



SRD
LAND CONSULTING

STATEMENT OF ENVIRONMENTAL EFFECTS



160 LOT SUBDIVISION

LOT 2 DP 1182673 & LOT 2 DP 1261311

66 REDHILL ROAD, YOUNG

October 2023

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Document Version and Control**Statement of Environmental Effects – Redhill Road, Young**

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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 Hilltops Council is the consent authority.

1.2. THE PROPOENT

The site is privately owned freehold land, Owned by Redhill Land Development Pty Ltd.

1.3. PROJECT LOCATION

The site is located off Redhill Road, Young. The holding is to the northwest of Young, about 200m off the Henry Lawson Way.

1.4. DESCRIPTION OF DEVELOPMENT SITE

The site is located in an R1 – General Residential Zone under the Young Local Environmental Plan 2010. The property currently vacant.

The site is accessed off Redhill Road, which is a partly sealed, partly unsealed council road.

The site is surrounded by large lot residential development and rural land.



Aerial Photo of Site (Source: Six Maps)

2. THE DEVELOPMENT

2.1 OBJECTIVES AND OVERVIEW OF THE DEVELOPMENT

The objective of the proposed development is to obtain Development consent for a 160 lot residential subdivision. This development is enabled through the LEP and DCP and approval is sought through a Development Application.

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 Young area.

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 a Development application for the proposed development it is in the best interest of the owners but also for the surrounding locality as it will help provide additional residential options.

2.3 STAGING

This development is intended to be a staged development, completed in 8 stages, however Consent is sought for the development as a whole with staging done as part of the Subdivision Works Certificate Process.

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 BIODIVERSITY CONSERVATION ACT 2016

A Biodiversity Development Assessment Report has been prepared for the development. The BDAR concluded:

The surveys undertaken for the Proposal included confirmation of vegetation communities present, identification of TECs if applicable, collection of BAM data as well as opportunistic and targeted threatened flora and fauna surveys.

*Direct and indirect impacts have been assumed for the entire Subject Land, with the partitioned ‘public reserve’ areas of approximately **0.22 ha** of native vegetation excluded from the direct impacts associated with clearing of native vegetation and habitat components.*

*This has resulted in a cumulative total direct impact area of **19.11 ha**, of which native vegetation equals approximately **1.48 ha** which will likely be cleared as a result of the Proposal; the threshold for clearing for the proposed development is >0.25 ha based on a minimum lot size of <1 ha. As such, the Proposal exceeds the clearing threshold for participation in the BOS and offset obligations have been calculated accordingly.*

The anticipated impacts of ‘prescribed impacts’ are considered to be minor and are not anticipated to result in impacts significantly beyond that which already occurs on site due to the current land use. Specific minimisation and mitigation measures are provided to reduce the impacts of these prescribed impacts.

A range of habitat features including scattered surface boulders, mature habitat trees, stags and HBT’s will be directly impacted and cleared as a result of the Proposal.

A number of mitigation measures and recommendations have been made to help avoid and minimise environmental impacts associated with the Proposal and to protect the remaining biodiversity attributes of the Subject Land and broader locality should the Proposal proceed.

*Consequently, residual impacts have been assessed, which has resulted in Biodiversity Credit calculation of **14 ecosystem credits** and **8 species credit species credits** currently being required to offset the impacts to biodiversity arising from the Proposal.*

Credits will be purchased once an approval has been granted as per the requirements of the BCT.

3.1.3 LOCAL GOVERNMENT ACT 1993

Approvals will be required under the Local Government Act for the provision of Water, Sewer and Stormwater services. The application for these approvals accompanies this application.

3.1.4 ROADS ACT 1993

Approvals will be required under the Roads Act for the construction of the new roads to service the development. The application for these approvals accompanies this applications.

3.1.5 STATE ENVIRONMENTAL PLANNING POLICIES (SEPP'S)

3.1.5.1 STATE ENVIRONMENTAL PLANNING POLICY (BIODIVERSITY AND CONSERVATION) 2021

This State Environmental Planning Policy (SEPP) does apply to the lot. A BDAR has been completed and is attached to this application.

3.1.5.2 STATE ENVIRONMENTAL PLANNING POLICY (RESILIENCE AND HAZARDS) 2021

The site has previously been used for agriculture, predominately extensive agriculture (grazing). A Contamination report was undertaken and the following concluded (a copy of the report accompanies the application).

“Based on this preliminary study and a sampling density of 1.4 samples/ha there appears to be no impediment to DA acquisition based on pesticide residues in this soil. Furthermore, based on site history and aerial photography the orchard was relatively new, less than 50 years old and operative for at best, 15 years when these persistent pesticides were available on the market.”

3.1.6 HILLTOPS LOCAL ENVIRONMENTAL PLAN 2022

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

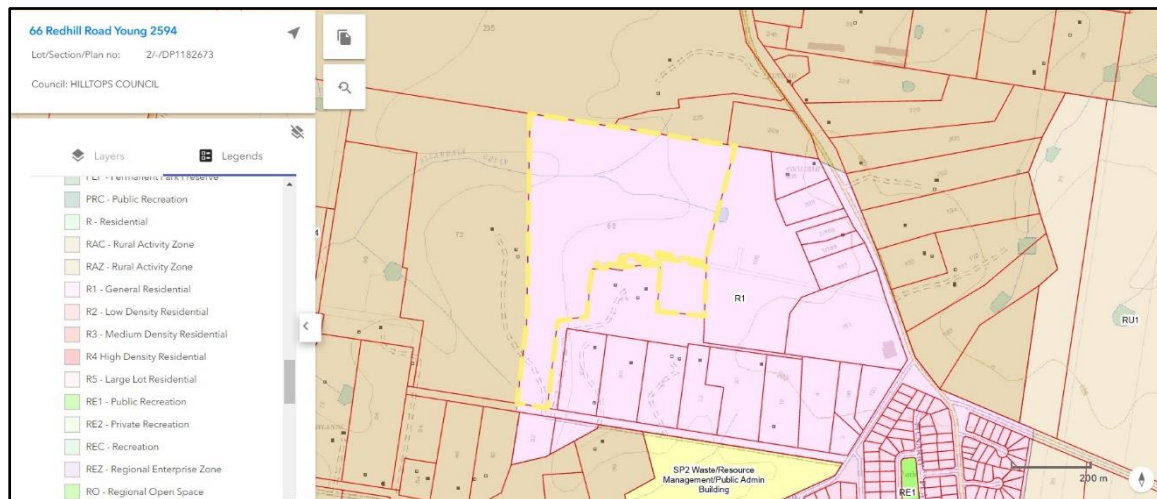
Objectives of the R1 “General Residential” zone are as follows:

- 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.

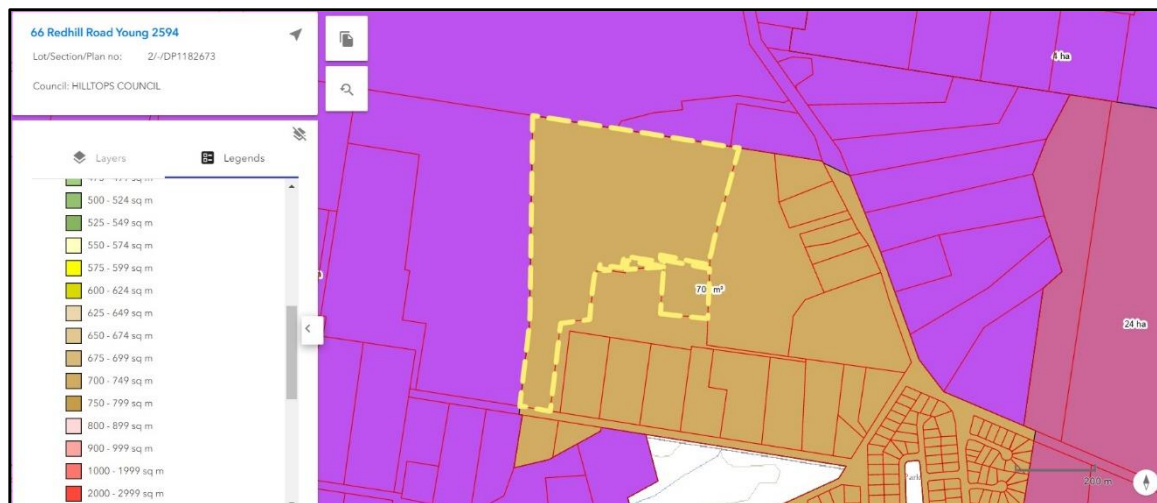
- To provide fully serviced residential lots linked to town water and sewer networks.

Comment – The development meets the objectives of the zone and provides a variety of densities and housing needs for the community.

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



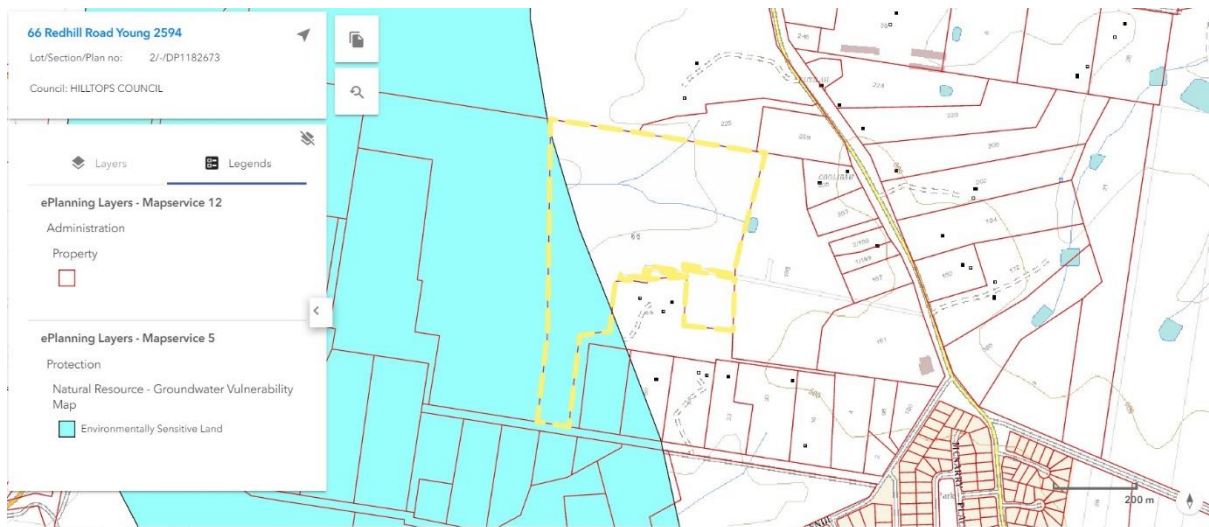
Zoning Map (Source: NSW Planning Portal)



Minimum Lot Size Map (Source: NSW Planning Portal)



Terrestrial Biodiversity Map (Source: NSW Planning)



Ground Water Vulnerability (Source: NSW Planning)

3.1.7 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.

3.1.8 YOUNG SECTION 94 CONTRIBUTIONS PLANS (94 & 94A)

The Young contributions plans apply; however the applicant is proposing to enter into a Voluntary Planning Agreement (VPA) with Council in this regard.

4 CONSULTATION WITH COUNCIL AND GOVERNMENT AGENCIES

Preliminary consultation with Government Agencies has not been undertaken.

4.1 HILLTOPS COUNCIL

Preliminary Discussions have been held with Hilltops Council to discuss the broad issues to be addressed in the development application.

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 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 siting, size and design of the development. Due to the open nature of the locality the site is visible from most aspects. However, it is anticipated that future owners will landscape their allotments 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 from Redhill Road. The new roads will service all allotments and provides connection points to neighbouring allotments for future development. The road will be designed to Council road standards.

Pre lodgement advice with regard to roads including upgrades to Redhill Road is that all lands fronting Redhill Road should contribute to the upgrade. A Voluntary Planning Agreement will be required to ensure that this occurs. A road design accompanies the application.

Traffic will be required to enter and exit at this stage via the single connection to Redhill Road. All lots have access to the public roads. 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.

A Traffic Assessment has been undertaken and is provided with this application. The report concluded the following:

- *The proposed development will not negatively impact the current traffic conditions;*
- *Based on the information provided, the proposal does not generate any increase in safety risk to pedestrians or drivers as a result of the access and parking configuration;*
- *The assessment of the proposed vehicular access arrangement via the internal road connecting Redhill Road and Henry Lawson Way using new access roads indicates the site will be safely accessible by all users including emergency vehicles.*

5.6 ARCHAEOLOGY

A search of AHIMS identified at 50m, 200m and 1km has not identified any sites or place in or near the location. A copy of the searches are attached for reference.

5.7 HERITAGE

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

5.8 SERVICES

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

5.9 LANDSCAPING

There is a 19178m² public reserve proposed for this development, some soft landscaping will be included as part of this reserve. This reserve encompasses the head of the Allendale Creek. There will also be street trees planted as per the landscape plan provided with the application.

5.10 BUSHFIRE

The site is not identified as Bushfire Prone Land.

5.11 NOISE AND VIBRATION

The site is located within an area of larger residential allotments. The increase in the number of allotments is expected increase the noise generated within the location, with vehicle movements, construction noise, and eventually the noise associated with a residential development. Construction times and noise will comply with the provision of the Industrial Noise Policy.

5.12 ECOLOGY

The site has been identified as containing Terrestrial Biodiversity, a search of the Biodiversity Values map has not identified any significant land. The site does have small pockets native vegetation, the largest of which will be protected within a 14013m² reserve.

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

A Concept Stormwater Management Report has been completed by SEEC, a copy of the report is attached. The report recommends:

The following recommendations have been determined based on this stormwater and water quality assessment:

- *The site slopes sufficiently to ensure stormwater drainage would not be problematic.*
- *On-site detention is to be provided in the three proposed above-ground detention basins located within a dedicated reserve. This is to ensure that post development peak flows are controlled and are no greater than pre-development flows. The detention basins are to be designed and constructed in accordance with Hilltops Councils Engineering Design Guidelines for Subdivisions.*
- *Major Overland flow paths are to be constructed where required to convey flows downstream to and located within dedicated drainage easements to ensure the 100 year ARI flows are conveyed safely if the designed piped drainage system fails. Final designs to be submitted to Council for approval with the construction certificate application.*

We conclude there are no significant constraints to storm water management that would have an effect on the proposed development layout and to the adjoining upstream and downstream properties.

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.

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 a 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.

Requirement	Proposed/Comments	Compliance
Clause 1.2 Aims of the Plan		
<p>(1) This Plan aims to make local environmental planning provisions for land in Hilltops in accordance with the relevant standard environmental planning instrument under section 3.20 of the Act.</p> <p>(2) The particular aims of this Plan are as follows—</p> <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"> • Providing for the lifestyles sought by current and future Hilltops residents by providing a connected, safe and accessible subdivision, 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>		
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<p>(i) the avoidance of further development in areas with a high exposure to natural hazards,</p> <p>(ii) the minimisation of alterations to natural systems, including natural flow regimes and floodplain connectivity, through effective management of riparian environments,</p> <p>(iii) the retention and protection of remnant vegetation,</p> <p>(iv) the revegetation of endemic vegetation to sustain natural resource values, reduce the impact of invasive weeds and increase biodiversity,</p> <p>(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,</p> <p>(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.</p>		
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. 	<p>The proposed development satisfies the objectives of the zone by:</p> <ul style="list-style-type: none"> • Providing for the housing needs of the community; • Creating lots that will allow for a variety of housing types and densities; • Creates lots that will enable landuses that can provide facilities and services for the day to day needs of residents; • Will be a high-quality residential subdivision, that provides high quality amenities and adds value to the town of Young in all aspects. • All lots will be fully serviced. 	

<ul style="list-style-type: none"> • To provide fully serviced residential lots linked to town water and sewer networks. 		
Clause 4.1 Minimum Lot size for Subdivision		
<p>(1) The objectives of this clause are as follows: 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>(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>(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 is not to be less than the minimum size shown on the Lot Size Map in relation to that land.</p>	<p>The proposed subdivision complies with the minimum lot size for the R1 – General Residential Zone, Lots will range in size from 700 to 1700sqm.</p> <ul style="list-style-type: none"> • Subdivision will provide appropriately sized parcels of land; • Provides lots with high levels of residential amenity; • Lots will all be adequately serviced; • Lot sizes and arrangements that will support efficient provision and management of roads and services, that will align with existing and proposed developments in the neighbourhood and will minimise the adverse impacts on the amenity and productivity of adjoining development. <p>Lots will be Torrens Title.</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>		
<p>Clause 6.3 Terrestrial Biodiversity</p>		
<p>(1) The objective of this clause is to maintain and enhance terrestrial biodiversity by—</p> <p>(a) protecting native fauna and flora, and</p> <p>(b) protecting the ecological processes necessary for their continued existence, and</p> <p>(c) encouraging the conservation and recovery of native fauna and flora and their habitats.</p> <p>(2) This clause applies to land identified as “Biodiversity” on the Terrestrial Biodiversity 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—</p> <p>(a) whether the development is likely to have—</p> <p>(i) an adverse impact on the habitat, condition, ecological value and significance of threatened species, populations or ecological communities on the land, and</p> <p>(ii) an adverse impact on the importance of the vegetation on the land to the habitat and survival of native fauna, and</p> <p>(iii) the potential to fragment, disturb or diminish the</p>	<p>A BDAR report has been undertaken for the development.</p> <p>Offset Credits will be required to be purchased once a consent is granted.</p> <p>An additional 19178m2 of area has also been set aside as a reserve, that will be revegetated</p>	

<p>biodiversity structure, function and composition of the land, and</p> <p>(iv) an adverse impact on a regionally significant species of fauna or flora, or habitat, and</p> <p>(iv) an adverse impact on the habitat elements providing connectivity on the land, and</p> <p>(b) appropriate measures 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> <p>.</p>		
<p>6.5 Groundwater Vulnerability</p>		
<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>Stormwater management report has been undertaken and is provided with the application.</p> <p>Stormwater Drainage will be designed to protect key groundwater systems.</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> <ul style="list-style-type: none"> (a) the likelihood of groundwater contamination from the development, including from on-site storage or disposal of solid or liquid waste and chemicals, (b) adverse impacts the development may have on groundwater dependent ecosystems, (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, (d) appropriate measures proposed to avoid, minimise or mitigate the impacts of the development. <p>(4) Development consent must not be granted to development on land to which this clause applies unless the consent authority is satisfied—</p> <ul style="list-style-type: none"> (a) the development is designed, sited and will be managed to avoid a significant adverse environmental impact, or (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 (c) if a significant adverse environmental impact cannot be minimised—the development will be managed to mitigate the impact. 		
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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>	<p>There are no four-way intersections and spacings between intersections are greater than 40m apart.</p> <p>There is one cul-de-sac within the subdivision design, these have been designed to provide sufficient access to each affected allotment. 6 Lots will have access via the Cul-de-sac.</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"> • Cul-de-sac or minor access road (up to 15 dwellings) – 4.5m • 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 	<p>All roads have been designed and will be constructed in accordance with Council Engineering Guidelines.</p> <p>Redhill Road is proposed to be upgraded, through VPA, which is attached to this application.</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>	
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<p>PSD2.6 Respond to natural features of the site, including grades, watercourses, aspect and soil types;</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 qualified and experienced geotechnical engineer;</p>	<p>The subdivision design complies with this standard.</p> <p>Allotments are all similar sizes except where impacted by easements. 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</p>	<p>ASD2.7.1 Maintain natural watercourses and incorporate within open space areas;</p>	<p>The natural drainage line has been incorporated as a reserve.</p>	

<p>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>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>The drainage line, and two additional areas have been designated as reserves for the subdivision, that allows for a total area of 19178m².</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>ASD2.8.1 Arrange layout so as to maximise access to existing views for both existing and proposed allotments;</p>	<p>Allotments have been designed to maximise access to views.</p>	
<p>PSD2.9.1 An energy efficient dwelling house and any ancillary buildings and Facilities</p>	<p>PSD2.9.1 An average lot size of 700m² and a minimum lot size of 650m² is achieved or exceeded;</p>	<p>Lots range in size between 700m² and 1799m².</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</p>	<p>All allotments can accommodate the required building envelope and required setbacks.</p>	

	<p>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>		
PSD2.9.3 Outdoor service space	ASD2.9.3 At least 70% of allotments are oriented within 15 degrees of northsouth or east-west, with the majority of allotments being oriented north-south;	Allotments comply with this requirement.	
PSD2.9.4 Onsite car parking	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	All except 4 of the allotments have a minimum of 18m width at a point 6m from the front boundary.	

<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>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>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>There are no identified sensitive or offensive uses nearby.</p> <p>All battle-axe lots have their own access.</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>Each lot will be provided with a layback in accordance with Council's Engineering Standards.</p>	
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	<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>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>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>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</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>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>ASD2.11.8 Written confirmation is provided by the natural gas company stating that facilities are available to each allotment</p>	<p>Telecommunications will be provided to each allotment in accordance with this standard.</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</p>	
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	<p>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>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>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 release of any Construction Certificate.</p>	<p>The developer will comply with any headworks or developing services charges applicable to the development.</p>	

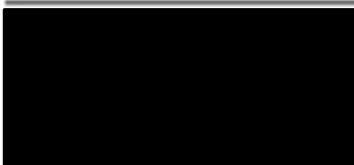


AHIMS Web Services (AWS) Search Result

Purchase Order/Reference : Gudugurilla

Client Service ID : 463315

Date: 11 November 2019



Dear Sir or Madam:

AHIMS Web Service search for the following area at Lot: 2, DP:DP1182673 with a Buffer of 50 meters, conducted by Narlisa Cooper on 11 November 2019.

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 the Office of the Environment and Heritage 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. *



Dear Sir or Madam:

AHIMS Web Service search for the following area at Lot: 2, DP:DP1182673 with a Buffer of 200 meters, conducted by Narlisa Cooper on 11 November 2019.

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.



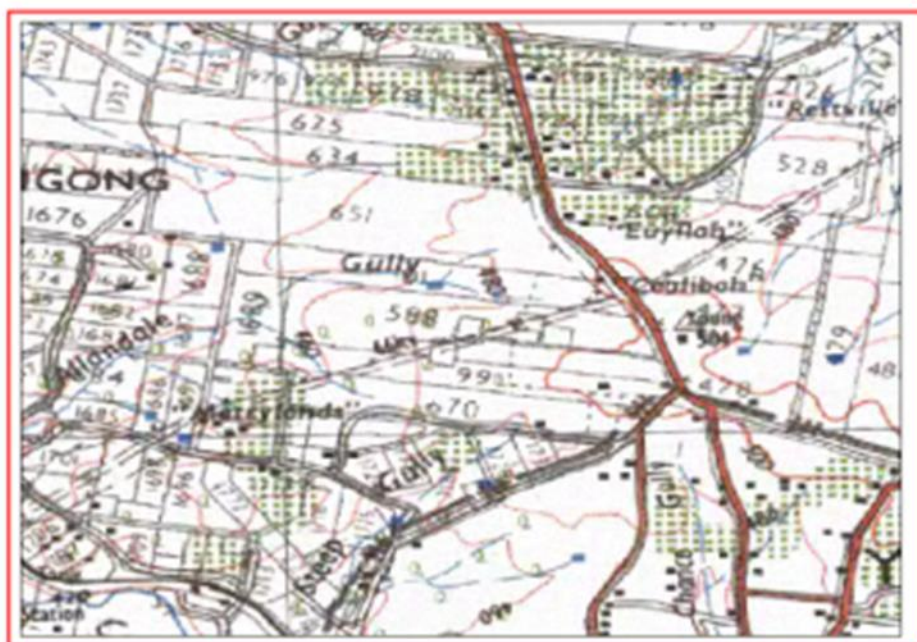
A search of the Office of the Environment and Heritage AHIMS Web Services (Aboriginal Heritage Information Management System) has shown that:

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

Dear Sir or Madam:

AHIMS Web Service search for the following area at Lot : 2, DP:DP1182673 with a Buffer of 1000 meters, conducted by Narlisa Cooper on 11 November 2019.

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 the Office of the Environment and Heritage 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. *