is to be recognised that not all lots are suitable or will be developed with more intensive residential development and actual vehicle trips are more likely to be in line with the RMS Guidelines.

The development does not comply with ASD 2.5.1 of the Young Development Control Plan 2013, the development is a cul-de-sac that will service more than 15 lots – 23 lots have frontage to the new road, which is 8 lots more than the DCP allows. The development lot has a narrow frontage to Back Creek Road and is not conducive to a loop road design, there are also no nearby developments that would allow connectivity and the ability to create a loop design. The road has been designed to allow for all service vehicles to access and manoeuvre without issues.

It is noted that the development to the north (Settlers Place) has a cul-de-sac road that has at least 19 lots that gain access as do a number of other nearby developments (Henry Place, Hayden Place, Tadros Avenue).

5.6 ARCHAEOLOGY

An Aboriginal Due Diligence report has not been undertaken on the development and is attached. A Search of AHIMS has been conducted and nothing of significance identified.

5.7 HERITAGE

The site is not a heritage listed item, nor is it in proximity to any heritage items. The site is not within a Heritage Conservation Area.

5.8 SERVICES

Electricity, telephone and NBN, water, sewer and stormwater will be provided to each allotment in accordance with Council requirements.

Easements will be provided for each service where required. We propose to utilise existing easement for drainage of sewer and stormwater created in DP1068846..

5.9 LANDSCAPING

There is no public reserve proposed for this development for these stages of the development. This subdivision will form part of a larger master plan for the area, it is proposed to incorporate soft landscaping as part reserve within the master plan.

5.10 BUSHFIRE

The site is not identified as Bushfire Prone Land.

5.11 NOISE AND VIBRATION

No potential for noise or vibration impacts have been identified. Construction noise will be as per normal construction times/processes.

5.12 ECOLOGY

Vegetation around the existing dwelling will require removal, it is a mix of native and non-native vegetation. The site isn't mapped on the Biodiversity Vegetation Mapping. A Biodiversity Assessment Report is attached.

5.13 SAFETY, SECURITY AND CRIME PREVENTION

The subdivision will have streetlighting in accordance with Council's requirements, the streets have been designed with adequate carriageway width to enable vehicles to safely pass another and any cars parked on the roadside.

5.14 WATER MANAGEMENT

Stormwater will continue to be managed as it has been for many years with the exception of upgrading of stormwater infrastructure for the proposed development. Stormwater from proposed subdivision and road will be diverted to Council's existing storm water infrastructure.

5.15 FLOODING

The site is not located within a flood prone area.

5.16 EROSION AND SEDIMENT CONTROL

Erosion and Sediment Controls including sediment fencing and/or hay bales would be installed at the downslope sections of the development sites until vegetation is re-established in areas affected by construction works and not retained as hardstand.

5.17 SOCIAL AND ECONOMIC ASSESSMENT

The development would not result in any direct social or economic impact other than to provide support for the continued agriculture use of the land.

5.18 SITE SUITABILITY AND THE PUBLIC INTEREST

The proposed development is considered to be a suitable use of the site. This development is permissible under the LEP and has addressed any relevant concerns through this SoEE. The proposal is considered to be within the public interest.

6 CONCLUSION

This SoEE has shown that the development is within the public interest, both socially, economically and environmentally. The proposed subdivision is the most suitable option for the development of the site. Any relevant matters have been addressed through this SoEE.

The key reasons why the proposed is acceptable includes;

- The proposed development is permissible through the LEP.
- The proposed development will have a positive impact on the site and the surrounding community

It is considered that the proposal will have no significant impacts on the surrounding properties to that it is likely to adversely affect their enjoyment or amenity. We look forward to Councils determination of this matter. If we can provide any further information or clarity, please don't hesitate to contact us.

<i>Requirement</i>	<i>Proposed/Comments</i>	<i>Compliance</i>
Clause 1.2 Aims of the Plan		
<p>(aa) to protect and promote the use and development of land for arts and cultural activity, including music and other performance arts,</p> <p>(a) to advance the environmental, economic and social goals of Hilltops,</p> <p>(b) to provide for the lifestyles sought by current and future residents of Hilltops, including by providing for the following—</p> <p>(i) the rural lifestyle and liveability of Hilltops communities,</p> <p>(ii) connected, safe and accessible communities,</p> <p>(iii) diverse and affordable housing options,</p> <p>(iv) timely and efficient provision of infrastructure,</p> <p>(v) sustainable building design and energy efficiency,</p> <p>(c) to build and sustain healthy, diverse and empowered communities that actively participate in planning and managing their future, including by providing for the following—</p> <p>(i) social infrastructure that is appropriately planned and located in response to demand and demographic change,</p>	<p>The development satisfies the aims of the plan by:</p> <ul style="list-style-type: none"> • The development is providing for the lifestyles sought by current and future Hilltops residents and provide a connected, safe and accessible development with diverse and affordable housing options; • 	✓

<p>(ii) the protection and enhancement of cultural heritage values,</p> <p>(iii) land management practices that support sustainable outcomes, including water efficiency,</p> <p>(iv) the siting and arrangement of land uses for development in response to climate change,</p> <p>(v) the planning of development to manage emissions,</p> <p>(vi) planning decisions that recognise the basic needs and expectations of diverse community members,</p> <p>(d) to facilitate a strong and diverse economy by providing a range of services and opportunities for residents and investors, including by providing for the following—</p> <p>(i) the protection of employment lands and rural lands from incompatible land uses to enhance productivity over time,</p> <p>(ii) accessibility to expand markets for economic activity,</p> <p>(iii) economic activity, value adding opportunities and job creation,</p> <p>(iv) long-term sustainable productivity and intensive agriculture, subject to consideration of soil types, topography and environmental impact,</p> <p>(v) major infrastructure projects,</p> <p>(vi) innovative renewable energy projects,</p>		
---	--	--

<p>(e) to recognise and sustain the diverse natural environment and natural resources that support the liveability and economic productivity of Hilltops, including by providing for the following—</p> <ul style="list-style-type: none"> (i) the avoidance of further development in areas with a high exposure to natural hazards, (ii) the minimisation of alterations to natural systems, including natural flow regimes and floodplain connectivity, through effective management of riparian environments, (iii) the retention and protection of remnant vegetation, (iv) the revegetation of endemic vegetation to sustain natural resource values, reduce the impact of invasive weeds and increase biodiversity, (v) buffers and setbacks to minimise the impact of conflicting land uses and environmental values, including potential impacts on noise, water, biosecurity and air quality, (vi) the management of water on a sustainable and total water cycle basis to provide sufficient quantity and quality of water for consumption, while protecting biodiversity and the health of ecosystems. 		
--	--	--

Landuse Table		
<p>Zone R1 General Residential</p> <p>1 Objectives of zone</p> <ul style="list-style-type: none"> • To provide for the housing needs of the community. • To provide for a variety of housing types and densities. • To enable other land uses that provide facilities or services to meet the day to day needs of residents. • To provide and protect a high quality residential amenity that adds value to the existing character and amenity of the town, neighbourhood and street. • To provide fully serviced residential lots linked to town water and sewer networks. 	<p>The proposed development satisfies the objectives of the zone by:</p> <ul style="list-style-type: none"> • Provides for the housing needs of the community; • Provides for a variety of housing types and densities; • Enables other land uses that provide facilities or services to meet the day to day needs of residents. • Will provide a high level of residential amenity that will add value and character to the area. 	✓
Clause 4.1 Minimum Lot size for Subdivision		
<p>(1) The objectives of this clause are as follows—</p> <p>(a) for residential land—</p> <p>(i) to ensure land use and development are undertaken on appropriately sized parcels of land, and</p> <p>(ii) to ensure sufficient land area to promote high levels of residential amenity, and</p> <p>(iii) to ensure new lots are adequately serviced with town water supply and a reticulated sewer network, with an effective way of disposing of domestic waste, and</p> <p>(iv) to create lot sizes and arrangements that—</p>	<p>The proposed subdivision provides Young Township with a logical and consistent subdivision pattern that facilitate future urban growth.</p> <p>The development meets the Minimum Lot size for the zone</p>	✓

<p>(A) support the efficient provision and management of roads and services, and</p> <p>(B) align with existing and proposed development layouts in the neighbourhood, and</p> <p>(C) minimise adverse impacts on the amenity and productivity of adjoining development,</p> <p>(b) for semi-rural land and rural villages—</p> <p>(i) to ensure land use and development are undertaken on appropriately sized parcels of land, and</p> <p>(ii) to ensure sufficient land area to promote high levels of amenity, and</p> <p>(iii) to ensure new lots have adequate land area for on-site sewer management or are able to connect to a reticulated sewer network, and</p> <p>(iv) to create lots that—</p> <p>(A) are compatible with the existing predominant lot pattern or desired future layout of the locality, and</p> <p>(B) minimise adverse impacts on the amenity and productivity of adjoining primary production lands,</p> <p>(c) for rural land—</p> <p>(i) to ensure land use and development are undertaken on appropriately sized parcels of land, and</p> <p>(ii) to facilitate the orderly and economic use and development of rural lands for rural and related purposes, and</p> <p>(iii) to prevent fragmentation of primary production agricultural land, and</p> <p>(iv) to sustain primary production and natural resource values, and</p> <p>(v) to minimise potential for land use conflict between primary production land uses and other land uses, and</p> <p>(vi) to protect supply chains for primary production land uses including natural resources and access to markets.</p> <p>(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.</p> <p>(3) The size of any lot resulting from a subdivision of land to which this clause applies</p>	<p>with lots of varying size down to 700sqm.</p> <p>The proposed subdivision type is Torrens Title.</p>	
--	---	--

<p>is not to be less than the minimum size shown on the Lot Size Map in relation to that land.</p> <p>(4) This clause does not apply in relation to the subdivision of any land—</p> <p>(a) by the registration of a strata plan or strata plan of subdivision under the Strata Schemes Development Act 2015, or</p> <p>(b) by any kind of subdivision under the Community Land Development Act 2021.</p>		
Clause 6.2 Essential Services		
<p>Development consent must not be granted to development unless the consent authority is satisfied the following services that are essential for the development are available or that adequate arrangements have been made to make them available when required—</p> <p>(a) the supply of water,</p> <p>(b) the supply of electricity,</p> <p>(c) the disposal and management of sewage,</p> <p>(d) stormwater drainage or on-site conservation,</p> <p>(e) suitable road access.</p>	This development will be fully serviced.	
Clause 6.5 Groundwater Vulnerability		
<p>(1) The objectives of this clause are as follows—</p> <p>(a) to maintain the hydrological functions of key groundwater systems,</p> <p>(b) to protect vulnerable groundwater resources from depletion and contamination as a result of development.</p> <p>(2) This clause applies to land identified as “Groundwater vulnerable” on the Groundwater Vulnerability Map.</p> <p>(3) In deciding whether to grant development consent for development on land to which this clause applies, the consent authority must consider the following—</p> <p>(a) the likelihood of groundwater contamination from the development, including from on-site storage or disposal of solid or liquid waste and chemicals,</p> <p>(b) adverse impacts the development may have on groundwater dependent ecosystems,</p>	It is not intended to impact the groundwater system.	✓

<p>(c) the cumulative impact the development may have on groundwater, including impacts on nearby groundwater extraction for a potable water supply or stock water supply,</p> <p>(d) appropriate measures proposed to avoid, minimise or mitigate the impacts of the development.</p> <p>(4) Development consent must not be granted to development on land to which this clause applies unless the consent authority is satisfied—</p> <p>(a) the development is designed, sited and will be managed to avoid a significant adverse environmental impact, or</p> <p>(b) if a significant adverse environmental impact cannot be reasonably avoided by adopting feasible alternatives—the development is designed, sited and will be managed to minimise the impact, or</p> <p>(c) if a significant adverse environmental impact cannot be minimised—the development will be managed to mitigate the impact</p>		
--	--	--

Requirement	Proposed/Comments	Compliance
1.1 Objectives		
<p>The objectives of the plan are:</p> <p>(a) To provide detailed provision for regulating development;</p> <p>(b) To protect and improve the environment;</p> <p>(c) To protect and improve amenity and design of development;</p> <p>(d) To conserve, protect and enhance environmental heritage;</p> <p>(e) To encourage a diversity of housing to meet the needs of the residents; and</p> <p>(f) To facilitate development that is environmentally sustainable.</p>	<p>The proposed development satisfies the objectives by:</p> <ul style="list-style-type: none"> • Protecting and Improving the environment; • Protects and improves the amenity and design of development; • Encourages diversity in housing by providing various lot sizes; 	✓
Chapter 5 – Subdivision Development		
Section 5.2 Subdivision in the General Residential Zone (R1) and Village Zone (RU5)		
<p>Objectives</p> <p>a) To ensure that land is developed in a manner that is appropriate to the existing or preferred character of the area;</p> <p>b) To ensure that land is developed in a way that will minimise impacts on the natural environment and will allow for the efficient and equitable distribution of public amenities and services.</p>	<p>The proposed development complies with these objectives by:</p> <ul style="list-style-type: none"> • The development has been designed to be similar to the existing subdivision pattern of nearby residential areas; • The development has been designed minimise 	

		impacts on the natural environment.	
Performance Outcomes	Acceptable Solutions	Proposed/Comments	Compliance
<p>To ensure that subdivision layouts:</p> <p>PSD2.1 All intersections shall be designed for safe traffic management;</p> <p>PSD2.2 Minimise the use of cul-de-sacs, and where these are provided provide adequate minimum frontages to facilitate reasonable access and dwelling construction;</p> <p>PSD2.3 Provide road widths that are consistent with the character of the Young Township or the village concerned, within a logical hierarchy of roads;</p>	<p>Subdivision layouts:</p> <p>ASD2.1 Subdivision layouts: Avoid four-way intersections, and provide a minimum spacing between intersections of 40m (may be 20m for minor access roads and cul de sacs);</p> <p>ASD2.2 Avoid cul-de-sacs if possible;</p> <p>ASD2.3.1 Provide minimum road carriageway widths as follows:</p> <ul style="list-style-type: none"> • Cul-de-sac or minor access road (up to 15 dwellings) – 9m • Local Street (15-100 dwellings) – 11m • Collector (above 100-300 dwellings) – 12m; <p>ASD2.3.2 Provide verges to each side of road carriageways as follows:</p> <ul style="list-style-type: none"> • Cul-de-sac or minor access road (up to 15 dwellings) – 4.5m 	<p>There are no four-way intersections .</p> <p>There is one cul-de-sacs within the subdivision design, it has been designed to provide sufficient access to each affected allotment.</p> <p>All roads have been designed in accordance with these requirements.</p> <p>All road designs have verges that comply with this standard.</p>	

	<ul style="list-style-type: none"> • Local Street (15-100 dwellings) – 4.5m; • Collector (above 100-300 dwellings) 4.5m; <p>ASD2.3.3 Road Construction:</p> <ul style="list-style-type: none"> • All roads created as a part of the subdivision are sealed and provided with kerb and guttering, and are designed and constructed in accordance with Council's Engineering Guidelines for Subdivision and Development. • All existing street shoulders adjacent to the subdivision are sealed and provided with kerb and guttering • All roads created as a part of the subdivision are dedicated to Council to become public roads. • Any street and advisory signs that are required are manufactured, located and erected in accordance with Council's Engineering Guidelines for subdivision and Development. 	<p>All roads have been designed and will be constructed in accordance with Council Engineering Guidelines.</p> <p>All roads will be dedicated to Council as public roads.</p> <p>Street Signs will be manufactured, located and erected in accordance with Council's Guidelines.</p>	
--	--	--	--

<p>PSD2.4 Minimise allotments; the use of battleaxe;</p> <p>PSD2.5 Avoid long dead-end streets, so as to optimise access by service and emergency vehicles;</p>	<p>ASD2.4 Have no more than 5% battle-axe allotments;</p> <p>ASD2.5.1 Have cul-de-sacs accessing no more than 15 dwellings;</p>	<p>No battle-axe lots proposed</p> <p>The development does not comply with ASD 2.5.1 of the Young Development Control Plan 2013, the development is a cul-de-sac that will service more than 15 lots – 23 lots have frontage to the new road, which is 8 lots more than the DCP allows. The development lot has a narrow frontage to Back Creek Road and is not conducive to a loop road design, there are also no nearby developments that would allow connectivity and the ability to create a loop design. The road has been designed to allow for all service vehicles to access and manoeuvre without issues.</p> <p>It is noted that the development to the north (Settlers Place) has a cul-de-sac road that has at least 19 lots that gain access as do a number of other nearby developments (Henry Place, Hayden Place, Tadros Avenue).</p>	
---	---	---	--

<p>PSD2.6 Respond to natural features of the site, including grades, watercourses, aspect and soil types;</p>	<p>ASD2.5.2 Provide, where feasible, two access points for subdivisions of over 30 allotments (compulsory for subdivisions of over 200 allotments);</p> <p>ASD2.6.1 Orientate at least 70% of allotments north-south or east-west;</p> <p>ASD2.6.2 Provide larger allotments on south facing slopes;</p> <p>ASD2.6.3 Provide a minimum lot width of 20m where cross-grades of allotments exceed 10%, or where lots are eastwest;</p> <p>ASD2.6.4 Where terracing of cross-grade lots is required to provide level building envelopes, such terracing is provided by the developer, with the engineering design of retaining walls certified by an experienced practicing structural engineer and the geotechnical stability of sites is certified by a</p>	<p>The Subdivision does not allow for two connection points.</p> <p>Allotments are all similar sizes except where impacted by easements. Most have an north-south alignment.</p> <p>Most lots have a 20m road frontage.</p> <p>It is not proposed to terrace or cross grade lots.</p>	
--	---	---	--

<p>PSD2.7 Provide, where necessary, public open space of usable size, grades and shape, conveniently located to serve the residents of the subdivision OR alternatively contribute to the upgrading of public open space in the vicinity and/or access to that space in accordance with any contributions plan that may be in force;</p> <p>PSD2.8 Locate building envelopes so that there is an equitable distribution of views;</p> <p>To ensure that Site Design (undeveloped allotments) provides for;</p> <p>PSD2.9.1 An energy efficient dwelling house and any ancillary buildings and Facilities</p>	<p>qualified and experienced geotechnical engineer;</p> <p>ASD2.7.1 Maintain natural watercourses and incorporate within open space areas; ASD2.7.2 Provide 10% of land as public open space for subdivisions of 30 allotments or more, or, alternatively contribute an equivalent amount (costed at residential land value) for open space purchase and/or embellishment and/or access to open space in the vicinity;</p> <p>ASD2.8.1 Arrange layout so as to maximise access to existing views for both existing and proposed allotments;</p> <p>PSD2.9.1 An average lot size of 700m² and a minimum lot size of 650m² is achieved or exceeded;</p>	<p>No natural watercourses.</p> <p>Allotments have been designed to maximise access to views.</p> <p>Lots range in size between 700m² and 800m².</p>	
--	---	--	--

<p>PSD2.9.2 Outdoor landscaping and recreation space</p>	<p>PSD2.9.2 All allotments can accommodate a building envelope of 16m x 9m; such building envelope to be no closer than 1m to any side or rear boundary, or 6m to the front boundary, and located so that an 8m high dwelling on the envelope would not overshadow an existing dwelling so as to overshadow more than 50% of their private open space or north-facing roof between 9am and 3pm on 21st June; <i>Note: Building envelopes need not be implemented by way of an 88B instrument, however if the developer chooses to do so, such restriction will be endorsed by Council;</i></p>	<p>All allotments can accommodate the required building envelope and required setbacks.</p>	
<p>PSD2.9.3 Outdoor service space</p>	<p>ASD2.9.3 At least 70% of allotments are oriented within 15 degrees of north-south or east-west, with the majority of</p>	<p>The majority of the allotments are oriented North-South with the rest lots oriented East-West, or close to.</p>	

<p>PSD2.9.4 Onsite car parking</p> <p>PSD2.9.5 Buffering allowance from sensitive or offensive uses</p> <p>PSD2.10 Vehicular access is provided to and from the site</p> <p>Servicing PSD2.11 Site servicing, including any easements that may be required, and disposal of sewage and waste water</p>	<p>allotments being oriented north-south;</p> <p>ASD2.9.4 All allotments have a minimum width of 18m at a point 6m back from the front boundary except east-west orientated lots (i.e. within 15 degrees of east-west) which have a minimum width of 20m at that same point;</p> <p>ASD2.10 Where battle-axe allotments are provided, no more than two such allotments may be serviced by a shared driveway;</p> <p>ASD2.11.1 Power is provided in the form of underground services, in accordance with Country Energy Requirements;</p> <p>ASD2.11.2 Street lighting is provided in accordance with the requirements of Country Energy;</p>	<p>All except the cul-de-sac allotments have a minimum of 18m width. Lots in the Cul-De-Sac have widths of between 6 and 10m at the kerb.</p> <p>Lots are of sufficient size to enable onsite parking</p> <p>There are no identified sensitive or offensive uses nearby.</p> <p>No Battle-Axe lots.</p> <p>Power will be provided in accordance with this standard.</p> <p>Street Lighting will be provided in accordance with this standard.</p>	
---	--	---	--

	<p>ASD2.11.3 A layback is provided to each allotment created, consistent with the parking and access chapter of this DCP OR roll-over kerb is provided.</p> <p>ASD2.11.4 All allotments created are provided with a sewer connection, the connection to which is designed and constructed in accordance with Council's Engineering Guidelines for Subdivision and Development OR where sewer is not available, are able to satisfy the requirements of Council's On Site Management Plan for waste water disposal.</p> <p>ASD2.11.5 All allotments created are provided with a connection point to Council's water mains, the connection to which is designed and constructed in accordance with Council's Engineering Guidelines for Subdivision and Development.</p>	<p>Each lot will be provided with a layback in accordance with Council's Engineering Standards.</p> <p>All allotments will have connection to mains sewer through a pump-out system, which will be designed and constructed in accordance with Council's Engineering standards</p> <p>All allotments will have connection to Council's water mains in accordance with Council's Engineering Standards.</p>	
--	---	--	--

	<p>ASD2.11.6 All allotments created are drained directly to the street drainage system or to receiving waters OR are drained to the street system or receiving waters via an inter-allotment drainage system constructed in accordance with Council's Engineering Guidelines for Subdivision and Development. Note: inter-allotment drainage would be required for all allotments with a cross-fall where any portion of the allotment drains through an adjoining allotment, or where the allotment drains away from the street;</p> <p>ASD2.11.7 Written confirmation is provided by a telecommunications carrier stating that facilities are available to each allotment or that otherwise suitable arrangements have been made.</p>	<p>Stormwater will be directed to the street where possible or to the natural drainage system onsite in accordance with Council's Engineering Standards.</p> <p>Telecommunications will be provided to each allotment in accordance with this standard.</p>	
--	---	---	--

	<p>ASD2.11.8 Written confirmation is provided by the natural gas company stating that facilities are available to each allotment or that otherwise suitable arrangements have been made.</p> <p>ASD2.11.9 Easements are provided wherever necessary to permit unrestricted access for sewerage, water and drainage purposes. Note: easement widths provide at least 1m clear access either side of the facility protected by the easement.</p> <p>ASD2.11.10 Development contributes, if required, headworks and/or development servicing plan charges. Note: Contact should be made with Council's Utilities Services Division to determine these charges, which are payable prior to the</p>	<p>No natural gas is available to the site. An application will be made to Jemena for connection. If owners of the gas infrastructure decide to extend their service to the site provisions for connection will be made.</p> <p>Easements will be created where necessary, there are some existing easements that are required to be extinguished prior to registration.</p> <p>The developer will comply with any headworks or developing services charges applicable to the development.</p>	
--	---	--	--

	release of any Construction Certificate.		
--	--	--	--



AHIMS Web Services (AWS)

Search Result

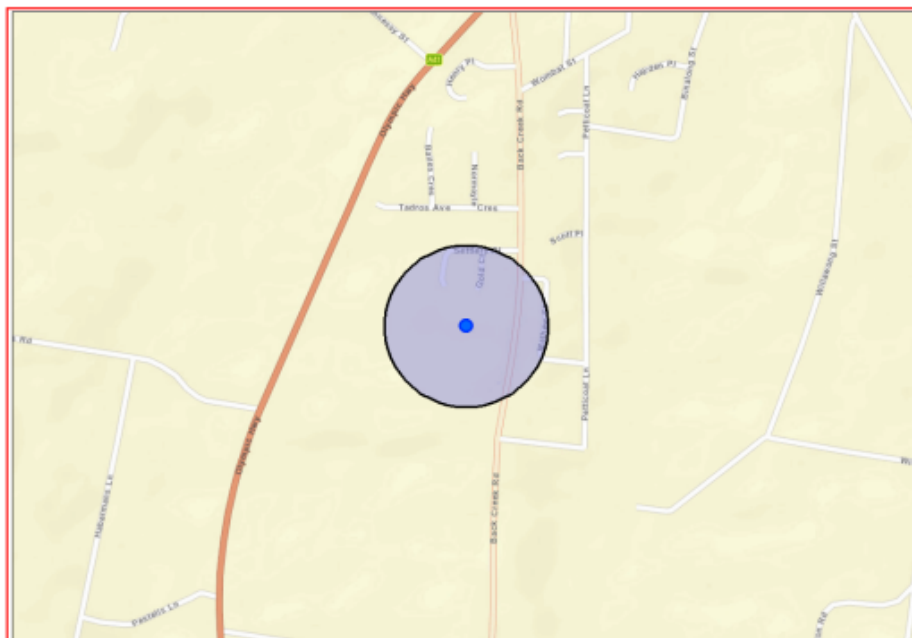
Your Ref/PO Number : Back Creek Road

Client Service ID : 815381

Date: 01 September 2023

AHIMS Web Service search for the following area at Address : 67 BACK CREEK ROAD YOUNG 2594 with a Buffer of 200 meters, conducted by Narlisa Cooper on 01 September 2023.

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



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

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