

# Statement of Environmental Effects

Low Density Residential Subdivision  
54 Pullen Street Woolgoolga

Prepared for: PEAC Property Group

Date: July 2024

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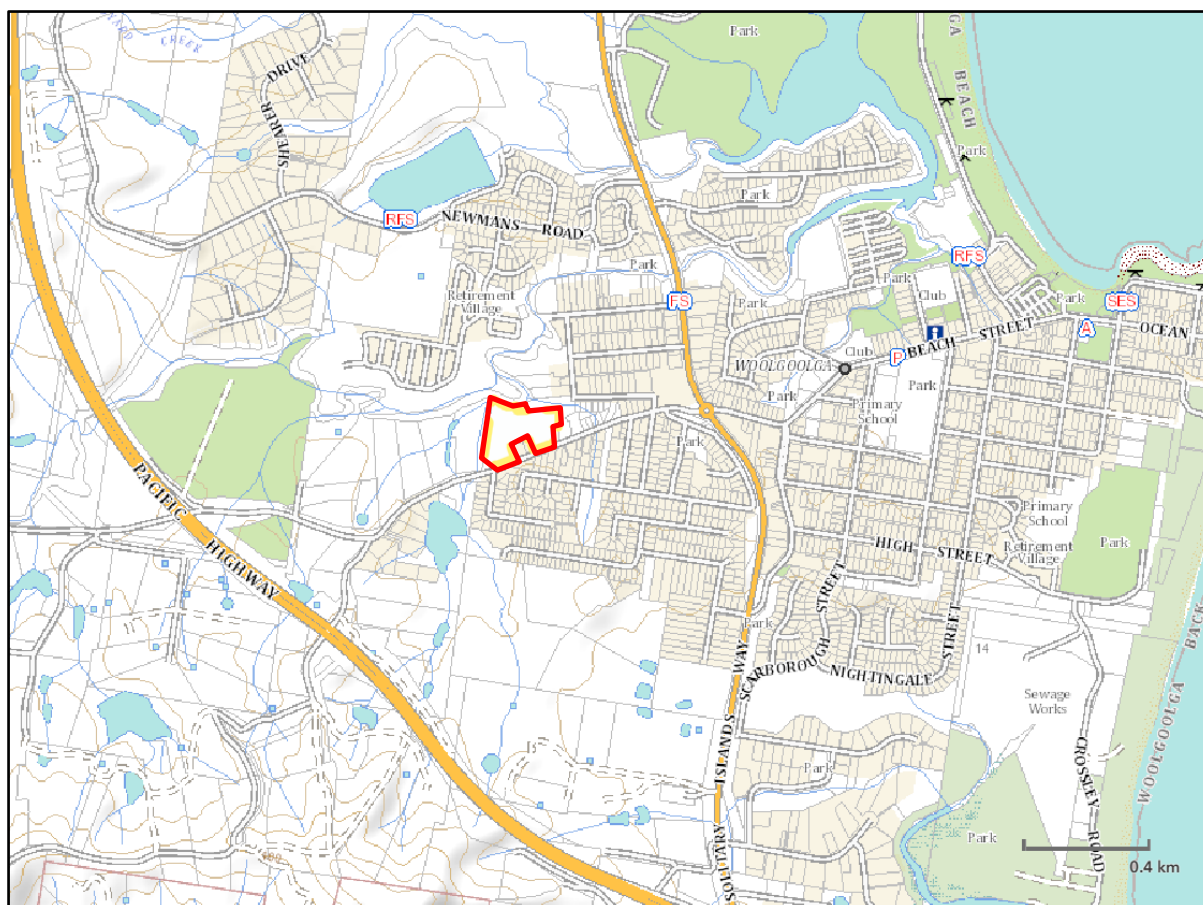
# 1.0 Introduction

## 1.1. Background

Keiley Hunter Town Planning has been engaged by PEAC Investments to act as Planning Consultants for the preparation of a Statement of Environmental Effects (SoEE) to accompany a Development Application (DA) for a residential subdivision of land described as Lot 12 DP 1059040 located at 54 Pullen Street, Woolgoolga. The subject land, the majority of which has been historically cleared for livestock grazing, is vacant.

This proposed subdivision will result in the creation of 20 vacant Torrens Title lots suitable for low density housing. A new internal public road, reticulated water and sewer and stormwater management, including interallotment drainage and onsite bioretention basin will be constructed to serve the development. Lot boundary retaining walls will be constructed to provide near level pads within each proposed lot. The development involves the removal of native vegetation, therefore a compensatory planting area will be established within the public reserve lot. The vegetation reserve lot will support the site's creek riparian environ, in addition to enhancing the developments residential amenity and natural bushland aesthetic.

**Illustration 1.1 Site Locality**



Source: Planning Portal, 2024

## 1.2. Consent Authority

The subject site is located in the Coffs Harbour Local Government Area and the DA constitutes 'local development' in that development consent is required before the development can take place, and it is not considered to be either Regionally or State significant development under Divisions 2.4 and 4.7 of the *Environmental Planning and Assessment Act 1979* (EP&A Act). Coffs Harbour City Council is accordingly the Consent Authority for the proposed development pursuant to section 4.5 of the EP&A Act.

The subdivision application is additionally integrated development as the following approvals are required:

- Bush Fire Safety Authority under section 100B of the *Rural Fires Act 1997* from the NSW Rural Fire Service;
- A controlled activity approval under the *Water Management Act 2000* for works within 40 m of waterfront land.
- *National Parks & Wildlife Act 1974* S90 Approval for the grant of an Aboriginal heritage impact permit (AHIP).

Other approvals:

- Activity approvals under section 68 of the *Local Government Act 1993* with respect to water supply, sewerage and stormwater drainage work.
- An approval under section 138 of the *Roads Act 1993* from Coffs Harbour City Council for works within Pullen Street is required.

## 1.3. Specialist Technical Advice

Specialist advice and design input was provided from consultants listed in **Table 1.1** below.

**Table 1.1 Specialist Technical Advice**

<b>Consultant</b>	<b>Service</b>	<b>Appendix</b>
de Groot and Benson	Subdivision Design	<b>A</b>
	Civil Engineering Drawings	<b>B</b>
	Engineering Assessment Report	<b>C</b>
GeoLINK	Bushfire Hazard Assessment	<b>D</b>
Earth Water Consulting	Preliminary Environmental Site Assessment	<b>E</b>
	Acid Sulfate Soils Assessment	<b>F</b>
Tim Hill - Heritage Management and Planning	Aboriginal Cultural Heritage Assessment Addendum	<b>G</b>
George Stulle	Traffic Impact Assessment	<b>H</b>
Idyll Spaces	Preliminary Vegetation Management Plan	<b>I</b>
	Biodiversity Assessment	<b>J</b>
Regional Geotechnical Solutions	Preliminary Geotechnical Assessment	<b>K</b>



**Illustration 1.2      Aerial Photo**



Source: CHCC 2024

## 2.0 The Subject Site

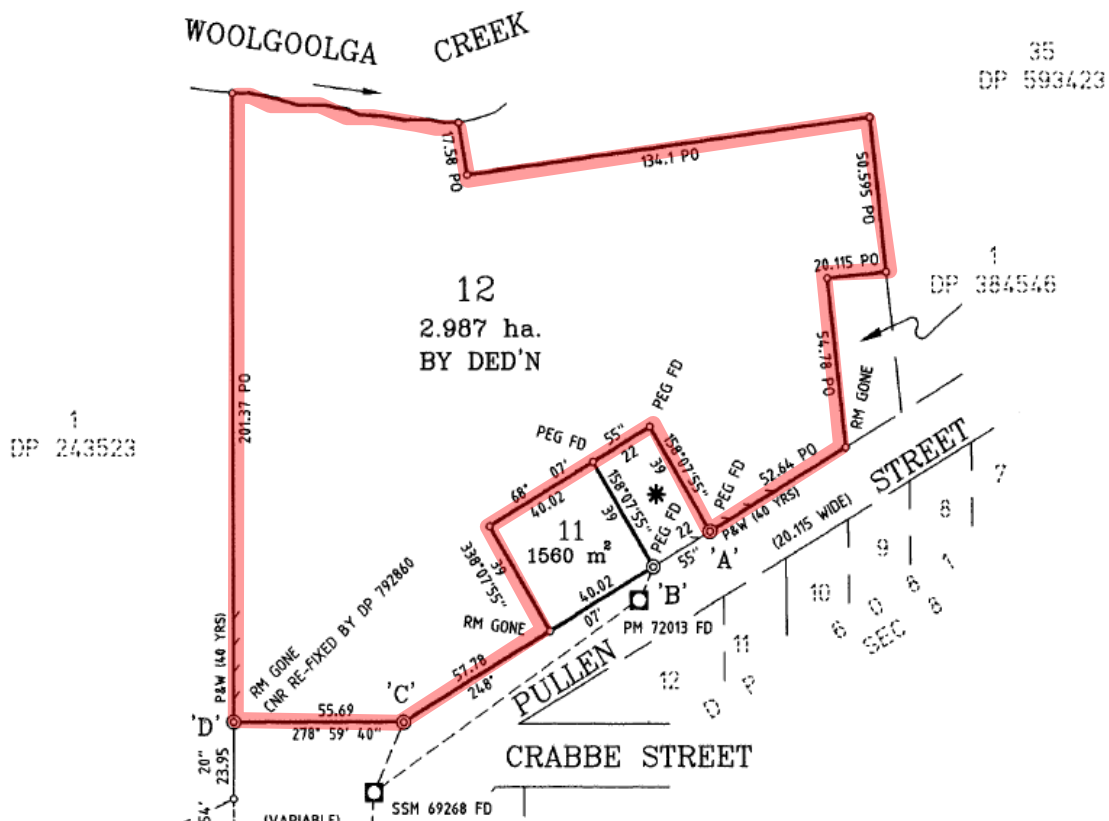
### 2.1. Overview

The subject land is described as Lot 12 DP 1059040 with an area of 2.987 hectares. The land is irregular in shape with split frontage of 57.78 m and 52.64 m to Pullen Street. The northern boundary of the site partially adjoins a tributary of the Woolgoolga Creek. The land is situated on the edge of the Woolgoolga residential area and adjoins land zoned R5 Large Lot Residential. Access to the land is from Pullen Street, a sealed public road with a designated speed limit of 50 km.

The site has been historically cleared for livestock grazing use. As such open grasslands dominate the site. Vegetation is limited to a few remnant paddock trees and forest vegetation within riparian land and along western boundary.



The property mostly falls to the north towards Woolgoolga creek, although the western portion falls to the west and into an un-named tributary of Woolgoolga Creek that lies just within the neighbouring lot. The land occupies the crest of a hill at RL 21 m AHD. From there the property falls moderately steeply down to RL 4 m AHD at Woolgoolga Creek and RL 6 m AHD along the western boundary. Typical slopes vary from 6% to 15% across the developable part of the land.

**Illustration 2.1 Extract from DP 1059040**





**Table 2.1 Site Summary**

Zone	<b>R2 Low Density Residential</b>
Min Subdivision Lot Size	<b>400 m<sup>2</sup></b>
Heritage	<b>No</b>
Acid Sulfate Soils	<b>Class 4 and 5</b>
Flood Planning	<b>Yes</b>
	
Koala habitat	<b>Yes – Tertiary Koala Habitat</b>
	
Coastal Management	<b>Yes - Coastal Environmental Area</b>
Biodiversity Values Map	<b>No.</b>

Key Fish Habitat

**No.**



Riparian Land and Watercourses

**Yes**



Contaminated Land

**Low risk**

Significant Tree Register

**No.**



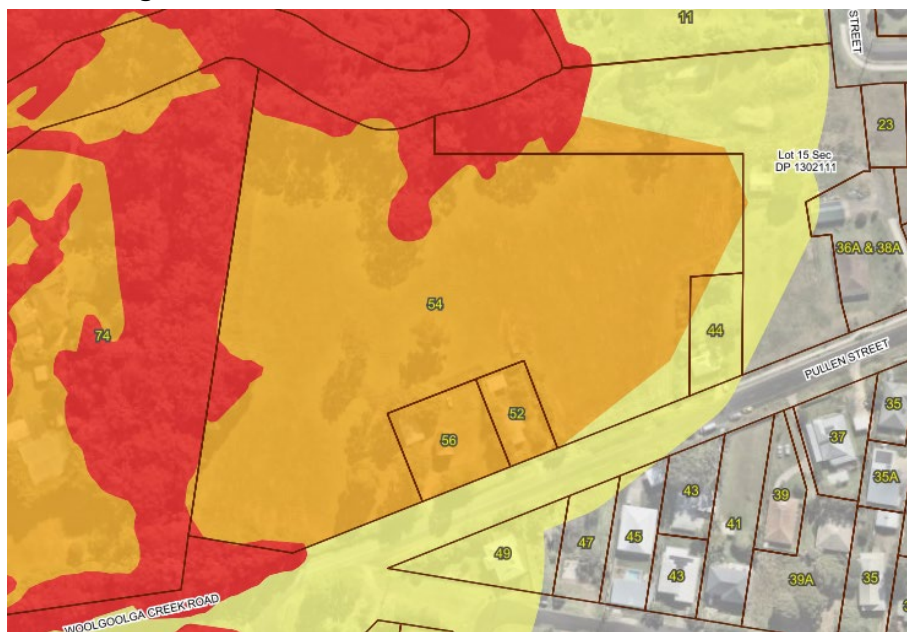
Prescribed vegetation

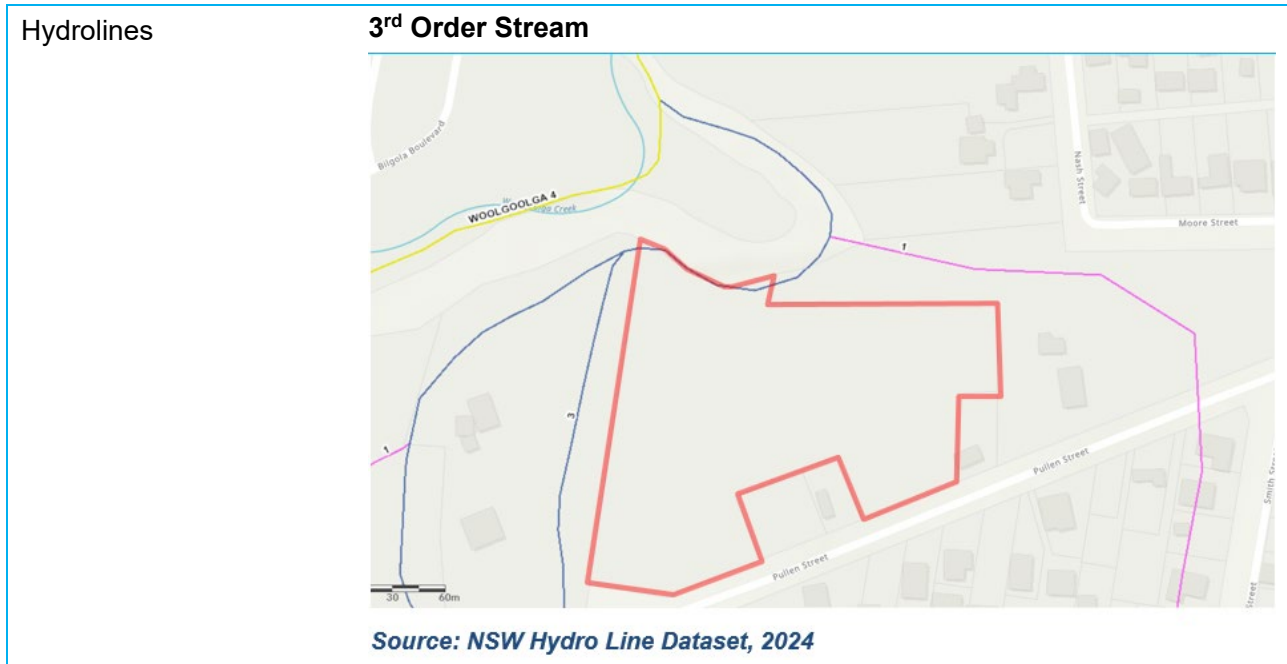
**Yes**



Bushfire Prone Land

**Yes. Vegetation Category 1  
Vegetation Category 2  
Vegetation Buffer**





## 2.2. Site Analysis

The site slopes radially down to the northwest, north and north east from a central mid slope hill ridge to the north of Pullen Street flanked by gullies draining towards Woolgoolga Creek to the north and alluvial terraces to the north east, from an elevation at between 10-20 m to a low point of <10 m AHD.

Most the site is cleared with a scattering of several mature native trees and near the northwestern corner riparian zone. A small relic cattle yard and galvanised iron roofed shed are located in the upper southern portion of the site.

No evidence of past contaminating activities, including chemical odour, staining or asbestos containing material was detected during an inspection by Earth Water Consulting on 16 May 2024.

### Biodiversity

A Biodiversity Assessment prepared by Idyll Spaced (**Appendix J**) is summarised as follows:

Existing native vegetation in the study area consists predominantly of narrow areas of remnant forest vegetation on low-lying land along the Woolgoolga Creek riparian buffer. The vegetation in wider parts of the riparian buffer consists of a Very Tall Open Forest clearly dominated by Flooded gum *Eucalyptus grandis* but a range of other eucalypt tree species occur occasionally, especially on elevated stream banks. The largest trees are approaching the late mature growth stage and may be entering the hollow-bearing stage.

There is a very sparse to mid-dense midstratum of rainforest trees and shrubs to around 15 metres tall. Ground layer vegetation is also sparse to mid-dense and is often dominated by exotic grass.

The original forest cover has been heavily logged or cleared and burnt within the past century or so. Vegetation includes trees in the young, early mature and mature growth stage, indicating that tree cover has established episodically. Numerous invasive plant species occur on the margin of the forest remnant along the western boundary.

The mapped *PCT 3162 - Mid North Lowland Flooded Gum-Palm Wet Forest* and *WSF01 Coast and Hinterland Riparian Flooded Gum Bangalow Wet Forest* are good representations of the site vegetation community. Neither map category is classified as a community of conservation concern.

The small patch of forest in the road reserve and isolated trees 2-6 are most likely classified as part of *PCT 3160 - Lower North Turpentine-Tallowwood-Grey Gum Forest*. The category is not classified as a community of conservation concern.

The remainder of the study area is occupied by a dense low cover of broadleaf weeds and exotic grasses following close mowing and cultivation (in part). Typically the most common plant species are "Farmers friends" *Bidens pilosa* and Broadleaved paspalum *P. mandiocanum*, although there are numerous other species of exotic grasses and broadleaf weeds, together with occasional vegetable seedlings, indicating recent use of the land for vegetable production.

#### *Fauna habitat Elements*

- *A third order watercourse traverses the adjoining property to the west, joining the fourth order Woolgoolga Creek near the north-western corner of the property*
- *Mature fleshy-fruit-bearing trees (and palms) of local rainforest species occur along Woolgoolga Creek.*
- *KPoM listed Koala feed tree species are mostly Flooded gum, with occasional Tallowwood and Small-fruited grey gum.*
- *The study area vegetation has minor wildlife corridor potential along the western boundary and an identified Local wildlife corridor along part of the northern boundary.*
- *Hollow trees occur occasionally, with hollows detected in isolated tree number 1 and 5.*
- *Large trees and old trees occur occasionally, with the largest tree, a flooded gum, measured at 1.1 metres diameter at breast height (DBH).*
- *Large woody debris is absent.*
- *A litter layer is sparse to absent.*
- *No winter nectar sources were detected.*
- *No fruiting Allocasuarina trees were detected.*
- *No dens, roosts, nests, dense ground layer vegetation or nectar sources were detected.*
- *No latrine or den sites for spotted-tailed quolls were detected.*
- *No flying-fox camps occur in the study area.*
- *No other potential bat roosts (culverts, bridges, fairy martin nests, staghorns) were detected.*

#### **Contamination**

A Preliminary Environmental Site Assessment by Earth Water Consulting (**Appendix E**) found that:

*The history of the Site is of part of a broadscale grazing area since before the 1950's with the low-lying alluvial floodplain areas remaining vegetated and unimpacted since this time. No historic farm shed associated with broadscale agriculture was located on the Site, though a wooden corral and small lean-to suggests some stock grazing or horse agistment has been undertaken. As such the risk of contamination is low source and if present to be located in surface soils.*

*The site inspection revealed a healthy grass groundcover and ecological impacts are not prevalent.*

*The PESA has identified that the subject property was potentially developed briefly for former market garden and subsequent broadscale agricultural grazing activities from at least 1954.*

*All samples collected and analysed confirmed no contamination of the investigation area.*

*Based on the PESA it is confirmed that the site and investigation area is suitable for the proposed subdivision and residential development, and no further environmental works are required.*

### **Acid Sulfate Soils**

A Preliminary Acid Sulfate Soils Assessment by Earth Water Consulting (**Appendix F**) is summarised as follows:

*The published Woolgoolga 1:25,000 ASS Risk Map indicates that the majority of the Site and areas where soil disturbance and excavation is expected from the proposed development is not underlain by ASS soils. The lower northwestern corner of the Site is underlain by mapped low probability soils. The ASS risk mapping identifies that the ASS would inhabit an alluvial plain setting at >4m AHD, with ASS at >3m below the ground surface.*

*The proposed subdivision development is situated between 20m AHD and 9.5m AHD. No residential allotments are proposed near the riparian area of Woolgoolga Creek in the northwest corner and the alluvial terrace margins at the northeast of the Site.*

*No swamp type vegetation was observed on the proposed allotments. No surface water seepage was observed. Some standing surface water was observed at the northeast boundary corner and on the upper slope entrance from Pullen Street, possibly due to recent rainfall events.*

*Eleven soil samples collected from BH1-BH3 and selected for field screening tests to determine their likelihood of containing Potential or Actual ASS (Pass/Aass) and whether further laboratory analyses would be necessary. The selected soil samples were placed in a chilled container (~4 C) and shipped to Eurofins for screening analysis.*

*In summary, the pH<sub>f</sub>, pH<sub>fox</sub> of all analysed samples were found to be below the Aass and Pass indicator threshold limits. An elevated pH change was observed in all samples with some reaction rate, but is considered to be associated with generation of organic acids and not ASS.*



*Broadscale ASS risk mapping shows no ASS probability beneath the majority of the Site, with mapped low probability in the lower northwestern corner at >3m depth. The site inspections of biophysical indicators indicates soils no ASS risk, borehole drilling confirmed residual soils only were encountered, and screening confirmed no ASS indicators.*

*As such no further investigations or plans of management are required.*

*If, in the unlikely event that during the proposed development, dark grey to black, odorous or waterlogged alluvial sands or clays are encountered, then works should be halted until confirmation of the presence of ASS is undertaken and/or remedial strategies developed.*

## Site Images



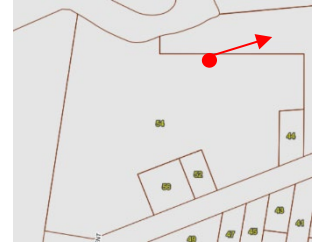
View north-east over  
allotment from Pullen  
Street







Looking northeast  
towards stormwater  
detention basin



Pullen St looking east





Pullen Street looking west



Pullen Stret looking east 2 (showing Ryan Crescent intersection).





## Illustration 2.2 Site Analysis



Spatial Reference: GDA2020 MGA Zone 56

### LEGEND

- |  |  |
|--|--|
| <span style="border: 2px solid red; padding: 2px;"> </span> Site boundary  | <span style="background-color: #90EE90; border: 1px solid black; padding: 2px;"> </span> Foothills Turpentine - Grey Gum - Ironbark Moist Shrubby Forest |
| <span style="border: 1px solid black; padding: 2px;"> </span> Cadastre   | <span style="background-color: #00CED1; border: 1px solid black; padding: 2px;"> </span> Native remnant vegetation                                       |
| <span style="background-color: #FFDAB9; border: 1px solid black; padding: 2px;"> </span> Coast and Hinterland Riparian Flooded Gum Bangalow Wet Forest | <span style="border: 1px solid brown; padding: 2px;"> </span> Contours at 10m intervals  |
| <span style="background-color: #DDA0DD; border: 1px solid black; padding: 2px;"> </span> Environmental plantings                                       | <span style="color: blue;">~</span> Watercourse  |
| <span style="background-color: #FFFFE0; border: 1px solid black; padding: 2px;"> </span> Exotic vegetation   |  |

Source: GeoLINK, Bushfire Hazard Assessment, Site Analysis – Illustration 2.2, 17/4/24



## 3.0 The Proposed Development

### 3.1. General Description of the Development

The proposal involves a residential subdivision of Lot 12 DP 1059040 to create 20 vacant low density residential lots suitable for housing ranging in size from 532 m<sup>2</sup> to 1,646 m<sup>2</sup>. A reserve lot (Lot 21) of 9,429 m<sup>2</sup> comprising the bio-retention basin and compensatory planting area will be dedicated to Council.

Engineered retaining walls will provide (near) level building pads within each lot. The proposed lots will be fully serviced including interallotment drainage, reticulated water and sewer, underground power and telecommunications.

Subdivision and engineering concept plans are provided at **Appendices A and B**. The Engineering Assessment Report at **Appendix C** provides detailed justification for the subdivision civil design.

The subdivision includes a requirement to remove several mature trees from the site. Compensatory plantings will be undertaken to offset the loss of several mature native trees.

**Illustration 3.1 Proposed Plan of Subdivision**



Source: de Groot & Benson, 2024

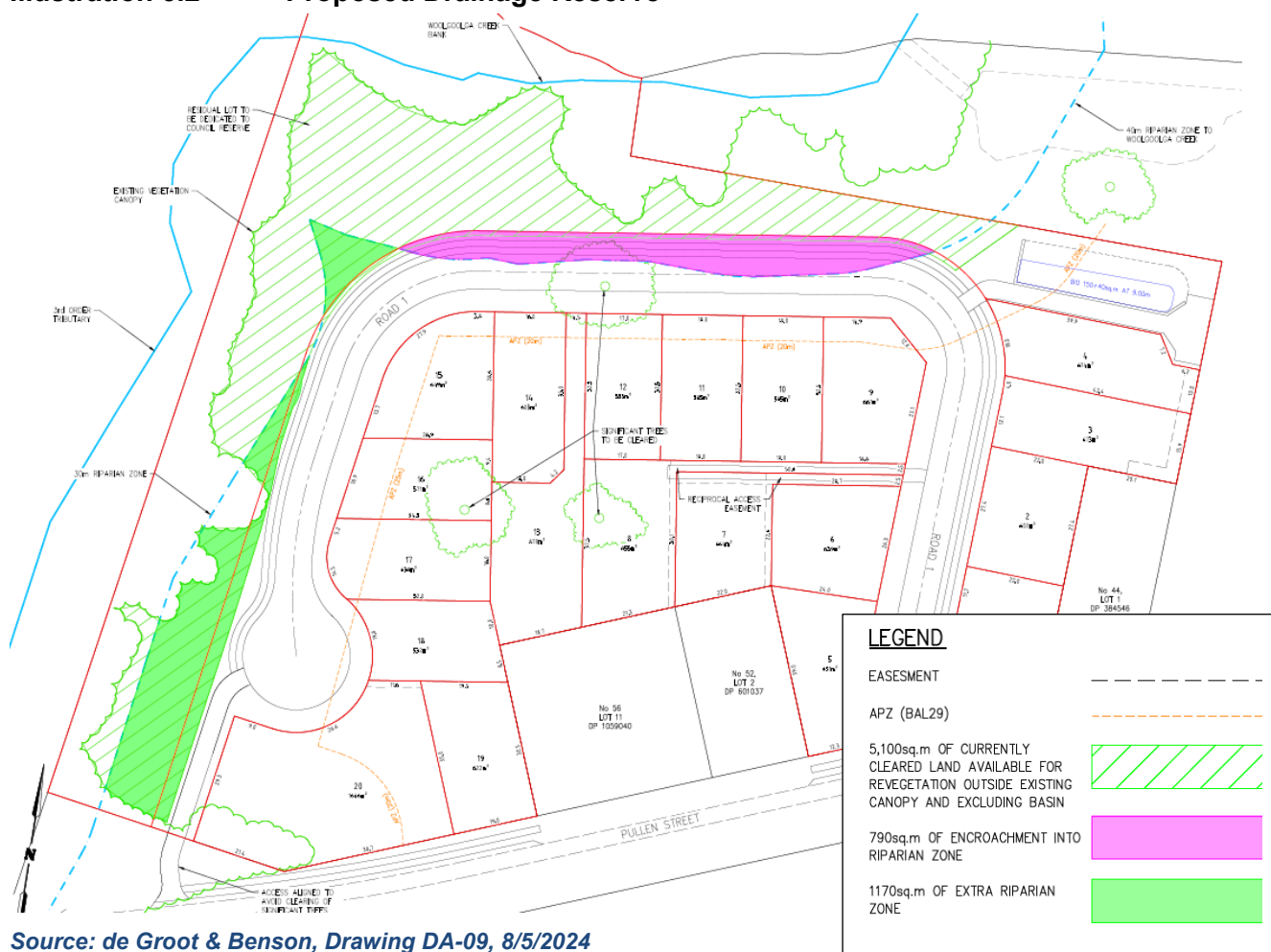
**Table 3.1 Lot Schedule**

Lot No	Lot Area (m <sup>2</sup> )	Frontage (m)	Depth (m)	Comment
1	640	30.4	22	Fronts new road/boundary to Pullen Street
2	602	27.4	22	Fronts new road.
3	673	16.1	42.4	Fronts new road 30% fall at rear
4	674	18.0	42.4	Fronts new road 30% fall at rear Adjoins bio-retention drainage reserve
5	651	26.2	24	Fronts new road/boundary to Pullen Street
6	639	26.3	28.7	Fronts new road
7	664 (592 ex access handle)	2.5	30.1	Battle-axe lots. Meets exception to 4 m frontage:
8	855 (728.5 ex access handle)	2.5	37.5	<i>Public road frontage for no more than two torrens title lots may comprise a shared access handle in a reciprocal right of carriageway. The combined width of the access handle is to be a minimum of four metres containing a minimum 3m wide sealed driveway constructed prior to the issue of Subdivision Certificate. Adequate area is to be provided at the road frontage for required services (postal, metering, etc.) outside of the driveway area.</i>
9	661	14.9	32.5	Fronts new road Splay corner
10	585	18.0	32.5	Fronts new road
11	585	18.0	32.5	Fronts new road
12	553	17.0	32.5	Fronts new road
13	870 (724 ex access handle)	4.5	38.0	Fronts new road
14	603	16.0	31.0	Fronts new road
15	649	45.4	28.9	Fronts new road



Lot No	Lot Area (m <sup>2</sup> )	Frontage (m)	Depth (m)	Comment
16	571	18.9	34.5	Fronts new road
17	638	19.7	31.0	Fronts new road
18	532	19.8	32.0	Fronts new road
19	622	19.0	34.9	Driveway access to Pullen Street
20	1646	51.1	35.0	Fronts new road – end of culdesac. Constrained by APZ. No access to Pullen Street
21	9429	Drainage reserve. Compensatory planting area. 30 m wide riparian zone.		

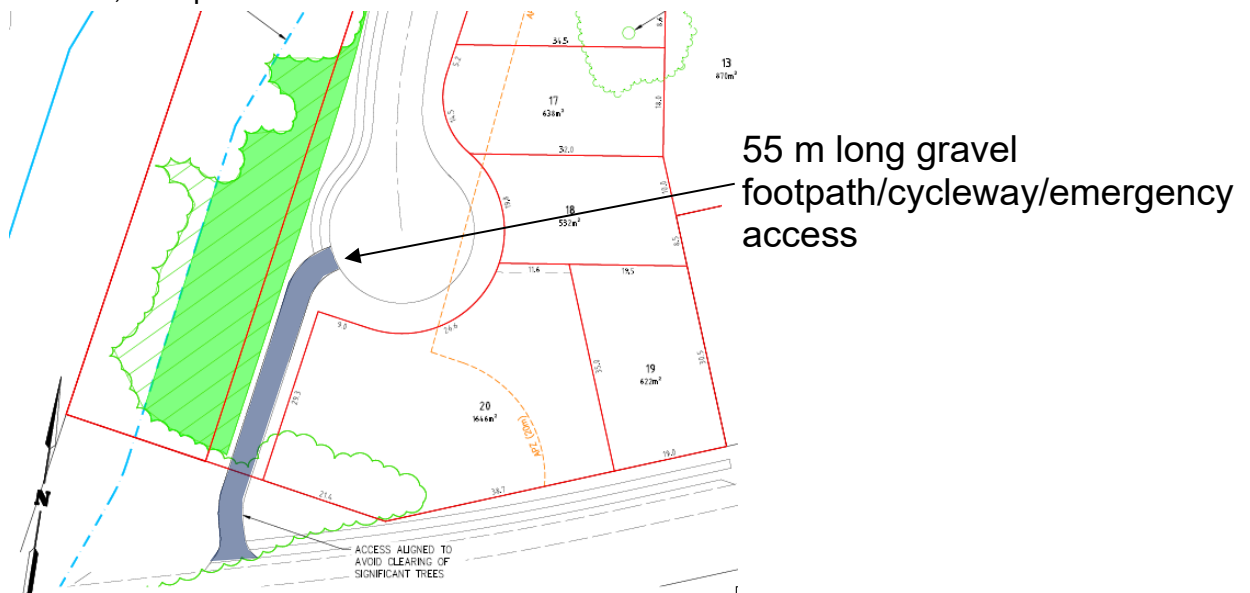
**Illustration 3.2 Proposed Drainage Reserve**



### 3.2. Traffic and Access

A detailed Engineering Assessment report is provided at **Appendix B**. In summary:

- Public road access is via a new internal 310 m dead-end (culdesac) road intersecting with Pullen Street.
- In accordance with Council's Auspec 0041, the internal road is considered an Access Street.
- An 8.0 m wide asphalt pavement centred within an 18 m wide road reserve (5 m wide verges both sides) is proposed.
- The road will be centred crowned with roll kerb and gutter either side and a 1.5m wide concrete footpath on one side.
- The road is to form a "perimeter road" separating the proposed residential lots from the bush fire source of riparian vegetation along Woolgoolga Creek and its tributary along the western boundary.
- The proposed road terminates in a 24 m diameter culdesac head to meet *Planning for Bush Fire Protection 2019* requirements.
- A 55 m long combined gravel footpath, cycleway and emergency access is proposed from the culdesac head to Pullen Street. This is to have a locked gate and bollards to prevent car access but allow pedestrians and bicycle access. It can be opened in emergencies, such as bushfire, to improve access.



- The new internal road will intersect Pullen Street by a non-line marked or sign posted Tee intersection. The through Pullen Street traffic will have right of way.
- A Traffic Impact Assessment (**Appendix H**) has found that:
  - With peak traffic generation from the proposed development only around 20 vehicles per hour the proposed development will be adequately serviced by a standard local road 'T' intersection with Pullen Street.

- Assessment of likely intersection traffic volumes shows that the proposal will have no impact on levels of service on Pullen Street and the intersection will operate at Level of Service A. No traffic delay or vehicle queuing will occur on Pullen Street as a result of the proposed residential subdivision road access.
- Sight distance in each direction at the proposed Pullen Street intersection can meet Austroads SISD and MGSD requirements.
- The proposed subdivision layout will provide good footpath and cycleway connection from the residential lots to Pullen Street.
- The area of the proposed development is serviced by school buses and a town bus service to the Pullen Street – Moore Street intersection which is approximately 400m from the proposed subdivision.

### 3.3. Flooding and Stormwater Management

Flooding and stormwater management is detailed in Civil Drawings (**Appendix B**) and Section 5 of the Engineering Assessment Report (**Appendix C**) and summarised as follows:

- The predicted 100-yr ARI flood level in Woolgoolga Creek is a little below RL 8.0 m AHD and are well below the proposed new road and new lots.
- The lowest road level is RL 12.0 m while the lowest building envelope is RL 13.2 m.
- The proposed development will have no impact on flood conveyance along Woolgoolga Creek, nor will flooding impact the development.

The proposed development will implement stormwater management measures in accordance with Council's Water Sensitive Urban Design (WSUD) Policy, specifically:

- Stormwater quality is to be treated to reach pollutant reduction targets for Total Suspended Solids, Nitrogen, Phosphorus and gross pollutants (litter).
- Peak flows are not to exceed those of the predeveloped site.
- To achieve this, the new road and lots, plus some of Pullen Street's road water and a catchment to the south of Pullen Street, will drain into a bio-retention and storm detention basin located in Lot 21, to be dedicated to Council as a drainage reserve.
- The conceptual basin has been sized using MUSIC to achieve the required pollution reduction targets.
- To fit the basin into the sloping terrain and work within the earthwork constraints as detailed in the previous section, a long narrow basin is proposed with mass retaining walls constructed of no-fines concrete blocks. The basin is narrow enough to allow servicing from one side. A service trail that runs the length of the basin to a turning head sized to suit an 8.8 m Medium Rigid Vehicle is proposed.
- The basin has also been modelled in DRAINS. Its outlet will be controlled by an orifice such that peak discharge from the site is not increased over the predeveloped case. Final discharge is by a new pipe outlet into Woolgoolga Creek.

### 3.4. Services

#### Sewerage

New gravity sewer will be connected to the existing gravity sewer where it enters the site adjacent No 44 Pullen St. The level of this sewer dictates the filling required for lots 3, 4 and 9. Elsewhere

gravity sewer can be easily reticulated through the development and does not influence the required earthworks.

The subdivision will generate an additional 20 ET of sewage into Council's system.

### **Water**

A 100 mm water main runs along the southern side of Pullen St. Drawing 22157-DA06 (**Appendix B**) shows how a new 100mm main can be looped through the subdivision, connecting to that in Pullen Street in two locations.

### **Power and Telecommunications**

The property is currently serviced by existing overhead low voltage in Pullen St. There is also overhead high voltage in Pullen St. The subdivision will be reticulated with new underground low voltage. This will require a new underground high voltage connection from Pullen St to a new pad mounted sub (transformer), located within the subdivision within its own easement within a lot. Street lighting is to be provided in accordance with Council's policies.

NBN telecommunication cables/fibre will be installed along the new road connecting to existing in Pullen Street to service all new lots.

## **3.5. Bushfire Assessment**

A Bushfire Hazard Assessment was prepared by GeoLINK (**Appendix D**) to guide the proposed lot layout.

The Bushfire Hazard Assessment has taken into consideration the proposed development layout, the vegetation creating a bushfire hazard, the effective slope and Fire Danger Index for the site in accordance with *Planning for Bush Fire Protection 2019*. The proposal includes a performance solution to determine an appropriate asset protection zone distance based on a short fire run assessment. The Bushfire Hazard Assessment demonstrates that the recommended bushfire protection measures are available and can be implemented to facilitate the proposed development in accordance with the requirements of *Planning for Bush Fire Protection 2019*.

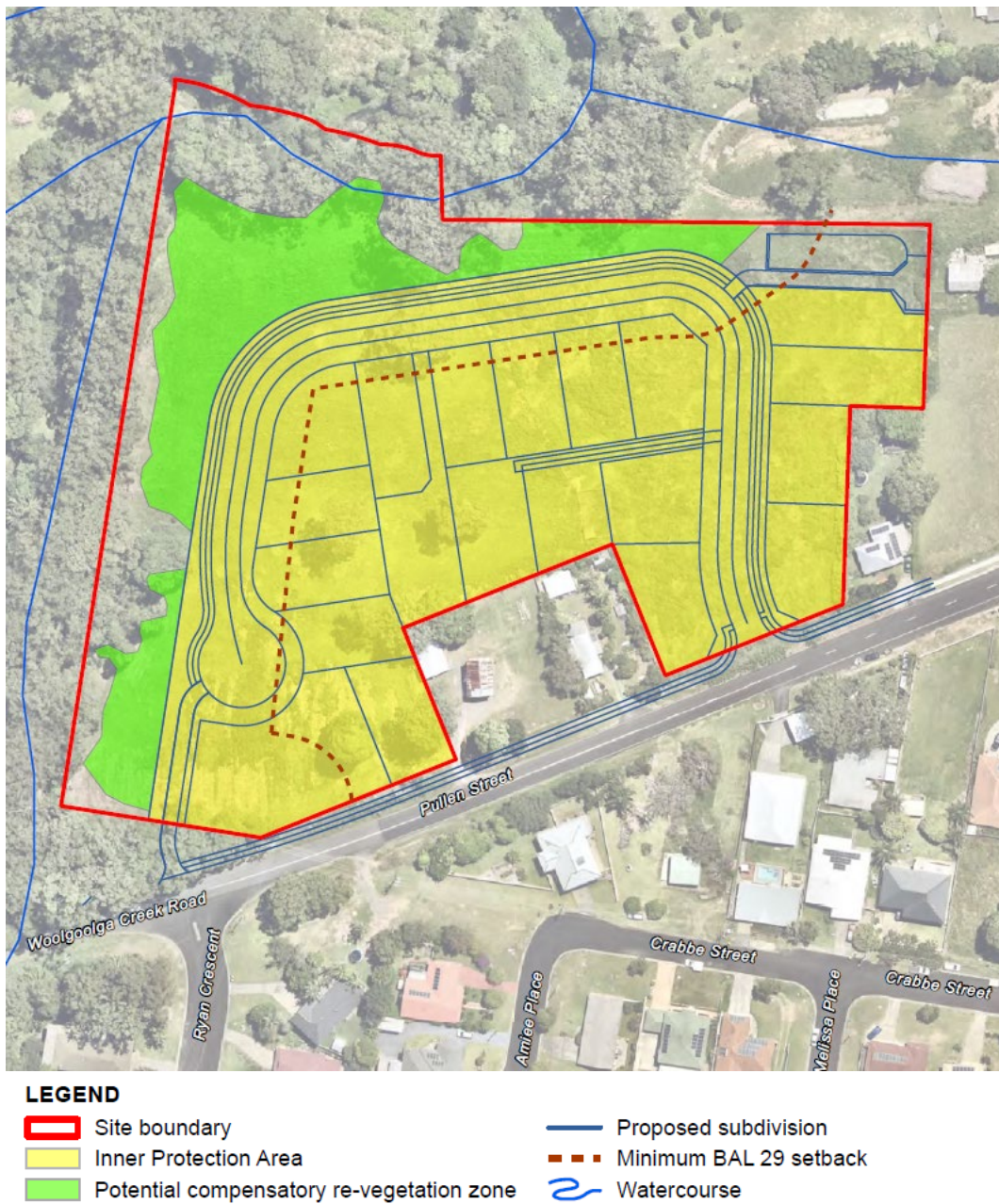
All lots are capable of siting a dwelling to BAL-29 construction standard or less. The table below summarises compliance with Planning for Bushfire Protection 2019 key criteria.

**Table 3.2 Summary of Bushfire Protection Measures**

Asset Protection Zones	<p>Proposed Lots 1 to 20 and the road reserve for Road 1 are to be managed as an Inner Protection Area (IPA) in accordance with Appendix A4.1.1 of Planning for Bushfire Protection 2019.</p> <p>Compensatory planting to the north and west of the perimeter road must consist of species that will not compromise the asset protection zones, including avoiding the introduction of large eucalypt canopy trees that could overhang the perimeter road at maturity.</p>
Landscaping	Any fencing is to be constructed of non-combustible material.
Access	Road 1 is to comply with the requirements (General Requirements and Perimeter Roads) of Table 5.3b of Planning for Bushfire Protection 2019, except that secondary access is to be provided by a 4 m wide gravel pavement (emergency access/ cycle path) from the cul-de-sac head to Pullen Street. Any traffic management device (e.g. bollards) constructed along the path are to enable access for emergency services vehicles.
Services - Water, Electricity and Gas	Water and electricity services are to comply with Table 5.3c of Planning for Bushfire Protection 2019.



**Illustration 3.3 Bushfire APZ**



Source: GeoLINK, Bushfire Hazard Assessment, Asset Protection Zone – Illustration 4.1, 2/7/24

### 3.6. Vegetation Management

A Preliminary Vegetation Management Plan (VMP) by Idyll Spaces is provided at **Appendix I**. The main aim of the pVMP is to document the extent of the proposed 8,100 m<sup>2</sup> compensatory planting area, to nominate replacement planting and ongoing weed management requirements. The pVMP is summarised as follows:



## Existing vegetation

### Riparian Flooded Gum Bangalow Wet Forest

Existing native vegetation in the VMP site consists predominantly of narrow areas of remnant forest vegetation on low-lying land along the Woolgoolga Creek riparian buffer.

#### Structure and floristics

The vegetation in wider parts of the riparian buffer consists of a Very Tall Open Forest clearly dominated by Flooded gum *Eucalyptus grandis* but a range of other eucalypt tree species occur occasionally (Grey ironbark *E. siderophloia*, Grey gum *E. propinqua*, Narrow-leaved white mahogany *E. acmenoides* and Brush box *Lophostemon confertus*), especially on elevated stream banks. The largest trees are approaching the late mature growth stage and may be entering the hollow-bearing stage. There is a very sparse to mid-dense midstratum of rainforest trees and shrubs to around 15 metres tall, commonly including Bangalow palm *Archontophoenix cunninghamiana* and the small trees *Glochidion ferdinandi*, *Ficus coronata*, *Elaeocarpus spp*, *Cryptocarya spp*, *Guioa semiglauca*, *Syzygium spp* and *Acacia spp*. Occasional vines include *Gynochthodes jasminoides*, *Cissus antactica* and *Austrocallerya australis*. Ground layer vegetation is also sparse to mid-dense and is often dominated by the exotic grass *Paspalum mandiocanum*. Other common species include *Doodia aspera*, *Adiantum hispidulum*, *Dioscorea transversa* and *Dichondra repens*, with *Lomandra hystrix* the dominant species on stream banks.

#### Disturbance Impacts

The original forest cover has obviously been heavily logged or cleared and burnt within the past century or so. Vegetation includes trees in the young, early mature and mature growth a stage, indicating that tree cover has established episodically. Numerous invasive plant species including *Lantana camara*, *Cestrum spp*, *Passiflora suberosa*, *Senna pendula*, *Solanum seaforthianum*, *Cinnamomum camphora*, *Schefflera actinophylla*, *Ochna serrulata* and *Murraya paniculata* occur in the ground layer and midstratum, often at high densities. Old plantings of *Cupressus spp* and *Eucalyptus torrelliana* occur on the margin of the forest remnant along the western boundary. There is no evidence of recent fire and the vegetation appears long unburnt.

#### Classification & conservation status

The mapped PCT 3162 - Mid North Lowland Flooded Gum-Palm Wet Forest and WSF01 Coast and Hinterland Riparian Flooded Gum Bangalow Wet Forest are good representations of the site vegetation community.

### Broadleaved paspalum – Farmers friends weedy grassland

The remainder of the site is occupied by a dense cover of broadleaf weeds and exotic grasses following close mowing and cultivation. Typically the most common plant species are Farmers friends *Bidens pilosa* and Broadleaved paspalum *P. mandiocanum*, although there are numerous other species of exotic grasses and broadleaf weeds, together with occasional vegetable seedlings, indicating recent use of the land for vegetable production.

## Proposed Rehabilitation

### Identified impacts & offsets

The following impacts on native vegetation have been identified.

- Removal of 1 large hollow tree. Offset category Hollow tree, replacement ratio 1:20
- Removal of 1 large hollow. Offset category Very Large, replacement ratio 1:4
- Removal of 5 isolated mature trees. Offset category Other, ratio required 1:2
- Removal of 75 m<sup>2</sup> of understorey vegetation to establish a pedestrian and cycle path to Pullen Street across part of a vegetated road reserve. Offset category Other, ratio required 1:2.

Total offset required:

- 30 trees,
- 4 large nesting boxes suitable for arboreal mammal or avian,
- 150 m<sup>2</sup> understorey vegetation.

Planting within Zone 3 excludes large trees within 10 m of the proposed new road to remain consistent with the recommendations of the Bushfire Risk Assessment.

#### Illustration 3.4 VMP Management Zones



Source: Preliminary Vegetation Management Plan, Idyll Spaces, Figure 9, 28/6/24.

### 3.7. Aboriginal Cultural Heritage Assessment

An Aboriginal Cultural Heritage Assessment report by Tim Hill Heritage Management & Planning Pty Ltd is provided at **Appendix G** and summarised as follows:

*The Study Area comprises the termination of a small toe slope which extends north from a small hill that forms the watershed of Woolgoolga Creek. Woolgoolga Creek is tidal and runs north-east into Woolgoolga Lake and has an entrance on Woolgoolga Beach. The Study Area has a moderate slope and the main ridge crest is located south of Pullen Street. Based on the assessment of landform context there is an elevated potential for the Study Area to contain Aboriginal archaeological sites.*

*A search of the Aboriginal Heritage Information Management System AHIMS was undertaken on 20 February 2024 (#871449) for the area "Lat, Long From: -30.1233, 153.1697 - Lat, Long To : -30.1047, 153.2006." which returned 17 previously recorded Aboriginal sites.*

*The most common site type in the local area is stone artefacts and shell midden which are common in sub coastal and rain forest environments of the Coffs Coast.*

*The previously recorded sites in close proximity to the Study Area are stone artefacts scatters associated with the Ingenia Manufactured Housing Estate to the north of Woolgoolga Creek. This site complex includes a low moderate density stone artefacts including primary flakes and cobble choppers which are typical of knapping sites along the coastline (pers. obsv).*

Table 5 of the ACHAR details formal consultation undertaken with the Aboriginal community. On 12 March 2024 a site inspection (pedestrian survey) was undertaken by Uncle Ian Brown and Matthew Dootson.

#### **Pedestrian Survey Results:**

- the Study Area comprises a low-density stone artefact scatter/ open campsite (n=21) (Pullen Street Woolgoolga Open Campsite 1 Open campsite (#22-1-0696) / stone artefact scatter comprising flake pieces (38%), halved cobble adzes (38%), Unifacial chopper (14%) and hammerstones (9%).*
- all of the artefacts identified in the surface survey were formed from locally available greywacke- this is the most common stone material for tool production on the Coffs Coast/ Northern Beaches*
- as the artefacts were produced from cobbles there is a trend in the amount of cortex retained by artefact type with hammerstones having the most cortex (100%), halved cobble adzes having an average of 60% cortex and unifacial choppers having an average of 40% cortex (see Table 10), and*
- the surface finds were located on the ridge crest (n=14/66%) and upper slope (n=7/33%) while no artefact are located on the creek bank or alluvial flats- the number of artefacts on the upper slope could reasonably be attributed to movement by tilling.*

*Based on the survey results the Pullen Street Woolgoolga Camp Site 1 is typical of Aboriginal archaeological sites on the sub-coastal forests and hills. The site is consistent with the findings on the Pacific Highway upgrade and residential subdivisions to the north and south of the Study Area.*

*Based on the observation of ground conditions and the findings of nearby archaeological studies it is considered that archaeological excavation is required to comply with the CoPAI/ Due Diligence Code of Practice. Requirement 16A (5) of the CoPAI prescribes that any archaeological excavation must be based on a sampling strategy of less than 0.5% of the landform subject to investigation.*

The archaeological excavations were undertaken on 20 and 21 June 2024 with the following Aboriginal sites officers.

- Uncle Ian Brown, Danial Flanders (Coffs Harbour & District LALC)
- Matthew Dootson (Garby Elders Group), and
- Andrew Taylor (Jagun Elders and Aged Care).

The excavations were undertaken in substantial accordance with the archaeological excavation proposal issued in May 2024. Due to the amount of time taken to undertake the second pedestrian survey and record the surface finds the lower creek bank in the north-eastern portion of the Study Area was not subject to archaeological excavation (test pits 5,6 & 7). This portion of the Study Area is in close proximity to the old sawmill and it was considered that it would have the greatest amount of soil disturbance/ lowest confidence in excavation results. Three test pits (test pits 1,2 & 3) were placed along the bank of Woolgoolga Creek in an area which had not been subject to tilling- test pit 4 was not excavated based on the results of the excavations which demonstrated a soil profile with compacted alluvial gravels indicating significant disturbance from Woolgoolga Creek.

### Archaeological excavation results

- Seven Aboriginal stone artefacts were identified during the excavations, comprising flake pieces ( $n=4/57\%$ ), Halved cobble adze ( $n=2/28\%$ ) and a primary flake ( $n=1/14\%$ )- the relatively large proportion of flake pieces can be attributed to the recent tilling as smaller flakes are more likely to be retained within the soil profile whereas larger flakes are more likely to sit above the soil profile after disturbance
- two chert/ mudstone flake pieces were identified- chert is a common stone material type in sub- coastal archaeological assemblages and is accessible within the Coramba Beds that outcrop across the hinterland of the Coffs Coast.
- the greywacke artefacts are substantially consistent with the assemblage identified during the pedestrian survey and consistent with the assemblage predicted during the preliminary site inspection
- the overall density of artefacts is consistent with other studies in the local area (total of 7 artefacts across  $3\text{ m}^2$  or c.1 artefact per  $0.5\text{ m}^2$ )- artefact densities in the order of 1 artefact per  $>5\text{ m}^2$  are consistent on the sub-coastal forests of the north coast
- the indications of use wear are consistent with the functional use of the artefacts as choppers- artefacts are typically discarded rather than reworked and reused as the material is readily available along the beaches, and
- the artefacts were located within the test pits on the ridge crest as predicted in the excavation sampling strategy- the three test pits across the creek bank had very high levels of angular gravels consistent with the erosion and deposition of shales during floods.

### Impact Assessment

The proposed subdivision will result in direct harm and total loss of value of the Aboriginal archaeological values known to occur within the site.

### Impact Avoidance

The primary management consideration is that the topsoil is not suitable for civil construction and will be removed and stockpiled for landscaping or stored within areas identified for passive open

*space or environmental conservation. The retention of soils, and documentation of the movement of soils from the ridge crests, is the main strategy to mitigate impacts to Aboriginal archaeological sites within the Study Area. The clay and shale rich subsoils have a very low potential to contain Aboriginal objects and will not be subject to controls to mitigate impacts to cultural values during construction works.*

### **Management Strategies**

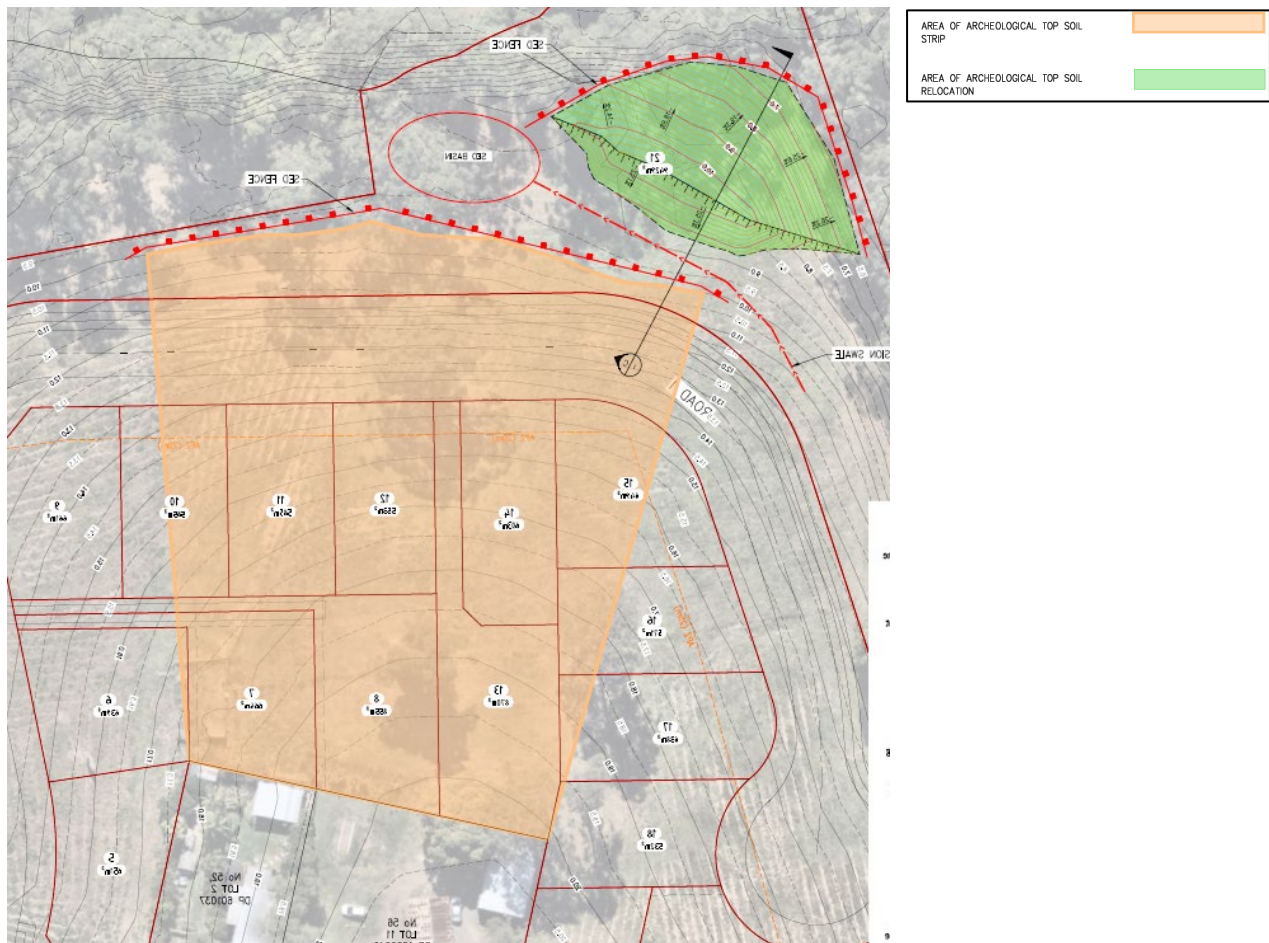
An Aboriginal Heritage Impact Permit (AHIP) is required to relocate the artefacts and topsoil to a permanent place within the site. This process requires an integrated approval prescribed under section 90a of the *National Parks and Wildlife Act 1974* (NPW Act).

Artefacts and topsoil will be collected by Aboriginal sites officers and reburied in the permanent artefact storage area within the open space area (Proposed Lot 21) shown in Drawing DA10 (**Appendix G**) and copied below. Pending approval of the AHIP, this activity will occur as part of the approved earthworks for this development. At the completion of the collection works the permanent artefact storage area will be backfilled and a large rock placed over it and identification by survey and recorded on AHIMs.

City of Coffs Harbour Council will be responsible for the ongoing management of the permanent artefact storage area at the completion of the project.



**Illustration 3.5 Archaeological Relocation Site**



Source: de Groot and Benson, Drawing DA10, 8/5/24

### 3.8. Waste Management

#### Construction Waste Management

The development involves the following construction processes to establish the proposed subdivision:

- Clearing of onsite vegetation.
- Preliminary earthworks to establish building pads and finished ground levels.
- Construction of retaining walls.
- Construction of roadways.
- Installation of services.

Where appropriate, waste generated from the above construction process will be re-used onsite or conveyed to an appropriately licensed facility for recycling or disposal. A Waste Minimisation and Management Plan is provided at **Appendix L**.

#### Operational Waste Management

The resulting lots will be subject to future development application(s) processes to establish low density residential dwellings within each lot. Notwithstanding, it is anticipated that future land uses



within each resulting allotment will utilise Council's public kerbside waste collection services. Accordingly, each lot will be provided a three stream waste system comprising three 240L mobile garbage bins (MGBs) for weekly collection from the kerbside. Furthermore, the proposed public road has been designed to accommodate the swept paths of a side loading garbage truck.



The proposal has also been assessed against the Ecologically Sustainable Development (ESD) principles summarised below.

#### *The precautionary principle*

If there are threats of serious or irreversible environmental damage, lack of full scientific certainty should not be used as a reason for postponing measures to prevent environmental degradation. In the application of the precautionary principle, public and private decisions should be guided by:

- 'Careful evaluation to avoid, wherever practicable, serious or irreversible damage to the environment
- An assessment of the risk-weighted consequences of various options'.

The precautionary principle has been applied in the environmental assessments undertaken for the proposal. Potential environmental impacts would be minor due to the context of the site and the nature of the proposed development. The subdivision has been designed in consideration of environmental assessments.

#### *Intergenerational equity*

*"The present generation should ensure that the health, diversity and productivity of the environment are maintained or enhanced for the benefit of future generations".*

The proposal would not significantly affect the viability of local or threatened species, or any TECs. Local biodiversity values would not be adversely affected by the proposal. The development includes a significant compensatory planting area that will benefit future generations. Overall, the proposal would have socio-economic benefits by providing for housing and very limited environmental impact.

#### *Conservation of biological diversity and ecological integrity*

No threatened species, endangered populations or TECs are likely to be significantly affected by the proposal. No populations of native species are likely to be made locally rare or unviable as a result of the proposal. Consequently, ecological integrity and biological diversity would be maintained.

#### *Improved valuation, pricing and incentive mechanisms*

Mitigation measures and safeguards will be implemented throughout the construction phase of the development to ensure sound environmental practices and outcomes during construction. The proposal would be undertaken in a manner to ensure responsible environmental outcomes.

## 4.2. State Environmental Planning Policies

The following table sets out the State Environmental Planning Policies (SEPPs) that are relevant to the subject proposal:

**Table 4.1 State Environmental Planning Policies**

SEPP	Comment
<b>State Environmental Planning Policy (Biodiversity and Conservation) 2021</b>	<p><b>Chapter 2 – Vegetation in non-rural areas</b></p> <p>The aims of this Chapter are to protect the biodiversity values of trees and other vegetation in non-rural areas of the State, and to preserve the amenity of non-rural areas of the State through the preservation of trees and other vegetation. Chapter 2 of this act requires approval to be granted for vegetation to be removed in non-rural areas.</p> <p>The subject land has mapped areas of Prescribed Vegetation along the northern boundary of the property a 20 metre wide buffer to Woolgoolga Creek under the Coffs Harbour DCP 2015. Mapped native vegetation on the property occurs as minor intrusions of forest vegetation from forested areas on adjoining properties along the western and northern boundaries. An area of High Biodiversity Value is mapped along the northern bank of Woolgoolga Creek but does not extend to the subject property.</p> <p>Seven (7) native trees will be removed as part of this development. Their removal will be offset by compensatory plantings within the proposed drainage reserve, as described in the preliminary Vegetation Management Plan (VMP) at <b>Appendix I</b>.</p> <p>Approval for native vegetation removal is required though this development application.</p>
	<p><b>Chapter 4 – Koala Habitat Protection 2021</b></p> <p>Chapter 4 of this SEPP concerns koala habitat and aims to encourage the conservation and management of areas of natural vegetation that provide habitat for koalas. It applies to the City of Coffs Harbour inclusive of the subject land due to its zoning and the application of the <i>Coffs Harbour City Koala Plan of Management</i>, November 1999. Clause 4.8 (2) of the SEPP establishes that Council's "determination of the development application must be consistent with the approved Koala plan of management that applies to the land."</p> <p>Part of the subject land is mapped on the Koala Habitat Planning Map as containing tertiary koala habitat.</p> <p>The subject land is not situated within a locally or regionally significant koala habitat link as shown on the Habitat Links Map. Additionally, the site is not land adjoining primary koala habitat. The site does not function as koala habitat or serve as a social landscape for koala activity under the Coffs Harbour City Koala Plan of Management and</p>



SEPP	Comment
	<p>no further assessment or management actions are considered to be required.</p> <p>No vegetation will be cleared from the area mapped as koala habitat within the land. This area is proposed as a reserve lot.</p>
<b>State Environmental Planning Policy (Resilience and Hazards) 2021</b>	<p><b>Chapter 2 – Coastal Management</b></p> <p>Chapter 2 of the SEPP concerns coastal management and seeks to deliver land use planning outcomes that are consistent with the objects of the <i>Coastal Management Act 2016</i>.</p> <p>The subject land mapped as being within the Coastal Environmental Area. As per <b>clause 2.10</b>, the development cannot be approved by Council unless it is satisfied that the proposed development will not adversely impact on:</p> <ul style="list-style-type: none"> <li>(a) <i>the integrity and resilience of the biophysical, hydrological (surface and groundwater) and ecological environment,</i></li> <li>(b) <i>coastal environmental values and natural coastal processes,</i></li> <li>(f) <i>Aboriginal cultural heritage, practices and places,</i></li> </ul> <p>The land is not identified as being in or in proximity of coastal wetlands or littoral rainforests areas.</p> <p>All proposed residential lots will be connected to Council's sewer system and have access to Council's waste collection services. Stormwater management includes a combination of future BASIX requirements at the individual allotment level and treatment via the engineered bio-retention basin at the subdivision level. The quality and quantity outcomes of this integrated stormwater system should ensure that potential adverse impacts on the adjacent riparian lands biophysical, hydrological and ecological integrity are duly mitigated.</p> <p>Aboriginal artefacts will be managed in accordance with the recommendations of the ACHAR (<b>Appendix G</b>).</p> <p>Additionally, as per <b>clause 2.12</b>, development consent must not be granted to developments on land within the mapped Coastal Zone that will increase risks of coastal hazards on the subject land or any other. <b>Clause 2.13</b> states the consent authority must take into consideration any certified coastal management programs that apply to the land.</p> <p>The proposed development will not result in an increased risk of coastal hazards within the land or to surrounding land. The subject site is not identified within the Coastal Vulnerability Area maps.</p>

SEPP	Comment
	<p><b>Chapter 4 – Remediation of Land</b></p> <p>Chapter 4 of the SEPP seeks to provide a State-wide planning approach to the remediation of contaminated land for the purpose of reducing the risk of harm to human health or any other aspect of the environment. This Chapter of the SEPP aims to ensure that the contamination risk of land is compatible with the proposed land use.</p> <p><i>A Preliminary (and a Detailed) Environmental Site Assessment was prepared for the development site by Earth Water Consulting as contained at <b>Appendix F</b>. Informed by investigations of site history centred on former and current activities that may be potentially contaminating, the Detailed Environmental Site Assessment found that:</i></p> <p><i>The PESA has identified that the subject property was potentially developed briefly for former market garden and subsequent broadscale agricultural grazing activities from at least 1954.</i></p> <p><i>All samples collected and analysed confirmed no contamination of the investigation area.</i></p> <p><i>Based on the DESA it is confirmed that the Site and investigation area is suitable for the proposed subdivision and residential development, and no further environmental works are required.</i></p> <p><i>A preliminary Geotechnical Assessment by Regional Geotechnical Solutions (<b>Appendix K</b>) found that some minor surface disturbance and irregular surface profiles were observed. This is likely to be associated with historic tree removal and minor surface regrading. No evidence of significant filling, soil or building debris stockpiles or gross contamination or potential contaminating sources were observed.</i></p> <p>The information provided in these professional reports supports the suitability of the site for residential development subject to the imposition of a finds protocol during subdivision works.</p>
<p><b>State Environmental Planning Policy (Transport and Infrastructure) 2021</b></p>	<p>Clause 2.48 of the SEPP applies to development in proximity to electrical infrastructure and provides referral thresholds to Essential Energy.</p>

### 4.3. Coffs Harbour Local Environmental Plan 2013

The subject land is zoned in its entirety R2 Low Density Residential as shown below.

#### **Clause 2.3 Consideration of Zone Objectives**

The objectives of the Zone R2 Low Density Residential under the CHLEP 2013 are as follows:

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

The proposed development seeks to provide well designed and serviced residential lots that will assist in delivering the housing needs of the community. The proposal is compatible with the planned and existing range of housing types and densities within the surrounding neighbourhood and is in a 'walkable' distance of shops located on Solitary Islands Way, including Woolworths.

The subdivision is a facilitator of new housing and housing ownership in Woolgoolga and can contribute to the variety of available housing formats, with two (2) of the lots sized to accommodate dual occupancies. The provision of vacant lots of a suitable size and shape to accommodate future residential accommodation in line with State and local planning projections and the housing needs of the community is consistent with the zone objectives.

#### **Clause 2.6 Subdivision**

In accordance with clause 2.6 of the CHLEP, the subject land may be subdivided with development consent. The relevant consent to proceed with the proposed Torrens title subdivision is sought in this application.

#### **Clause 4.1 Minimum Subdivision Lot Size**

This clause binds the subdivision of the land to the Lot Size Map and precludes the creation of a lot from the subject land that has a minimum subdivision lot size of less than 400 m<sup>2</sup> for land that is Zone R2 Low Density Residential.

The areas of each proposed allotment are described in **Table 3.1 Lot Schedule** of this Statement of Environmental Effects. All proposed allotments exceed the minimum subdivision lot size.

#### **Clause 5.21 Flood Planning**

This clause applies to the development of land that is within the flood planning area. The 1% AEP Flood Level and Flood Planning Area is confined to the north-west corner of the subject land. This portion of the subject site occurs within the riparian buffer area.



(1) *The objectives of this clause are as follows—*

- (a) to minimise the flood risk to life and property associated with the use of land,*
- (b) to allow development on land that is compatible with the flood function and behaviour on the land, taking into account projected changes as a result of climate change,*
- (c) to avoid adverse or cumulative impacts on flood behaviour and the environment,*
- (d) to enable the safe occupation and efficient evacuation of people in the event of a flood.*

The predicted 1% AEP flood level in Woolgoolga Creek is a little under RL 8.0. The Engineering Assessment Report (**Appendix C**) notes that flood behaviour will not adversely impact the proposed development as roads and building pads will be filled above RL 12.0m AHD to facilitate drainage and sewer servicing. The subdivision works will not significantly impact the Woolgoolga Creek flood behaviour, nor will that behaviour impact the subdivision.

The subdivision has been designed to ensure safe occupation of each resultant lot. The public road system provides residents with efficient evacuation away from the site.

#### **Clause 7.1 Acid sulfate soils**

The objective of this clause is to ensure that development does not disturb, expose or drain acid sulfate soils and cause environmental damage. The site is shown on the *Acid Sulfate Soils Map* as containing both Class 4 and 5 Acid Sulfate soils.

Clause 7.1 (3) of the CHLEP requires the development application to be accompanied by an acid sulfate soils management plan that is prepared in accordance with the Acid Sulfate Soils Manual where the following works are proposed on:

##### **Class 4 land**

*Works more than 2 metres below the natural ground surface.*

*Works by which the watertable is likely to be lowered more than 2 metres below the natural ground surface.*

##### **Class 5 land**

*Works within 500 metres of adjacent Class 1, 2, 3 or 4 land that is below 5 metres Australian Height Datum and by which the watertable is likely to be lowered below 1 metre Australian Height Datum on adjacent Class 1, 2, 3 or 4 land.*

No work is expected to be undertaken in the Class 4 land. This area will form part of a native vegetation reserve.

An Acid Sulfate Soils assessment by Earth Water Consulting (Appendix F) found that:

*Broadscale ASS risk mapping shows no ASS probability beneath the majority of the Site, with mapped low probability in the lower northwestern corner at >3m depth. The site*

*inspections of biophysical indicators indicates soils no ASS risk, borehole drilling confirmed residual soils only were encountered, and screening confirmed no ASS indicators.*

*As such no further investigations or plans of management are required.*

*If on the unlikely event that during the proposed development dark grey to black, odorous or waterlogged alluvial sands or clays are encountered, then works should be halted until confirmation of the presence of ASS is undertaken and/or remedial strategies developed.*

## Clause 7.2 Earthworks

The objective of this clause is to ensure that earthworks for which development consent is required will not have a detrimental impact on environmental functions and processes, neighbouring uses, cultural or heritage items or features of the surrounding land.

The proposed development involves bulk earthworks across the site and lot boundary retaining walls. A preliminary site regrading design is shown on drawing DA03 & 04 (Appendix B). Balanced earthworks cannot be achieved and an excess of soil (VENM) in the order of 7,000 cubic metres will need to be disposed of legally off site.

- |   |   |
|---|---|
| <p>a) <i>the likely disruption of, or any detrimental effect on, drainage patterns and soil stability in the locality of the development,</i></p> | <p>The proposed earthworks are designed to control drainage patterns across the subdivision by facilitating fall to the bioretention basin in the northeastern corner of the site.</p> <p>Fill on the proposed lots is intended to be laid and compacted to achieve typical standards for residential development in accordance with AS 2870-2011 <i>Residential slabs and footings</i> and AS 3798-2007 <i>Guidelines on earthworks for commercial and residential developments</i>. Retaining wall and road work requirements with respect to soil stability are relevantly the subject of a subdivision works certificate.</p> |
| <p>b) <i>the effect of the development on the likely future use or redevelopment of the land,</i></p>   | <p>The land is Zone R2 Low Density Residential and the development facilitates the future use of the land for the principal purpose of this Zone, being housing within a low density residential environment.</p> <p>The proposed development is unlikely to fetter redevelopment potential on the land that may occur.</p>   |
| <p>c) <i>the quality of the fill or the soil to be excavated, or both,</i></p>  | <p>There are no ready indicators that the soil to be excavated is not of suitable quality for residential development, with the Earth Water Consulting <i>Preliminary and Detailed Environmental Site Assessment</i> finding “that there is a low risk of significant contamination being present that would preclude the proposed R2 Low Density Residential redevelopment of the Site” and that “no further environmental investigations at this time are required.”</p>  |

Earth Water Consulting (**Appendix F**) assessed the development site for the likelihood of acid sulfate soils and found that *site inspections of biophysical indicators indicate soils no ASS risk, borehole drilling confirmed residual soils only were encountered, and screening confirmed no ASS indicators.*

A Preliminary Geotechnical Assessment by Regional Geotechnical Solutions (**Appendix K**) found that the site is suitable for earthworks including subgrade preparation, fill placement and compaction control. Future dwelling foundations will meet the performance expectations of AS2870-2011 'Residential Slabs and Footings'.

- d) *the effect of the development on the existing and likely amenity of adjoining properties,*

Earthworks of up to 3 m area proposed and are unlikely to adversely impact the adjoining properties.

The adjoining land to the east, # 44 Pullen Street falls steeply from the Pullen Street road boundary and drains to the rear and into the development site. There is no existing interallotment drainage or easements. Its drainage is by surface runoff across the development site and into the neighbouring property to the north. It shall both be necessary to provide interallotment piped drainage from No. 44 Pullen St, and to maintain a falling overland flow path from its low point mid rear boundary. This dictates low ground levels across the rear of proposed lots 3 and 4, plus the location, arrangement and levels of the bio-retention basin.

The provision of gravity sewer to the building envelopes of lots 3 and 4 requires those to be filled approximately 2.3 m higher than the drainage easement through their rear yards. This in turn dictates a substantial retaining wall with lot 4 along its northern boundary down to the proposed bio-retention basin.

A creek riparian zone, vegetated reserve and road reserve separates the development site from the property to the west, thereby buffering the adjoining R5 zoned land from the proposed subdivision.

- e) *the source of any fill material and the destination of any excavated material,*

The development does not require the importation of fill. Excavated material will be legally disposed offsite.

- f) *the likelihood of disturbing relics,*

An AHIP is required for the removal and reburial onsite of Aboriginal artefacts in accordance with the recommendations of the ACHAR. The AHIP will be required prior to the Civil Works Certificate.



- |  |  |
|--|--|
| <p>g) <i>the proximity to, and potential for adverse impacts on, any waterway, drinking water catchment or environmentally sensitive area,</i></p> | <p>The site is on land that comprises a riparian zone. Interallotment drainage and stormwater management measures including the bio-retention basin will ensure no adverse impact to the waterway.</p> <p>Sediment and erosion controls will be implemented throughout construction works and the development will utilise Council sewer mains and align existing and new road drainage networks with the proposed bioretention and detention storage basin.</p> |
| <p>h) <i>any appropriate measures proposed to avoid, minimise or mitigate the impacts of the development.</i></p>                                  | <p>During works, appropriate erosion and sedimentation controls are required to be installed, monitored and maintained until the land is stabilised.</p> <p>Landscaping and stormwater measures are proposed to minimise the likelihood of stormwater nuisance or erosion.</p> <p>Engineered retaining walls are proposed to provide level building pads, secure the earthworks in place and effective interallotment drainage.</p>                              |

#### **Clause 7.6 Riparian land and watercourses**

The objective of this clause is to protect and maintain the overall health of the watercourse systems and associated habitats. This clause applies to all land identified as “watercourse” on the Riparian Lands and Watercourses Map, and all land within 40 metres of bank top.

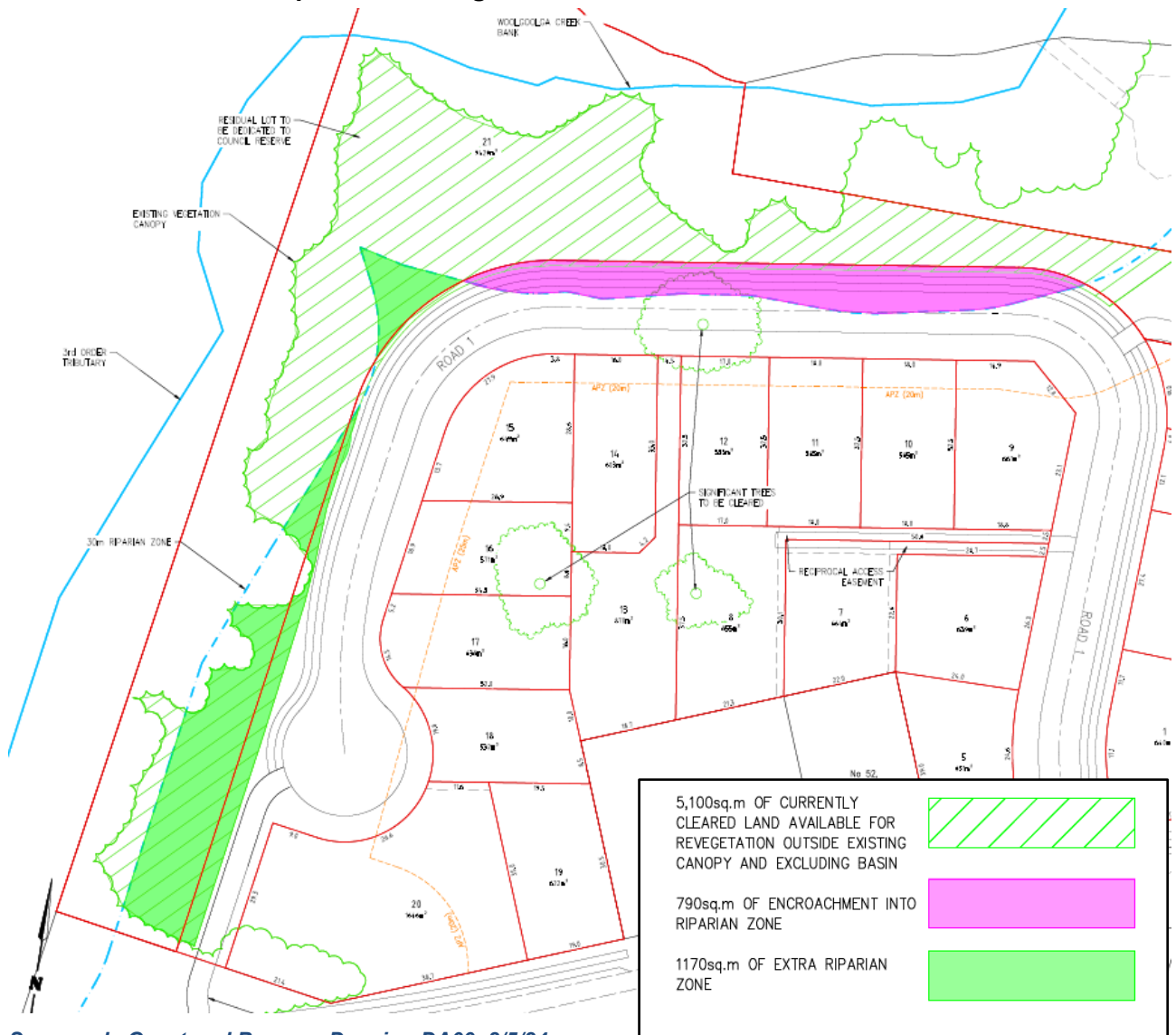
Woolgoolga Creek at the northern boundary of the property is a third order stream, the required riparian buffer for installation of fully structured native vegetation is 40 metres, where possible. An averaging scheme is available for the outer 50% of the riparian buffer. The unnamed stream at the western boundary of the site is a third order stream and requires a 30 metre buffer.

The required extent of the riparian buffer is shown below and on Drawing DA09 (**Appendix B**). The encroachment of the proposed development into the outer riparian zone is 790 m<sup>2</sup>; this is offset by the addition of 1170 m<sup>2</sup> of adjoining land to the riparian zone.

The total extent of the proposed riparian zone on the site is approximately 8,100 m<sup>2</sup>, of which 3,000 m<sup>2</sup> is existing native vegetation canopy of *Riparian Flooded Gum Bangalow Wet Forest* and 5,100 m<sup>2</sup> is cleared land occupied by *Broadleaved paspalum – Farmers friends weedy grassland*.

Overall, the development will result in a net positive benefit to riparian land through compensatory planting, stormwater management and relinquishing agricultural activities with the land.

## Illustration 4.2 Riparian Planting



### Clause 7.8 Koala habitat

This clause seeks to protect koalas and their habitat. As with the State Environmental Planning Policy for Biodiversity and Conservation 2021, CHCC LEP requires development to be in accordance with the *Coffs Harbour City Koala Plan of Management*, November 1999.

The subject land is mapped as containing tertiary koala habitat; but not situated within a locally or regionally significant koala habitat link as shown on the Habitat Links Map, nor does the land adjoin primary koala habitat. The small area of tertiary Koala habitat is within riparian land and is protected within the C2 zone as well as within the proposed drainage reserve. There is no tree impact in this area arising from the proposed development. As such, no further assessment or management actions are required under clause 7.8 of the CHLEP.

## Clause 7.11 Essential Services

This clause requires that development consent must not be granted to development unless the consent authority is satisfied that any of the following services that are essential for the development are available or that adequate arrangements have been made to make them available when required—

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

The above listed urban services are on or in the vicinity of the site and are proposed to be extended to service the subdivision in accordance with the Civil Drawings by de Groot and Benson provide at **Appendix B**. Suitable vehicular access will be provided to each resultant lot. Vehicle access and a turning area will be provided to the proposed bio-retention basin.

## 4.4. Draft Environmental Planning Instruments

The author of this Statement of Environmental Effects is unaware of any draft Local Environmental Plan that is applicable to the subject proposal.

## 4.5. Development Control Plans

### Coffs Harbour Development Control Plan 2015

**Table 4.2 DCP Compliance**

	<i>DCP CONTROL</i>	<i>Comment</i>
<b>C1</b>	<b>SUBDIVISION OF LAND</b>	
<b>C1.1</b>	<b><i>Subdivision – general design requirements</i></b>	
(1)	<i>Lots are to be of regular shape and comprise a suitable frontage to depth ratio to enable future development that is responsive to the lands characteristics.</i>	<p>All proposed lots are of a regular shape and will be retained to provide level building envelopes.</p> <p>All proposed lots are well over 400 m<sup>2</sup> and will provide generous building areas.</p> <p>All lots will facilitate future residential development in compliance with Councils DCP controls.</p>
(2)	<i>Subdivisions are not to comprise an access handle where more than two access handles will directly adjoin. Two access handles are only permitted to adjoin where they are in reciprocal right of carriageway arrangement.</i>	<p>Proposed Lots 7 and 8 comprise adjoining access handles and a reciprocal right of way arrangement. A min 3 m wide concrete driveway will be constructed as part of the civil works for the subdivision.</p>



DCP CONTROL	Comment
(3) <i>Road networks, subject to topographic constraints, are to be based on a grid pattern to encourage pedestrian connectivity.</i>	The proposed new public road has been designed based on landform, is a low traffic volume street and includes a cycle/footpath connection to the culdesac head.
(4) <i>Road hierarchy, layout and construction shall be designed in accordance with Council's Development Specifications.</i> <i>Exceptions</i> <ul style="list-style-type: none"> <li><i>Road hierarchy, layout and construction within the Korora large lot residential urban release area is to accord with requirement G7 Korora Large Lot Residential of this Plan.</i></li> <li><i>Road hierarchy, layout and construction within the Woolgoolga North West urban release area is to accord with requirements in G14.1 Woolgoolga North West of this Plan.</i></li> </ul>	The proposed 8.0m wide perimeter road will include footpath on one side and 4.0m wide verges in accordance with Table 2.5 of <i>Councils Development Specifications Geometric Road layout</i> . The perimeter road has residential access and on street parking demand prominently on one side only so has adequate traffic capacity and reserve width to cater for road users and provision of services.  Refer to Civil Engineering plans prepared by de Groot and Benson as contained at <b>Appendix B</b> .
(5) <i>Intersections off collector, or higher order roads are to be rationalised where practical.</i>	The proposed intersection is off Pullen Street which is a local public road. The proposed intersection is suitable in terms of sight distance and road geometry.
(6) <i>Pathways are to be provided as an accessible integrated network of walking and cycling routes for safe and convenient travel.</i>	A footpath is proposed to be constructed within Pullen Street frontage adjacent to proposed Lots 5, 19 and 20. .
(7) <i>Subdivisions comprising steep land shown on the Steep and Highly Erodible Land Map are to be designed so that smaller lots are located on north facing slopes and larger lots are located on south facing slopes.</i>	Not applicable to the subject land.
(8) <i>Subdivisions are to be designed to integrate with existing or proposed development on adjacent sites.</i>	The proposed subdivision design is typical of the surrounding low density subdivision pattern.  The development will integrate with the recently completed residential subdivision to the east and is buffered by the creek and the vegetated riparian land from R5 Large Lot Residential land to the west.
(9) <i>Threshold and pavement treatments are to be designed to create an attractive streetscape.</i>	Pavements will be to Council specifications.
(10) <i>The use of cul-de-sacs in the design of subdivisions should be minimised.</i>	The proposed subdivision involves the creation of a new 310 m long culdesac and

<b>DCP CONTROL</b>		<b>Comment</b>
<p><b>Exceptions</b></p> <p><i>The use of cul-de-sacs in the design of subdivisions may be supported where they:</i></p> <ul style="list-style-type: none"> <li><i>are short in length;</i></li> <li><i>are not the dominant element of the subdivision road pattern;</i></li> <li><i>are located off a road network that has a high degree of connectivity; and</i></li> <li><i>are appropriate for the characteristics of the land.</i></li> </ul>		<p>is considered to be the appropriate design response to the particular characteristics of the land.</p> <p>The intersection off Pullens Road is in a suitable location and will provide safe sight distance in both directions.</p> <p>The end of the culdesac will “connect” with Pullen Street via a passive 55 metre long cycleway/fire trail.</p>
<b>C1.2 Subdivision –design requirements for certain residential zones</b>		
(1)	<i>Subdivision proposals are to demonstrate that development can be accommodated on the resulting lot(s) in accordance with the Density Map and relevant built form controls contained within this Plan.</i>	The subject land is identified on the DCP Density Map as B-400 (1 dwelling per 400 m <sup>2</sup> ). All resultant lots will provide for one dwelling per 400 m <sup>2</sup> .
(2)	<i>Where a common driveway serves more than two resulting lots, the driveway is to be sealed with a minimum width of 4.5 metres at the street frontage, continuing at this width to a depth of six metres, and thereafter at a minimum width of three metres. The driveway is to be constructed prior to the issue of Subdivision Certificate.</i>	Not Applicable.
(3)	<i>Where a common driveway serves more than two resulting lots, an adequate area is to be provided at the public road frontage within common property for required services (postal, metering, etc.).</i>	Not Applicable.
(4)	<i>The width of any access handle for a battle-axe lot is not to be less than four metres, containing a minimum 3 metre wide sealed driveway, for the entire length of the access handle.</i>	Complies – a 3 m wide concrete driveway will be constructed within the reciprocal ROC over the access handles for proposed Lots 7 and 8 as part of the civil works for the development.
(5)	<i>The public road frontage of any resulting lot is not to be less than four metres, except for where requirement (6) of this control applies.</i>	<p>Complies – The following exception applies to the frontage width (2.5 m) for proposed Lots 7 and 8.</p> <p><i>Public road frontage for no more than two torrens title lots may comprise a shared access handle in a reciprocal right of carriageway. The combined width of the access handle is to be a minimum of four</i></p>

DCP CONTROL	Comment
	<i>metres containing a minimum 3m wide sealed driveway constructed prior to the issue of Subdivision Certificate. Adequate area is to be provided at the road frontage for required services (postal, metering, etc.) outside of the driveway area.</i>
(6) <i>The public road frontage of any lot fronting a cul-de-sac is not to be less than 10 metres, with a driveway being located to one side of the road frontage to provide for visitor car parking and to maintain streetscape integrity.</i>	Complies.
(7) <i>Resulting lots with a public road frontage to a lane are to incorporate a minimum two metre wide fenced and paved frontage to a primary road to provide access to visitor parking, postal services and utility services, unless the exception provided below is satisfied.</i>	Not applicable.
(8) <i>Unless site conditions dictate, streets should run in a north/south and east/west pattern with lots orientated to provide the long axis within the range N20°W to N30°E or E20°N to E30°S.</i>	Noted. The proposed new road is appropriately situated. All resultant lots will accommodate dwellings with northern orientation.
(9) <i>Subdivisions are to be designed to maximise solar access and minimise overshadowing from future development. Roads are to be designed so that the majority of their length is within the range N20°W to N30°E or E20°N to E30°S.</i>	Noted. All resultant lots are well of 400 m <sup>2</sup> in area and will accommodate dwellings with northern orientation.
<b>C1.7 Infrastructure requirements for certain subdivisions</b>	
(1) <i>The following infrastructure is to be provided as part of subdivision proposals in accordance with Council's Development Specifications:</i> <ul style="list-style-type: none"> <li>(a) roads and intersections;</li> <li>(b) bus bays;</li> <li>(c) cycleways;</li> <li>(d) footpaths;</li> <li>(e) kerb and gutter;</li> <li>(f) drainage; and</li> <li>(g) street lighting.</li> </ul>	The development will be provided with the required infrastructure.
(2) <i>The following additional infrastructure is required to be provided in accordance with Council's Development Specifications as</i>	Not applicable.

DCP CONTROL	Comment
<p><i>part of subdivision proposals comprising lane access:</i></p> <p>(a) <i>Full width lane construction extending from the nearest cross street or from an existing constructed section of the lane, including kerb guttering and drainage.</i></p>	
<p>(3) <i>The following services are to be extended to all resulting lots in accordance with Council's Development Specifications:</i></p> <p>(a) <i>Council's water main;</i>  (b) <i>Council's sewer main;</i>  (c) <i>Telecommunications;</i>  (d) <i>Electricity;</i>  (e) <i>National Broadband Network (where available).</i></p>	<p>Noted. Such services are to be provided underground in accordance with Council's development specifications.</p>
<p>(4) <i>Separate water meters are to be provided to all resulting lots subdivided under community and strata title schemes in accordance with Council's Development Specifications, including lots comprising existing development.</i></p>	<p>Noted. All lots are Torrens title and will have separate water meters.</p>
<p>(5) <i>Underground reticulated services are to be provided to:</i></p> <p>(a) <i>greenfield subdivisions; and</i>  (b) <i>infill subdivisions with existing underground services in accordance with Council's Development Specifications.</i></p>	<p>Complies.</p>
<p>(6) <i>Subdivision proposals are to be designed so that the minimum target lot yield specified in any relevant Developer Contributions Plan is achieved for the land.</i></p>	<p>A review of Coffs Harbour City Council's developer contributions plans has not identified a minimum target lot yield for the subject land.</p>
<p>(7) <i>Subdivision proposals incorporating water sensitive urban design to be dedicated to Council must be designed to enable access for future management and maintenance to Council's satisfaction.</i></p>	<p>Access and a turning area will be provided to the proposed bio-retention basin as shown on the civil drawings.</p>
<b>C1.9 Water management requirements</b>	
<p>(1) <i>Stormwater drainage is to be provided in accordance with Council's Development Specifications.</i></p>	<p>Complies. Refer Civil Engineering plans and assessment prepared by de Groot and Benson as contained at <b>Appendices B and C.</b></p>



DCP CONTROL	Comment
(2) <i>Development applications for subdivision proposals are to be supported by concept stormwater drainage designs.</i>	As above.
(3) <i>Stormwater is to be gravity drained to Council's drainage system or a designated watercourse as shown on the NSW Hydro Line Dataset.</i>	The discharge of stormwater from the proposed subdivision will be gravity drained via the proposed interallotment drainage, new road, bio-retention basin to a designated watercourse.
(4) <i>Where a subdivision proposal requires drainage works over adjoining properties, the respective development application is to be supported by land owners consent from the affected properties to the lodgement of the development application, including written agreement to the creation of easements on title for interallotment drainage purposes.</i>	Not applicable. All proposed drainage works are within the subject land.
(5) <i>Stormwater drainage design is to generally reflect the pre-existing flow characteristics of the site, and may require on-site stormwater detention.</i>	The proposed treatment train, including the onsite bio-retention basin, will reflect or improve pre-existing flows.
(6) <i>Water sensitive urban design is to be incorporated into the design of the development in accordance with Council's Water Sensitive Urban Design Guidelines.</i>	The subdivision includes WSUD measures, primarily a bioretention basin, sized to detain and treat stormwater in accordance with Council's WSUD Guidelines.
(7) <i>Where Estuary Management Plans, Coastal Zone Management Plans or Coastal Management Programs (approved by Council) outline specific water quality targets that are to be met, subdivision proposals within the catchment area (to the extent that they could have a significant impact on the water quality of a waterbody) of those Management Plans / Programs must demonstrate that they can achieve the specified water quality targets. Appropriate modelling is to be used to demonstrate compliance with this requirement.</i>	The development site is outside the coastal hazard zone policy area, bedrock extent and bedrock control lines identified in the <i>Coastal Hazard Study</i> . The development is therefore unlikely to be affected by coastal processes and a Coastal Hazards assessment pursuant to the <i>Coastal Hazard Zone Policy</i> is not required to be prepared.
<b>C1.10 Erosion and sediment control requirements</b>	
(1) <i>Erosion and sediment control measures are to be provided in accordance with the document Managing Urban Stormwater – Soils &amp; Construction Volume 1 (Landcom 2004) for subdivision proposals comprising earthworks.</i>	Noted.
(2) <i>Development applications for the subdivision of land comprising earthworks</i>	The proposed development incorporates bulk earthworks with an area exceeding

DCP CONTROL		Comment								
are to be accompanied by supplementary information in accordance with the following table:		2,500 m <sup>2</sup> . Supplementary information in the form of a Soil and Water Management Plan is contained at <b>Appendix B</b> .								
<table><tr><th>Area of earthworks (m<sup>2</sup>)</th><th>Supplementary Information</th></tr><tr><td>&lt; 800m<sup>2</sup> of disturbed area</td><td>Basic Erosion and Sediment Control Plan</td></tr><tr><td>800m<sup>2</sup> to 2,500m<sup>2</sup> of disturbed area</td><td>Erosion and Sediment Control Plan</td></tr><tr><td>&gt;2,500m<sup>2</sup> of disturbed area</td><td>Soil and Water Management Plan</td></tr></table>		Area of earthworks (m <sup>2</sup> )	Supplementary Information	< 800m <sup>2</sup> of disturbed area	Basic Erosion and Sediment Control Plan	800m <sup>2</sup> to 2,500m <sup>2</sup> of disturbed area	Erosion and Sediment Control Plan	>2,500m <sup>2</sup> of disturbed area	Soil and Water Management Plan	
Area of earthworks (m <sup>2</sup> )	Supplementary Information									
< 800m <sup>2</sup> of disturbed area	Basic Erosion and Sediment Control Plan									
800m <sup>2</sup> to 2,500m <sup>2</sup> of disturbed area	Erosion and Sediment Control Plan									
>2,500m <sup>2</sup> of disturbed area	Soil and Water Management Plan									
(3)	<i>Basic Erosion and Sediment Control Plans are to be prepared in accordance with the principles of Best Practice Management for Small Areas of Disturbance.</i>	Noted.								
(4)	<i>Erosion and Sediment Control Plans are to be prepared in accordance with the document Managing Urban Stormwater – Soils &amp; Construction Volume 1 (Landcom 2004)).</i>	Noted.								
(5)	<i>Soil and Water Management Plans are to be of a scale 1:500 or larger and are to be prepared in accordance with the document Managing Urban Stormwater – Soils &amp; Construction Volume 1 (Landcom 2004).</i>	Refer to <b>Appendix B</b> for the relevant Soil and Water Management Plan (Sheet DA05).								
<b>C1.11 Environmental requirements</b>										
(1)	<i>Development applications for subdivision proposals comprising land with a final slope &gt;20% shall provide for the following:</i> <i>(a) building envelopes of functional proportions, not less than 250m<sup>2</sup> in size; and</i> <i>(b) building envelopes that do not exceed a maximum grade of 20%; and</i> <i>(c) a concrete access driveway for each resulting lot at a grade ≤ 20%.</i>	Typical slopes within the proposed development area are around 6 to 15%. These slopes are proposed to be engineered via bulk earthworks and retaining walls to provide generally level building platforms.								
(2)	<i>Subdivision proposals are to comply with the relevant controls of E1 Biodiversity of this Plan.</i>	Refer to <i>E1 Biodiversity</i> below.								
(3)	<i>Subdivision proposals on land comprising a riparian zone are to be designed to:</i> <i>(a) ensure that the slope and orientation of resulting lots provide</i>	The site comprises a riparian zone. Measures to protect riparian land are shown in Drawing DA09 and detailed in the Preliminary Vegetation Management Plan.								

DCP CONTROL	Comment
<p><i>for the long term conservation of the riparian zone; and</i></p> <p><i>(b) enable access for future management of the riparian zone; and</i></p> <p><i>(c) avoid impacts on the riparian zone; and</i></p> <p><i>(d) enable opportunities for future solar access; and</i></p> <p><i>(e) enable adequate drainage and urban filtration through water sensitive urban design techniques; and</i></p> <p><i>(f) ensure that associated infrastructure and services are located outside of the riparian zone.</i></p>	
<b>C1.12 Flood requirements</b>	
(1) Subdivisions are to comply with the relevant controls of E4 Flooding of this Plan.	Refer to LEP Clause 5.21 Flood Planning above, and E4 Flooding below.
<b>C1.13 Coastal hazard requirements</b>	
(1) Subdivisions are to comply with the relevant controls of E2 Coastal Vulnerability Area of this Plan.	Refer to E2 Coastal Vulnerability Area below.
<b>C1.14 Land dedication</b>	
(1) Land that is unable to be developed due to significant environmental constraints or that is of public benefit may be dedicated to Council via a voluntary planning agreement or other suitable arrangement in accordance with Council's Dedication of Land Policy.	Noted. It is proposed to dedicate Lot 21 to Council.
<b>C1.15 Street tree planting</b>	
(1) Development applications for subdivisions on greenfield sites comprising the provision of a public road (or certain community title schemes) are to be accompanied by a street tree masterplan in accordance with Council's requirements.	The proposed development is on a greenfield site and incorporates a new public road. A street tree masterplan is contained at <b>Appendix B</b> .
(2) Subdivisions are to comply with the relevant controls of F3 Landscaping of this Plan.	Refer to F3 Landscaping below.
<b>C1.16 Amenity requirements</b>	
<b>C1.17 Heritage requirements</b>	

DCP CONTROL		Comment
(1)	Subdivision proposals are to accord with the relevant controls of F2 Heritage Conservation of this Plan.	Refer to F2 Heritage Conservation below.

## E1 BIODIVERSITY

### **E1.1** *Preservation of trees and vegetation*

- (1) Prescribed vegetation for the purposes of the SEPP (Biodiversity and Conservation) 2021 is:
  - (a) All native vegetation shown on the Preservation of Vegetation Map (regardless of size); and
  - (b) any native tree with either a height greater than five metres or any part of a trunk that has a diameter greater than 15 centimetres (or a girth greater than 47 cm); and
  - (c) any hollow bearing tree; and
  - (d) any significant tree.
- (2) Approval is required in accordance with the SEPP (Biodiversity and Conservation) 2021 prior to the removal (or other specified action) of any prescribed vegetation.

A 20 m wide buffer to the Woolgoolga Creek along the northern boundary of the site is mapped as prescribed vegetation. No native vegetation will be cleared from the prescribed vegetation zone or riparian land. The riparian area in its present state consists of numerous weeds. This development will result in the removal of invasive plants. The development will involve the removal of native trees, including a hollow bearing tree. Figure 9 (extract below) in the Biodiversity Assessment by Idyll Spaces, shows native vegetation to be removed as a result of the proposed development. The area impacted is 1,375 m<sup>2</sup>.

**Native Vegetation to be removed:**



**Source:** *Biodiversity Assessment, Idyll Spaces, Figure 9*



DCP CONTROL

Comment

E1.2Compensatory requirements

DCP offset requirements are detailed in the following table

Tree #	DCP Category	Ratio	No of trees	Area of u/storey (m²)
1	Hollow-bearing tree (very large hollow)	20:1	20	0
2	Other	2:1	1	0
3	Other	2:1	1	0
4	Other	2:1	1	0
5	Hollow-bearing tree (possible small hollow)	20:1	20	0
6	Other	2:1	1	0
Path	Other (cycleway-fire trail)	2:1	0	150

E1.3Riparian zone requirements

(1)Riparian zones are to be vegetated and stabilised with native vegetation for the required width specified in the following table:

(2)Riparian zones are not to be used for private infrastructure purposes, such as on-site sewage management, bush fire asset protection zones and the like.

The subject land adjoins an unnamed tributary of Woolgoolga Creek, a third order stream. The riparian buffer zone for this land is 40m.

A vegetation reserve has been created as part of this development to support the ecology of the riparian area. This area will not be used for private infrastructure purposes, bush fire asset protection zones or places of residential buildings.

E1.4Environmental design requirements - general

(1) Perimeter roads are to be provided between land proposed for development and:

a. high conservation value land; and

b. land reserved for public recreation and environmental purposes.

(2) Infrastructure associated with development and subdivision proposals (including bush fire asset protection zones) are not to be provided on high conservation value land.

(3) Development and/or subdivision proposals on land to which Clause 7.8 Koala Habitat of Coffs Harbour LEP 2013 applies are to incorporate specific design requirements in accordance with the Coffs Harbour City

(1) The proposed public road will provide a buffer between the proposed lots and riparian land.

(2) No infrastructure, including the proposed bio-detention basin, will be located within high conservation value land.

(3) The proposal has the potential to be a barrier to Koala movement but this issue can be addressed by requiring that any boundary fencing of proposed Lot 29 be Koala-permeable as a condition of consent. Tree removal has been minimised but one Flooded gum and two

<b>DCP CONTROL</b>		<b>Comment</b>
<p><i>Koala Plan of Management 1999 (see also E1.5(6) of this Plan).</i></p> <p>(4) to (8) – The land is not within a Kangaroo Management Unit, is not adjacent to a Flying Fox Camp, is not nearby any (known) Osprey nest and does not adjoin land managed by the Office of Environment and Heritage.</p>		<p><i>Small-fruited grey gums would be removed for the proposal, two of which are damaged and likely unsuitable for retention on safety grounds. (Biodiversity Assessment, Idyll Spaces, Page 28)</i></p>
<b>E1.5 Application requirements</b>		
This development proposal has been informed by a Biodiversity Assessment and a Preliminary Vegetation Management Plan prepared by Idyll Spaces Environmental Consultants.		
<b>E1.6 Land dedication</b>		
Proposed Lot 21 will be dedicated to Council as a drainage reserve.		
<b>E2 COASTAL VULNERABILITY AREA</b>		
The subject land is not identified as being within the Coastal Vulnerability Area.		
<b>E3 CONTAMINATED LAND</b>		
<b>E3.1</b>	<b>Potentially contaminated land</b>	<b>Comment</b>
(1)	<p><i>Development and subdivision proposals are to accord with Council's Contaminated Land Policy.</i></p> <p>Clause 2.3 of the Coffs Harbour City Council <i>Contaminated Land Policy</i> provides that:</p> <p><i>An initial evaluation of contamination is performed by Council to assess whether contamination may be an issue at a site and if sufficient information is available to carry out a planning function in good faith. Council will perform an initial evaluation of contamination, in the first possible instance, when assessing the suitability of planning proposals and development applications.</i></p>	<p><i>A Preliminary and Detail Environmental Site Assessment by Earth Water Consulting (<b>Appendix E</b>) found that the site is suitable for the proposed development.</i></p>
(2)	<p><i>Development applications are to be accompanied by a preliminary site investigation where an initial evaluation indicates that the land may potentially be contaminated.</i></p>	<p><i>A Preliminary and Detailed Environmental Site Assessment prepared by Earth Water Consulting is contained at <b>Appendix E</b> concludes that:</i></p>

<b>DCP CONTROL</b>		<b>Comment</b>
		<p><i>The PESA has identified that the subject property was potentially developed briefly for former market garden and subsequent broadscale agricultural grazing activities from at least 1954.</i></p> <p><i>All samples collected and analysed confirmed no contamination of the investigation area.</i></p> <p><i>Based on the DESA it is confirmed that the Site and investigation area is suitable for the proposed subdivision and residential development, and no further environmental works are required.</i></p> <p>.</p>
(3)	<p><i>Preliminary site investigations are to be:</i></p> <p><i>(a) carried out in accordance with the requirements of any relevant Guidelines made or approved by the NSW Environment Protection Authority in accordance with the Contaminated Land Management Act 1997; and</i></p> <p><i>(b) undertaken by a suitably qualified consultant at no cost to Council (including a site auditor, if requested by Council).</i></p>	<p>The Preliminary and Detailed Environmental Site Assessment was authored by Strider Duerinckx of Earth Water Consulting who is an environmental geologist with 25 years' experience in contaminated sites investigations and is CEnvP (Site Contamination Specialist) accredited.</p>
(4)	<p><i>Where contaminating activities are suspected to have or have had the potential to impact upon land proposed to be developed, sampling and analysis may be required at the discretion of Council to confirm and support any conclusion reached from the site history appraisal.</i></p>	Noted.
<b>E4 FLOODING</b>		
<p>The proposed development contains a small area of land adjacent to Woolgoolga Creek identified as being within the Flood Planning Area, and 1% AEP Flood Extent. de Groot and Benson Consulting Engineers confirm that:</p> <p><i>The predicted 1% AEP flood level in Woolgoolga Creek of a little under RL 8.0 is well below the proposed roads (low point of RL 12 m) and building pads (lowest at RL 13.2m). The subdivision works will not significantly impact the Woolgoolga Creek flood behaviour, nor will that behaviour impact the subdivision.</i></p>		
<b>E4.1 Flood Planning Requirements - general</b>		
(1)	<p><i>Development is to be designed and located so that it is free from any land that is at or below the 100-year Average Recurrence</i></p>	<p>(1) There is no development at or below the 100 year ARI.</p>

DCP CONTROL	Comment
<p><i>Interval flood level.</i></p> <p>(2) <i>Development is to be designed and located so that it is free from any floodways.</i></p> <p>(3) <i>Development is not to comprise the external storage of any materials below the 100-year Average Recurrence Interval flood level that are potentially hazardous or that may cause pollution.</i></p> <p>(4) <i>Development is not to result in an increase in flood levels on adjoining or surrounding land.</i></p> <p>(5) <i>Operational access to the development is to provide a level of service commensurate with the zoning and proposed use with consideration to both on site and off site access.</i></p>	<p>(2) Complies.</p> <p>(3) Complies.</p> <p>(4) The proposed development will have no impact on flood conveyance along Woolgoolga Creek, nor will flooding impact the development.</p> <p>(5) Pullen Street provides (generally) flood suitable access towards Solitary Islands Way and Woolgoolga the urban area.</p>
E4.8 Flood Planning Requirements - subdivisions	
<p>(1) <i>Development applications for the subdivision of land at or below the 100-year Average Recurrence Interval flood level are to be accompanied by a flood study prepared by a suitably experienced and qualified engineer to substantiate that the development will not increase upstream or downstream flood levels or change flood behaviour to the detriment to any other property.</i></p> <p>(2) <i>An assessment of possible impacts of climate change including sea level rise and increased rainfall intensities is to be undertaken in accordance with prevailing guidelines.</i></p> <p>(3) <i>Resulting lots zoned for residential purposes under Coffs Harbour LEP 2013 are to comprise a minimum building envelope of 400m<sup>2</sup> in area of functional proportions above the 100-year Average Recurrence Interval flood level.</i></p> <p>(4) <i>Any portion of a resulting lot lower than the 100-year Average Recurrence Interval flood level is to be conditional upon a restriction being placed on the title of the lot restricting the use of this portion of the lot for any habitable building or structure.</i></p>	<p>a. Music modelling be de Groot and Benson consulting engineers informed the sizing of the proposed drainage measures.</p> <p>b. Council's flood mapping adopts climate change impacts.</p> <p>c. All resulting lots are above the 100 year ARI.</p> <p>d. Not applicable.</p>



<b>DCP CONTROL</b>		<b>Comment</b>
<b>F1 ACCESS AND PARKING</b>		
<b>F1.1 Vehicular access and manoeuvring - general</b>		
(1)	<i>Where possible, driveways are to be provided from lanes and secondary roads rather than primary roads.</i>	The proposed subdivision is designed such that only one lot, proposed Lot 19 gains access from Pullen Street. Safe intersection sight distance from proposed Lot 19 is demonstrated in the Engineering Assessment Report ( <b>Appendix C</b> ).
(2)	<i>Vehicle access and entry points are to be integrated into the building design so as not to dominate the streetscape.</i>	Not applicable at subdivision stage. All proposed lots will allow future dwelling designs with compliant access points.
(3)	<i>Driveway width and grades, vehicle circulation, passing bays and vehicular ramp width and grades are to accord with Australian Standard 2890.1.</i>	Noted.
(4)	<i>Vehicles must be able to enter and leave the site in a forward direction.</i>	Each proposed lot is of a sufficient area to facilitate vehicle access and egress in a forward direction.
(5)	<i>Driveway crossovers are to be:</i> <i>(a) designed in accordance with Council's Driveway Specifications, and</i> <i>(b) located to take into account any services within the road reserve, such as power poles, drainage inlet pits and existing street trees, and</i> <i>(c) a minimum of six metres from any intersection of two roads, and</i> <i>(d) located to minimise amenity impacts to adjacent residential properties.</i> <i>(e) located to avoid adverse impacts on traffic safety.</i>	(a) Noted. (b) Noted. (c) All lots able to comply. (d) All lots have sufficient frontage to allow for suitable driveway cross-overs. (e) As discussed in the Traffic Impact Assessment and the Engineering Assessment Report, the proposed intersection with Pullen Street is in a safe and suitable location.
<b>F1.7 Public transport circulation</b>		
The requirements of this development control apply to urban release areas and major commercial and public use developments to ensure they incorporate planned and appropriate public transport infrastructure. While the proposed subdivision includes a new public road, it does not constitute a 'major' subdivision proposal and the provisions of this development control do not apply to the development.		
<b>F2 HERITAGE CONSERVATION</b>		
<b>F2.1 Cultural heritage requirements</b>		
<i>Development applications for development and subdivision proposals are to be accompanied by an archaeological assessment prepared by an appropriately qualified person where the Due</i>		An ACHAR has been prepared for this development ( <b>Appendix D</b> ). The ACHAR details consultation with the Aboriginal community and the outcomes of two

<b>DCP CONTROL</b>		<b>Comment</b>
<i>Diligence Code of Practice for the Protection of Aboriginal Objects in New South Wales (DECCW 2010) identifies that such an assessment should be undertaken.</i>		site inspections (field surveys) by Aboriginal officers in Table 5.
<i>Where ever practicable, heritage values should be protected in situ and managed appropriately in consultation with the local Aboriginal community</i>		The ACHAR provides that an AHIP is required for excavations and onsite re-burial of Aboriginal artefacts.
<b>F2.4 Heritage requirements – subdivision requirements</b>		
The proposed subdivision does not comprise or adjoin a heritage item and is not within or adjoining a heritage conservation area. This clause does not apply to the proposed development.		
<b>F3 LANDSCAPING</b>		
<b>F3.1 Landscaping requirements – general</b>		
<b>F3.2 Landscaping requirements – residential areas</b>		
<b>F3.5 Landscaping requirements - subdivision</b>		
(1)	<p><i>Development applications for subdivisions:</i></p> <p>(a) <i>on greenfield sites comprising the provision of a public road (or certain community title schemes), or works on a public road frontage, are to be accompanied by a street tree masterplan in accordance with Council's requirements and the Coffs Harbour Public Realm Urban Design Guidelines comprising the provision of a minimum of 1 street tree for every 5 - 10 metres of road frontage to a public road.</i></p> <p>(b) <i>on infill sites are to provide a minimum of 1 street tree for every 5 - 10 metres of frontage to a public road in accordance with Council's requirements and the Coffs Harbour Public Realm Urban Design Guidelines.</i></p>	The proposed greenfield subdivision incorporates a new public road and works on a public road frontage. A Street Tree Masterplan is contained at <b>Appendix B</b> .
(2)	<i>Street tree species are to complement existing street trees in the locality or where there are no existing street trees in the locality, Council's Landscape Architect is to be consulted.</i>	Proposed street trees will comprise endemic species that will be detailed as part of post approval documentation.
(3)	<p><i>Street tree species are to be carefully selected so that:</i></p> <p>(a) <i>they visually enhance the development (in keeping with NSW Police Safer by</i></p>	Proposed street trees will comprise endemic species that will be detailed as part of post approval documentation.

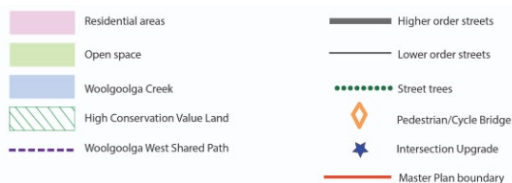
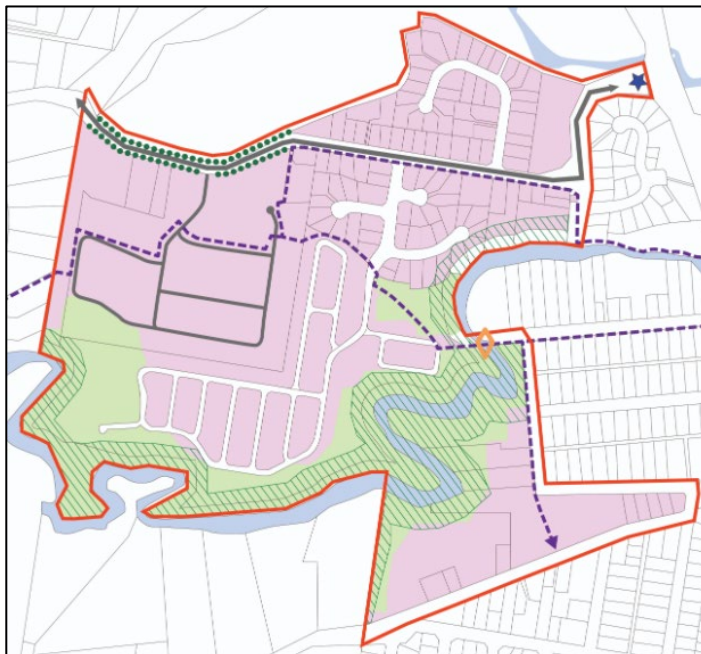
DCP CONTROL	Comment
<p><i>Design: Crime Prevention Through Environmental Guidelines); and</i></p> <p><i>(b) upon maturity they are likely to achieve a height of six metres (unless above ground services are present); and</i></p> <p><i>(c) they are not located above water and/or sewer infrastructure.</i></p>	
<p><i>(4) Where subdivision proposals comprise median treatments:</i></p> <p><i>(a) Sir Walter Buffalo is to be used as the preferred turf; and</i></p> <p><i>(b) mass planting is to be provided where the ground slope is greater than 1:4 utilising a suitable ground cover approved by Council.</i></p>	<p>The proposed subdivision does not incorporate a landscaped median.</p>
<b>F6 WASTE MANAGEMENT</b>	
<b>F6.1 Waste requirements - general</b>	
<p>The resulting lots will accommodate future low density residential development. Accordingly, waste generation rates for each lot will be consistent with that of single residential dwellings and will be serviced by Council's public waste collection services. Accordingly, each resulting lot will be provided a three-stream waste management system comprising three 240L MGBs to facilitate organics waste (green bin), recycling (yellow bin) and general waste (red bin). Future occupants of each allotment will deliver their bins to the kerbside for weekly collection.</p> <p>The proposed public road has been designed to accommodate the movements of a Council side-loading waste collection vehicle.</p>	
<b>F6.2 Waste requirements – low density residential development</b>	
<p><i>(3) Any waste or materials that are transported off-site shall be transported to an approved waste management facility, in accordance with the requirements of the Protection of the Environment Operations Act 1997.</i></p>	<p>Noted.</p>
<p><i>(4) The generation, storage, treatment and disposal of hazardous waste and special waste (including asbestos) shall be undertaken in accordance with the requirements of the Environmental Protection Authority and WorkCover NSW.</i></p>	<p>Noted.</p>
<p><i>(5) Evidence of waste disposal such as weighbridge dockets and invoices shall be retained.</i></p>	<p>Noted.</p>
<p><i>(6) At the completion of construction works the development site shall be left clear of waste and debris.</i></p>	<p>Noted.</p>

DCP CONTROL	Comment
<b>F6.7 Application requirements</b>	
<p>(1) <i>Development applications are to be accompanied by:</i></p> <p>(a) <i>a Waste Minimisation and Management Plan outlining measures to minimise and manage waste generation during the construction and operational stages of the development; and</i></p> <p>(b) <i>a site analysis plan (prepared at a scale of 1:200) detailing:</i></p> <p>(i) <i>the location of bin storage areas; and</i></p> <p>(ii) <i>design details for bin storage areas, including a floor plan, elevation plans, cross-sections, screening, dimensions and drainage.</i></p>	<p>A Waste Minimisation and Management &amp; Plan is provided at <b>Appendix L</b>.</p>

## G SPECIAL AREA CONTROLS

The proposed development is within the G14.2 Woolgoolga West Special Area. Development within this Masterplan area is required to comply with Special Area controls.

### Woolgoolga West Masterplan





DCP CONTROL	Comment
<p><b>G14.2.2 INFRASTRUCTURE REQUIREMENTS</b></p> <ul style="list-style-type: none"> <li>(1) <i>Subdivision proposals are to accord with the requirements of relevant controls within Chapter C1 Subdivision of this Plan.</i></li> <li>(2) <i>The roads and intersections shown on the Woolgoolga West Masterplan shall be constructed at no cost to the City of Coffs Harbour (unless otherwise specified in the Woolgoolga Developer Contributions Plan).</i></li> <li>(3) <i>The intersection of Newmans Road and Solitary Islands Way is to be upgraded in accordance with the Woolgoolga Developer Contributions Plan.</i></li> <li>(4) <i>Cycleways are to be provided at no cost to the City of Coffs Harbour in accordance with the Woolgoolga West Masterplan (unless otherwise specified in the Woolgoolga Developer Contributions Plan).</i></li> <li>(5) <i>Neighbourhood open space areas (including playgrounds) are to be provided at no cost to the City of Coffs Harbour in accordance with the Woolgoolga West Masterplan (unless otherwise specified in the Woolgoolga Developer Contributions Plan).</i></li> <li>(6) <i>Reticulated water and sewerage services are to be provided within the release area by the developer in accordance with the City of Coffs Harbour's Development Servicing Plans and Development Specifications.</i></li> <li>(7) <i>Where services identified in the City of Coffs Harbour's Development Servicing Plans are not in place, it is the developer's responsibility to forward fund such services.</i></li> <li>(8) <i>The sewer rising main from Pump Station 14 shall be upgraded and diverted along the Pacific Highway to Pullen Street.</i></li> <li>(9) <i>Smaller pump stations shall be provided as necessary.</i></li> </ul>	
<p><b>G14.2.3 ENVIRONMENTAL REQUIREMENTS</b></p> <ul style="list-style-type: none"> <li>(1) <i>Subdivision proposals are to comply with the relevant controls of E1 Biodiversity of this Plan.</i></li> </ul>	
<p><b>G14.2.4 LAND DEDICATION</b></p> <ul style="list-style-type: none"> <li>(1) <i>Land that is unable to be developed due to significant environmental constraints or that is of public benefit may be dedicated to the City of Coffs Harbour via a voluntary planning agreement or other suitable arrangement in accordance with the City of Coffs Harbour's Dedication of Land Policy.</i></li> <li>(2) <i>Where land identified in requirement number (1) above is to be retained in private ownership, development applications are to be accompanied by sufficient information to demonstrate that the subdivision will not compromise the continued protection and long term maintenance of high conservation value land under Coffs Harbour LEP 2013.</i></li> </ul> <p>Notes:</p> <p><i>Additional mechanisms exist for the in-perpetuity management of high conservation value land, such as the Biodiversity Offsets Scheme administered by the NSW Department of Planning and Environment under the Biodiversity Conservation Act 2016.</i></p>	

## 4.6. The Regulations

This Statement of Environmental Effects and the accompanying plans and assessments meets the requirements of clause 24 of the *Environmental Planning and Assessment Regulation 2021*:

### **24 Content of development applications**

- (1) A development application must—
- (a) be in the approved form, and
  - (b) contain all the information and documents required by—
    - (i) the approved form, and
    - (ii) the Act or this Regulation, and...

This Development Application is submitted via the NSW Planning Portal in the “approved form.” Part 4 of the *Environmental Planning and Assessment Regulation 2021* contains additional matters that the consent authority must have regard to in determining the development application.

## 4.7. Biodiversity Conservation Act 2016

Section 1.7 of the Act links the development application process to the provisions of Part 7 of the *Biodiversity Conservation Act 2016*.

The proposed development would exceed the biodiversity offsets scheme (BOS) threshold for the purposes of Part 7 of the *Biodiversity Conservation Act 2017* if it is or involves:

- a. the clearing of native vegetation of an area of 0.25 hectare (ha) or more as declared by clause 7.2 of the *Biodiversity Conservation Regulation 2017* for land having a minimum lot size of less than one (1) hectare, or
- b. the clearing of native vegetation, or other action prescribed by clause 6.1 of the *Biodiversity Conservation Regulation 2017*, on land included on the Biodiversity Values Map.

### **Biodiversity Offset Clearing Threshold**

- The maximum likely area of clearing is 1,375 m<sup>2</sup> (0.14 ha), which is less than the 0.25 ha required for entry to the biodiversity offset scheme (BOS).
- No vegetation would be cleared or disturbed in an area mapped as High Biodiversity Value. (Idyll Spaces, Biodiversity Assessment, Page 22, **Appendix J**)

Part 7 of the *Biodiversity Conservation Regulation 2017* additionally requires an assessment as to whether the proposed development is likely to significantly affect threatened species or ecological communities, or their habitats.

The land contains a dwelling house, ancillary structures, ornamental landscaping and managed pasture. The development is unlikely to significantly affect threatened species or ecological communities, or their habitats and the development application is accordingly not required to be accompanied by a biodiversity development assessment report.

## 4.8. Fisheries Management Act 1994

Section 1.7 of the Act links the development application process to the provisions of Part 7A of the *Fisheries Management Act 1994*. There are no approvals required under Part 7A of the *Fisheries Management Act 1994*.

## 4.9. Strategic Plans

### North Coast Regional Plan 2041

The *North Coast Regional Plan 2041* recognises the increasing housing pressures of the region and the potential conflict with the natural environment, noting the following:

*The most significant land use planning challenge for the North Coast into the future is ensuring that enough residential and employment lands can be delivered in a sustainable and coordinated way that maintains the region's unique character and addresses long term growth pressures.*

*New land release areas not affected by biodiversity issues, cultural heritage, important farmland or natural hazards such as flooding and bushfire risk, are becoming increasingly difficult to find. This is now preventing some cities and centres from being able to supply and deliver certain forms of housing and employment lands.*

*To address this issue and ensure all forms of housing and employment lands are available across the region, councils are encouraged, when preparing land use planning strategies, to look for opportunities and collaborate with partnering councils within their subregions to sustainably locate future release areas.*

*The priority will be to direct growth to existing zoned land and investigation areas within existing urban growth area boundaries in the first instance. (North Coast Regional Plan 2041, p65).*

The *North Coast Regional Plan 2041* further identifies the Regional Priority of:

*Deliver suitable housing and job opportunities across the LGA including in Coffs Harbour, Woolgoolga, Moonee Beach, Toormina and Sapphire Beach.*

to:

*Enable 'better places' through placemaking initiatives, active transport, urban design specific to the North Coast, and facilitation of the '20 minute neighbourhood'.*

*Deliver housing at Woolgoolga, North Boambee Valley and Bonville, and address the temporary worker housing needs associated with the Coffs Harbour Bypass. (North Coast Regional Plan, 2017, p. 94).*

The subject land is located within the Woolgoolga area and adjoins and contains a range of infrastructure services and benefits from proximity to the confluence of the local and classified road networks. Subdivision of this historically cleared land in the proposed form is likely to assist with housing outcomes in line with the blueprint that is the *North Coast Regional Plan 2041*.

### Coffs Harbour Local Growth Management Strategy

Chapter 7 of the Local Growth Management Strategy (LGMS) concerns residential lands and provides a series of aims, actions, strategies and incentives to deliver housing outcomes in the local government area, including increased housing supply, diversity, size and choice “in areas with good access to services, facilities, public open space and infrastructure.”

According to the LGMS, “Demand for residential dwellings arising from population growth and demographic change up to 2040 is forecast to be between 10,650 and 13,267 dwellings.” The proposed subdivision will facilitate the delivery of a greater housing supply in line with this demand by providing additional allotments on Zone R2 Low Density Residential land capable of delivering a mix of residential accommodation land uses in line with the R2 Land Use Table and State Environmental Planning Policies.

The proposed subdivision provides for future housing outcomes in a location that can accommodate more housing. It is to be connected to existing and planned infrastructure and services and can further the delivery of “suitable housing densities in the right locations,” thereby protecting significant environmental areas from inappropriate urban sprawl elsewhere.

The proposal will increase the supply of vacant land for housing in a safe and connected location that is consistent with the aims and objectives of Council’s housing strategy and compact city ideology.

## 4.10. The Likely Impacts of the Development

The proposed development will have a positive impact in terms of the built environment, social and economic aspects and community expectations as detailed in the Table below.

**Table 4.3 Impact Assessment**

Impact	Comment
<b>Impacts to Surrounding Road Network</b>	<p>The proposed subdivision incorporates improvements to the Pullen Street road network, being:</p> <ul style="list-style-type: none"> <li>• footpath construction</li> <li>• stormwater treatment via first flush and low flows to the bioretention basin</li> <li>• cycleway / firetrail linkage though the subdivision.</li> </ul> <p>The Traffic Impact Assessment (<b>Appendix H</b>) found that:</p> <p><i>With peak traffic generation from the proposed development only around 20 vehicles per hour the proposed development will be adequately serviced by a standard local road ‘T’ intersection with Pullen Street.</i></p> <p><i>Assessment of likely intersection traffic volumes shows that the proposal will have no impact on levels of service on Pullen Street and the intersection will operate at Level of Service A. No traffic delay or vehicle queuing will occur on Pullen Street as a result of the proposed residential subdivision road access.</i></p> <p><i>Sight distance in each direction at the proposed Pullen Street intersection can meet Austroads SISD and MGSD requirements.</i></p>



<b>Impact</b>	<b>Comment</b>
	<i>The proposed subdivision layout will provide good footpath and cycleway connection from the residential lots to Pullen Street.</i>
<b>Ecological Impacts</b>	<p>The development site is historically cleared grasslands with remnant paddock trees and pasture.</p> <p>The subdivision will result in clearing of prescribed vegetation. Clearing impact will be offset by compensatory planting in accordance with Council's DCP requirements.</p> <p>Riparian vegetation, or EECs will not be impacted by the development.</p>
<b>Impacts to the Surrounding Built Environment</b>	<p>The surrounding built environment comprises dwelling houses on urban lots to the east of the site with established rural residential development to the west buffered from the subdivision by riparian land and the proposed new road.</p> <p>The dominant surrounding settlement pattern is low density residential. The proposed development will be cohesive with the surrounding built environment and will effectively "complete" urban development of the western extent of Pullen Street.</p> <p>Future development within the proposed vacant lots would be guided by Council's DCP controls aimed at maintaining residential amenity.</p>
<b>Social Impacts</b>	<p>The proposed subdivision introduces the opportunity for a new micro neighbourhood, allowing the creation of 20 new residential lots for homes supported by trafficable pathways and green infrastructure.</p> <p>Cultural responsibility through the management of Aboriginal artefacts in accordance with the recommendations of the ACHAR and the requirements of the AHIP.</p> <p>Positive social impacts arising from the development include:</p> <ul style="list-style-type: none"> <li>• the increase in the number of allotments available for future housing stock within a serviced coastal town;</li> <li>• facilitation of the delivery of new land uses to meet projected housing demand from population increases and changes in household densities;</li> <li>• reinforcement of amenity values attributable to residential subdivision in Woolgoolga;</li> <li>• secure title to land; and</li> <li>• an increased rates base for the Council to deliver services.</li> </ul>
<b>Economic Impacts</b>	<p>The proposed development will result in overall positive economic impact for the following reasons:</p> <ul style="list-style-type: none"> <li>• the creation of additional lots improves the rate base and sustainability</li> </ul>

Impact	Comment
	<p>of Council;</p> <ul style="list-style-type: none"> <li>the development has the potential to attract people and thereby increase local jobs and consumerism;</li> <li>the subdivision provides 20 new secure, tradable, private titles;</li> <li>the development will provide a short-term economic stimulus to local industries through construction, survey, design, sale and conveyancing jobs;</li> <li>developer contributions will be levied on all additional lots; and</li> <li>all costs associated with the development will be met by the proponent.</li> </ul>
<b>Construction Impacts</b>	<p>Noise, erosion, dust, traffic and other environmental impacts associated with subdivision works can exert negative externalities on surrounding estate for the duration of the construction project and beyond. Such impacts are typically short-term and can be limited by ensuring the implementation and maintenance of various mitigation measures during works, such as:</p> <ul style="list-style-type: none"> <li>utilising appropriate sediment and erosion control measures throughout the works;</li> <li>limiting construction activities to various days and times and precluding work on Sundays or Public Holidays;</li> <li>implementing traffic control along Pullen Street;</li> <li>ensuring that vehicles, machinery and equipment is maintained in accordance with the manufacturer's specifications to meet the requirements of the <i>Protection of the Environment Operations Act 1997</i> and associated regulations;</li> <li>requiring vehicles and equipment be kept in good working order and switched off when not operating to minimise exhaust emissions;</li> <li>avoiding extensive periods of continuous operation of noisy machinery;</li> <li>minimising noise output through the appropriate use of equipment and the regular maintenance of that equipment to ensure efficiencies;</li> <li>fitting plant with appropriate exhaust systems to ensure compliance with pollution and noise emission standards;</li> <li>ceasing all dust generating activities during extremely windy days and/or extremely hot days;</li> <li>if excess dust is observed, construction works within the affected areas should cease or be phased down while the source is actively investigated, and suppression measures implemented;</li> <li>installing and maintaining sedimentation and erosion controls until the land is stabilised;</li> <li>stabilising all disturbed areas as soon as practicable to prevent or minimise erosion, sedimentation and wind-blown dust;</li> <li>appropriately storing, collecting and disposing or recycling of waste;</li> </ul>

Impact	Comment
	<ul style="list-style-type: none"> <li>ensuring compliance with the <i>Environmental Planning and Assessment Regulation 2021</i> for matters such as the protection of adjoining property;</li> <li>controlling the source of imported fill; and</li> <li>implementing a protocol for unexpected finds such as relics, Aboriginal objects, potentially contaminated soils and potential acid sulfate soils.</li> </ul>

## 4.11. Suitability of the Site

The site is considered suitable for the proposed development for the following reasons:

- The land is Zone R2 Low Density Residential wherein objectives include the provision of housing and associated infrastructure inclusive of infrastructure supporting active living principles with which the subdivision aligns.
- The site is identified in the West Woolgoolga Masterplan for residential development.
- The site is of a sufficient size and configuration to accommodate the proposed subdivision, inclusive of safe road access to Pullen Street.
- The site is historically cleared land that is suitable for development inclusive of subdivision and future dwellings.
- The use of the site will not cause harm or loss to any high value ecological areas.
- The site is well located in terms of proximity to urban services, transport networks and the Woolgoolga coastal village community.

## 4.12. The Public Interest

The proposed development is not contrary to the public interest. The proposed development is not contrary to any relevant policy statements from Federal or State Government agencies. The public interest is well served by developing a currently underutilised infill lot within a suitable location to assist in meeting local housing targets and to provide suitable low density housing.

## 5.0 Conclusion

### 5.1. Conclusion

This Development Application seeks consent for the subdivision of Lot 12 DP 1059040 into 20 vacant Torrens title lots, a drainage reserve and 310 m of new public road.

The subdivision has been designed in accordance with the applicable environmental planning controls and will provide additional serviced lots in Woolgoolga.

The subdivision has been designed in consultation with Council's development engineers and is responsive to the findings of the supporting environmental assessments.

The development is permissible under the Coffs Harbour Local Environmental Plan 2013 and does not rely on any variations to the LEP or DCP provisions and controls.

It is recommended that this proposal be approved based on the justification provided within this report and the supporting plans and assessments.



KEILEY HUNTER

8 July 2024



# Appendix A

## PLAN OF PROPOSED SUBDIVISION

# Appendix B

## CIVIL ENGINEERING DRAWINGS

# Appendix C

## ENGINEERING ASSESSMENT REPORT

# Appendix D

## BUSHFIRE HAZARD ASSESSMENT



# Appendix E

## PRELIMINARY ENVIRONMENTAL SITE ASSESSMENT

# Appendix F

## ACID SULFATE SOILS ASSESSMENT

# Appendix G

## ABORIGINAL CULTURAL HERITAGE ASSESSMENT

# Appendix H

## TRAFFIC IMPACT ASSESSMENT



# Appendix I

## PRELIMINARY VEGETATION MANAGEMENT PLAN

# Appendix J

## BIODIVERSITY ASSESSMENT

# Appendix K

## PRELIMINARY GEOTECHNICAL ASSESSMENT

# Appendix L

## WASTE MINIMISATION AND MANAGEMENT PLAN