

1 Introduction/Executive Summary

This Statement of Environmental Effects (SEE) is submitted to Upper Lachlan Council in support of a Development Application (DA) for a subdivision of 1 lot into 8 lots at Lot A of DP 5411 at 34 Hillas Street TARALGA NSW 2580.

A Construction Certificate for the development will be sought separately.

1.1 History of the Site

The site is currently vacant and is managed lands being grazed pasture.

1.2 Consultation with Council

Preliminary discussions were held with Simon Arkinstall from Upper Lachlan Council. Items raised were;

- a) the need for a compliance statement.*
- b) Reduction of lots from 9 to 8 to allow for a bigger Lot 1 due to water issues.*

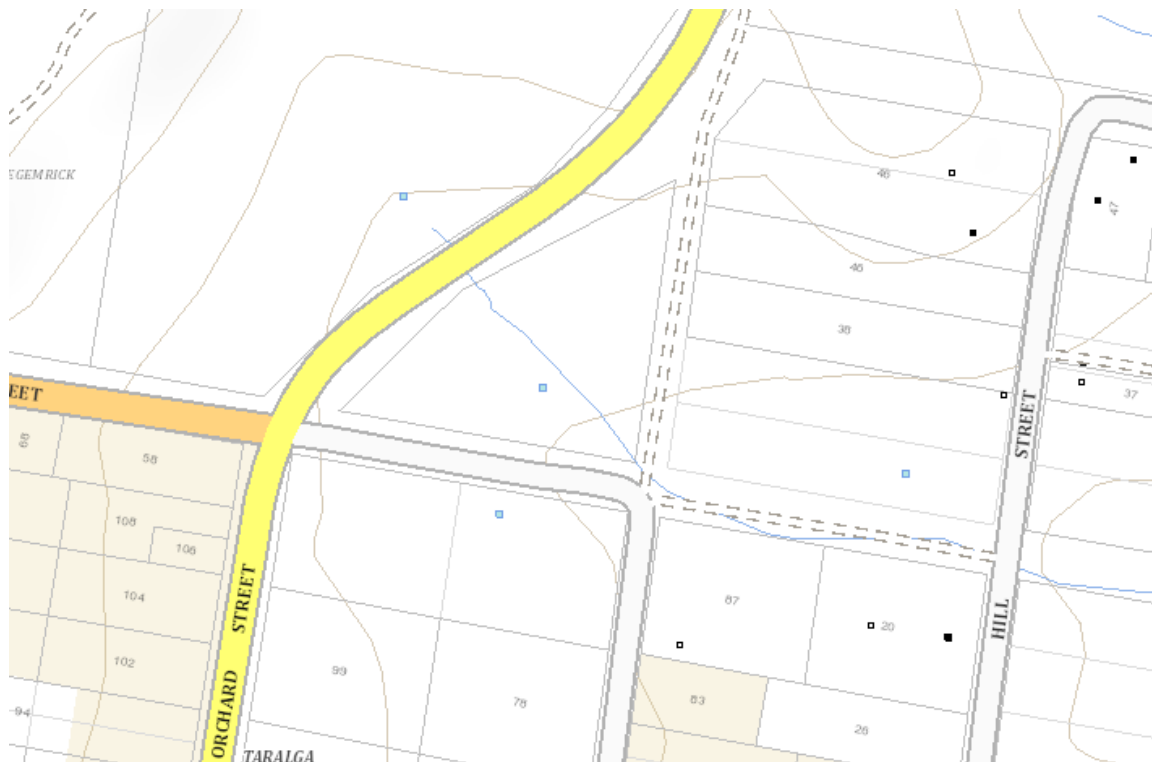
These items have been addressed in the preparation of the SEE.

2 Site Analysis

2.1 Site Location and Context

The site is located on the northern entry to Taralga.

Figure 1 - Locality Plan



2.2 Site Description

The site is vacant land that falls from Taralga Rd in the north west down to the Corner of Hillas and Macarthur Street in the south east.

Figure 2 – Site



View looking north east over site. Taralga Rd to the left, Hillas Street to the right.



View looking north along Taralga Rd, site to the right.



View looking down Hillas St to the east. Site to the left.



View looking north up Macarthur St



Pipes and culvert under Macarthur St

2.3 Surrounding Development

Surrounding the site are 1-2 story residential buildings and rural properties.

2.4 Description of Proposed Development

This application includes;

1. Subdivision of 1 lot into 8
2. Connection of town sewer and water to all lots
3. Vehicular access to all lots.
4. Connection of electricity, Telstra and gas

2.4 Elements of the Proposed Development

Stage 1 - Subdivision into 8 lots.

Stage 2 - Lots with existing road and sewer access in Hillas St registered.

Stage 3 – Road to Macarthur St constructed and services connected to lots there.

Proposed Subdivision above.

2.5 Building Materials

The nominated materials and finishes are to be as per Council specifications for building works.

2.6 Vehicular Access and Parking

The proposed vehicular access will consist of an entry/exit driveway from a registered road to each lot. The footpath crossing will incorporate drainage pipes under with culverts to either side in accordance with Council requirements.

Block sizes being 2000m² or bigger allow for ample on site car parking well in excess of the minimum requirement of 1 space per dwelling plus ample on street parking.

2.7 Signage

At this stage no signage is proposed.

2.8 Landscaping and Tree Removal

Currently the site is typically managed paddock. There are some trees to the dam (willows) that may be removed. The dam also will be dewatered and the ground level returned to pre dam contours.

2.9 Demolition

No demolition is proposed.

2.10 Stormwater Management

An overland flow path through the middle of the site is maintained and the lot layout is based on it and feedback from Council at the pre DA. The catchment area for this flow path is quite small with a small dam uphill across Taralga Rd.

Seepage is also evident to the corner of Hillas St and Orchard St. For this reason this block (no. 1) was enlarged at Council's request to allow for this.

Drainage will be along the street frontages of each block with driveways to footpath crossings to allow for piping under and culverts to either side.

2.11 Construction Management

A Construction Management Plan and Sediment Erosion Control Plan will be prepared and submitted to the Certifier for approval prior to the issue of a Construction Certificate.

3 Relevant Legislation and Planning Controls

The following Environmental Planning Instruments (EPI's) and Development Control Plans (DCP's) are relevant to the proposed development:

- *Environmental Planning and Assessment Act 1979;*
- *Roads Act 1993;*
- *State Environmental Planning Policy (Sydney Drinking Water Catchment) 2011;*
- *State Environmental Planning Policy No 55—Remediation of Land;*
- *Goulburn Mulwaree Local Environmental Plan 2009; and*
- *Goulburn Mulwaree Development Control Plan 2009.*

3.1 Environmental Planning and Assessment Act 1979

The proposal, as with all development applications, is subject to the provisions of the Environmental Planning and Assessment Act 1979 (EP& Act 1979).

3.2 Roads Act

Under Section 138 of the Roads Act, consent is required from the appropriate roads authority to:

- (a) erect a structure or carry out a work in, on or over a public road, or*
- (b) dig up or disturb the surface of a public road, or*
- (c) remove or interfere with a structure, work or tree on a public road, or*
- (d) pump water into a public road from any land adjoining the road, or*
- (e) connect a road (whether public or private) to a classified road,*

The existing sealed road to Hillas – a local street is sufficient in width as required by the DCP. No kerb or guttering is required or proposed as the lots exceed 2000m² (DCP)

A road will need to be constructed to Macarthur St. It is proposed that this does not extend to Taralga Rd as this could potentially cause traffic conflicts there and as such a 11m radius cul de sac is proposed.

3.3 Local Government Act 1993

Under Section 68 of the Local Government Act, consent is required from Council for the following:

Part B Water supply, sewerage and stormwater drainage work

- 1 Carry out water supply work*
- 2 Draw water from a council water supply*
- 3 Install, alter, disconnect or remove a meter connected to a service pipe*
- 4 Carry out sewerage work*
- 5 Carry out stormwater drainage work*
- 6 Connect a private drain or sewer with a public drain or sewer under the control of a council or with a drain or sewer which connects with such a public drain or sewer*

Part C Management of waste

- 3 Place a waste storage container in a public place (Garbage bins)*
- 4 Dispose of household waste into a sewer of the council*

Part F Other activities

- 4 Install a domestic oil or solid fuel (wood) heating appliance, other than a portable appliance*

Approval is requested under Section 68 from Council for the proposed development for sewer and water supply works to connect town water & sewer to the new bathroom facilities.

3.3.1 State Environmental Planning Policy (Sydney Drinking Water Catchment) 2011

The subject site is not located within the Sydney Drinking Water Catchment Area.

3.3.2 ULSC Local Environmental Plan 2010

Zoning

The site is zoned RU5 village under the ULSC Local Environmental Plan 2010 (LEP).

The proposed use as defined in the LEP is a subdivision and *is a permissible use within the RU5 village zone with consent from Council.*

The objectives of this zone are:

Objectives of zone

- **To provide for a range of land uses, services and facilities that are associated with a rural village.** The proposal seeks to increase the available housing stock in accordance with the LEP and Councils Housing Strategy. Council's local strategic planning statement of page 22 states that "*Housing supply is not meeting demand, particularly in Taralga...*". The proposal seeks to subdivide a large urban housing block to enable more housing within the town limits.
- **To ensure the orderly and efficient use of land and infrastructure within each village.** The proposal is an orderly and efficient use of land and services tapping into existing reticulated water, sewer, electricity and Telstra. The lots have access off Hillas and Macarthur Streets.
- **To improve the amenity of residential, commercial, civic and community uses within village areas.** The increased population and associated Council contributions will further assist local services, businesses and amenities.
- **To conserve buildings, landscape features and streetscape features that contribute to the character and identity of village areas.** The proposal has no significant heritage, indigenous or landscape features worthy of retention.
- **To protect creeks and waterways that are associated with the village and surrounding area.** There are no creeks or waterways that adjoin or transverse the site.
- **To protect and enhance the water quality of watercourses and groundwater systems and to reduce land degradation.** The proposed subdivision seeks to upgrade the existing landscape through environmental urban development.
- **To maintain areas of high conservation value vegetation.** The site is not identified by Council or state Authorities as an area of high conservation value.

Height of Buildings

There is no maximum height of buildings and no proposed buildings.

Floor Space Ratio

There is no maximum FSR and no proposed buildings.

Heritage Conservation

There are no heritage items on site or adjoining.

Clause 4.6 Variation

No variation to any Clause of the LEP is proposed and as such a Clause 4.6 - Exceptions to development standards is not submitted to Council. Any exceptions to LEP development standards require a written request by the applicant adequately addressing the matters required to be demonstrated by Subclause (3) of Clause 4.6.

Biodiversity

The site is not identified as containing terrestrial biodiversity.

- No native trees or vegetation require removal, just some willows around the existing dam which will be dewatered;

- No habitat of any threatened species, population or ecological community will be impacted.

3.4 ULSC Development Control Plan

8.2 Subdivision

These provisions provide Council's locational, design preferences and conditional requirements associated with rural subdivision applications. These specifically relate to subdivision in the following zones:

- RU5 Village of which the land is zoned.

Objectives

- To control the density of development in order to limit population growth and maintain the rural character of the area. ULSC masterplan identifies negative issues with Taralga village land being land banked and not released to the market. This proposal allows for the release of such land to the market.
- To promote lots of sufficient size to conduct agriculture and other rural pursuits. – the land is zoned for village – residential, large lot. The proposed size of blocks is double the minimum required to allow future residents to grow vegies, have chooks, plant orchards etc and be self sufficient.
- To minimise the fragmentation of agricultural land. Land is not zoned agricultural.

Controls

The following controls are relevant to proposed rural subdivision.

Lot design

Minimum lot sizes are specified in the lot size maps to the Upper Lachlan LEP 2010. Minimum lot size is 1000m² and the lots proposed are double that size and one more than triple.

New lots to be created to minimise environmental impacts including:

- minimal soil disturbance/erosion
- no creek/waterway crossings
- no native tree removal, and
- adequate separation distances for new and existing development and environmental features

Bushfire prone areas

The site is not identified as bushfire prone.

Vegetation/flora

The land is managed pastures with some willow trees and is not identified as biodiversity.

Fauna

There is no known fauna that might be on the development site.

Crown Roads

The land fronts public roads being Hillas Street and Macarthur St as well as Taralga Rd.

Hillas St is sealed and Macarthur Street is unformed.

Works on or near waterways

The lots are not within the Sydney water Catchment Area.

Rights of Carriageway

None proposed.

Battle axe handle access

None proposed.

Water cycle management report

Each lot will be connected to the towns reticulated sewer system.

Telecommunications Infrastructure advice

The site has access to Telstra services as per the BYDA plan.

Electricity

Existing electricity poles and wires adjoins the site running along Hillas Street.

Alternative electricity supply is also possible through solar, and a solar supply system could be installed as part of a DA for a dwelling on any of the lots.

Roadside fencing

All road frontages within a subdivision and any road reserve providing access to any allotment, shall be fenced to Council's Standard as follows:

- A minimum height of 1.27 metres
- Steel star posts at a maximum of 5 metre intervals, and
- One barbed wire on top run of fence. - One plain wire and 75 cm high ringlock or hingejoint attached with three plain wires (top, middle and bottom), or - 90 cm high ringlock or hingejoint attached with three plain wires (top, middle and bottom).
- Strainer posts and stays are to be provided at end of lines and change of direction points.

Conclusion

The permissible proposed development has been designed in a sensitive and appropriate way to improve the amenity of the site and the area.

No variations are sought to the LEP or DCP.

The proposal has minimal impacts on surrounding properties and seeks to make use of an existing underutilized land and allow for the release of building blocks to the local community/market.

Given the merit of the design of the proposal and the presence of any significant positive environmental impacts, the DA is considered to be in the public's interest and worthy of Council's support and it would be both unreasonable and unnecessary to refuse it..