

Development Application For proposed lot consolidation and new subdivision

9 Robert Street, 11 Robert Street and 13 Robert Street,
Junee NSW 2663

Lot 24 DP36150 and Lots C and B DP36152

Statement of Environmental Effects

Prepared for Chris Blanchard

Document Verification Schedule

		Project Proposed lot consolidation and new subdivision 9 Robert Street, 11 Robert Street & 13 Robert Street, Junee NSW 2663 Lot 24 DP36150, Lots C and B DP36152					
Revision	Date	Prepared By		Checked By		Approved By	
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1 INTRODUCTION

1.1 OVERVIEW

This Statement of Environmental Effects (SEE) has been prepared on behalf of Chris Blanchard (the client) to form part of a Development Application (DA) seeking Council's consideration for an amalgamation of three properties, being 9 Robert Street, 11 Robert Street and 13 Robert Street, Junee, and subsequent new subdivision of the consolidated site into two (2) Torrens Title allotments and five (5) Community Title allotments including neighbourhood property. The three properties included in this development will be referred to throughout this report as 'the site'.

Surrounding properties consist of residential land uses as illustrated in the aerial image of the site and its surrounds provided in [Figure 1](#) below.



Figure 1 Aerial Image of the development site and surrounds (Source: NSW Planning Portal)

The development site is irregular in shape, with frontage to Robert Street to the east, and is zoned RU5 Village under the provisions of the Junee Local Environmental Plan 2012. Surrounding properties to the north, east and south are also located within the RU5 Village zone with the property adjoining the western boundary being located within the R5 Large Lot Residential zone.

It is considered that the proposal is compatible with existing surrounding development and will have no adverse impacts on adjoining allotments or the locality. The proposal will not adversely alter or detract from existing land uses being conducted on adjoining land, or the amenity or character of the locality. The proposed development is considered to be in accordance with relevant statutory and non-statutory planning provisions contained within the Junee Local Environmental Plan 2012 and the Junee Shire Council Development Control Plan 2021, with a reasonable variations requested in relation to the width of proposed Lot 4 which will contain an existing dwelling following the subdivision.

The development application is accompanied by:

- Existing Site Plan; and
- Proposed Site Plan and Services Plan.

It is considered that the development is permissible with consent, subject to a merits assessment.

1.2 SCOPE OF STATEMENT OF ENVIRONMENTAL EFFECTS

This Statement of Environmental Effects accompanies a development application for the proposed development. It has been prepared on behalf of the client and includes the matters referred to in Section 4.15 of the *Environmental Planning and Assessment Act 1979* and the matters required to be considered by Council.

The purpose of this SEE is to:

- Describe the land to which the development application relates to and the character of the surrounding area;
- Describe the proposed development;
- Define the statutory planning framework within which the DA is to be assessed and determined; and
- Assess the proposal against the relevant heads of consideration as defined by Section 4.15 of the *Environmental Planning & Assessment Act 1979* (EP&A Act).

2 DESCRIPTION

2.1 DEVELOPMENT SITE AND LOCALITY

The development site consists of three properties known as 9 Robert Street, 11 Robert Street and 13 Robert Street, Junee. It is legally described as Lot 24 DP36150, and Lots C & B DP36152. The site is irregular in shape, having a frontage of approximately 32 metres to Robert Street to the east and incorporates an area of approximately 4,150 sqm, as shown in [Figure 2](#) on the following page.

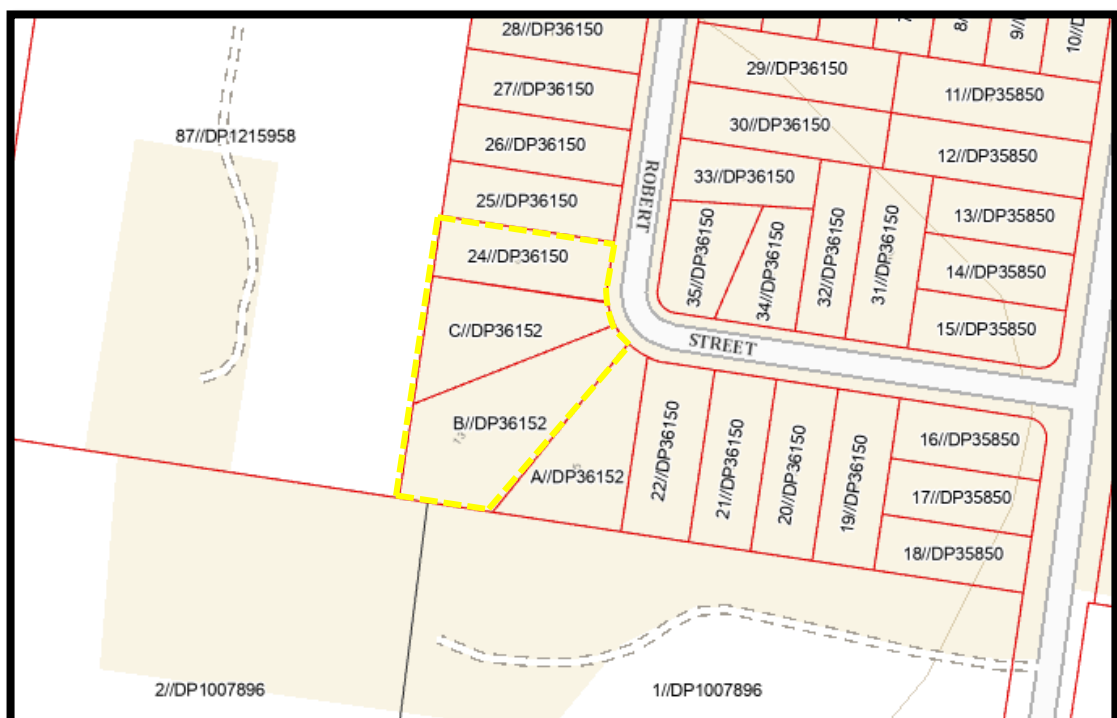


Figure 2 Locality and Base Plan (Source: NSW Planning Portal)

The site is located on Robert Street with access to the site being provided from the Robert Street frontage via an existing sealed council road.

The site, which currently consists of three separately titled properties, contains a single dwelling on each property. The site is not categorised as being bushfire prone or flood prone land according to available public records.

The land is highly modified by existing residential development. The proposal will involve the entirety of the site and will not require removal of any vegetation. It is surrounded by RU5 Village zoned land to the north, east and south and R5 Large Lot Residential zoned land to the west, with all adjoining sites containing residential dwellings and ancillary structures to some degree.

A close-up aerial view of the development site is provided in Figure 3 on the following page.



Figure 3 Close up Aerial Image of the development site and surrounds (Source: NSW Planning Portal)

2.2 PROPOSED DEVELOPMENT

The application proposes amalgamation of the three properties which make up the site, and re-subdivision to create a total of seven (7) new lots, two being Torrens Title allotments and five (5) being Community Title allotments, in the following configuration:

Proposed Lot	Title Type	Area (approximate)	Access	Existing Development
1	Community Title (Neighbourhood allotment)	327.31sqm	Directly from Robert Street	Vacant
2	Torrens Title	708.12sqm	Directly from Robert Street	Existing dwelling currently located on Lot 24 DP36150 to be retained on this lot
3	Community Title	471.93sqm	Proposed Lot 1 as the neighbourhood allotment	Existing dwelling currently located on Lot C DP36152 to be retained on this lot
4	Torrens Title	591.54sqm	Directly from Robert Street	Existing dwelling currently located on Lot B DP36152 to be retained on this lot
5	Community Title	673.28sqm	Proposed Lot 1 as the neighbourhood allotment	Vacant
6	Community Title	687.28sqm	Proposed Lot 1 as the neighbourhood allotment	Vacant
7	Community Title	687.25sqm	Proposed Lot 1 as the neighbourhood allotment	Vacant

Two lot Torrens Title Subdivision

The new subdivision proposes to create two Torrens Title lots being Lots 2 and 4 on the accompanying plans. Lot 2 would be rectangular in shape and have an area of approximately 708.12sqm and would retain the existing dwelling currently located on existing Lot 24 DP36150, as well as all current utility and infrastructure connections servicing the dwelling. The existing driveway located within the northern property boundary would also be retained. All new lot boundaries would be located in accordance with NCC requirements in relation to setbacks from the existing dwelling, with the smallest setback being approximately 0.944m from the existing dwelling as identified in the accompanying plans.

Lot 4 would be irregular in shape and have an area of approximately 591.54 sqm and would retain the

existing dwelling currently located on existing Lot B DP36152, as well as all current utility and infrastructure connections servicing the dwelling. The existing driveway located within the north eastern property boundary would also be retained. All new lot boundaries would be located in accordance with NCC requirements in relation to setbacks from the existing dwelling, with the smallest setback being approximately 0.9m from the existing dwelling as identified in the accompanying plans.

Five (5) lot Community Title Subdivision

The new subdivision proposes to create five (5) Community Title lots (including neighbourhood allotment) being Lots 1, 3, 5, 6 and 7 on the accompanying plans. Lot 1 would form the neighbourhood allotment and would provide a shared access and service connection location for the other proposed Community Title lots. It would be irregular in shape and would have an area of approximately 327.31sqm. It would have a frontage to Robert Street of approximately 6m. The width of this lot reduces to a minimum of 3.45m, at approximately 8 metres along its length from the street, for a distance of almost 5 metres, to account for the location of the existing dwellings which will be located on Lots 3 and 4. The lot width then gradually increases again to a width of 6 metres before increasing again to allow access and service provision to proposed lots 5, 6 and 7.

Lot 3 would be irregular in shape and have an area of approximately 471.93 sqm and would retain the existing dwelling currently located on existing Lot C DP36152. Existing utility services for the dwelling would be augmented as necessary to ensure continued utility provision. Although this lot would have a small frontage to Robert Street, it would be accessed via Lot 1, the neighbourhood allotment as shown in the accompanying plans. All new lot boundaries would be located in accordance with NCC requirements in relation to setbacks from the existing dwelling, with the smallest setback being approximately 0.907m from the existing dwelling as identified in the accompanying plans.

Lot 4 would be irregular in shape and have an area of approximately 591.54sqm and would retain the existing dwelling currently located on existing Lot B DP36152. Existing utility services for the dwelling would be augmented as necessary to ensure continued utility provision. Although this lot would have a small frontage to Robert Street, it would be accessed via Robert Street, as shown in the accompanying plans. All new lot boundaries would be located in accordance with NCC requirements in relation to setbacks from the existing dwelling, with the smallest setback being approximately 0.900m from the existing dwelling as identified in the accompanying plans.

Lot 5 would be irregular in shape and have an area of approximately 673.28 sqm and would be vacant. It would be serviced via utility connections provided via Lot 1, the neighbourhood allotment. It would not have direct frontage to Robert Street, as shown in the accompanying plans, with access provided via the neighbourhood allotment.

Lot 6 would be rectangular in shape with a minimum width of approximately 16 metres, and an area of approximately 687.28 sqm and would be vacant. It would be serviced via utility connections provided via Lot 1, the neighbourhood allotment. It would not have direct frontage to Robert Street, as shown in the accompanying plans, with access provided via the neighbourhood allotment.

Lot 7 would be rectangular in shape with a minimum width of approximately 16 metres, and an area of approximately 687.25sqm and would be vacant. It would be serviced via utility connections provided via Lot 1, the neighbourhood allotment. It would not have direct frontage to Robert Street, as shown in the accompanying plans, with access provided via the neighbourhood allotment.

The proposal does not require the removal of any existing vegetation from the site.

Please refer to attached plans and specifications for further details.

2.3 PRESENT AND PREVIOUS USES OF THE SITE

The site consists of three separately titled properties which each contain a single residential dwelling and are utilised for residential purposes. The residential use of the site will not be altered by this application although it will be intensified.

2.4 LAND HAZARDS

2.4.1 BUSHFIRE

The site is not mapped as bushfire prone land (BFPL) according to available public records.

2.4.2 FLOODING

The site is mapped as flood prone land according to available public records.

3 ENVIRONMENTAL IMPACTS

3.1 AIR QUALITY AND ODOUR

Given the nature of the development, and the use of the site for residential purposes, it is not anticipated that it will create any adverse long term air quality or odour impacts in the area. The development will require minor earthworks in the form of service augmentation as necessary for the new lots containing the existing dwellings, and new service provision to the neighbourhood allotment to support the proposed new vacant allotments. Driveway/access works will also be undertaken in relation to the neighbourhood allotment and Lot 3.

Due to the earthworks, minor dust generation is anticipated during construction works. This will be managed via appropriate dust suppression measures such as water spraying. Such dust / air disturbance will be short term in nature and will be mitigated against to reduce any disturbance to the amenity of any adjoining landowners.

The proposed use of the land for residential purposes is not likely to be affected by or generate any adverse air quality or odour impacts. There are no known existing air quality or odour impacts currently experienced by surrounding development and it is expected that the potential for future issues is unlikely as a result of approving this development.

3.2 WATER QUALITY

The site is currently utilised for residential purposes. It is not identified as having groundwater vulnerability and therefore it is unlikely that groundwater would be encountered within the near surface.

The proposed development is not expected to have any detrimental impacts on water quality. All stormwater will be directed to existing drainage infrastructure within the vicinity of the site. Connection to such infrastructure will ensure that post-development flows are equal to or less than pre-development flows from the site.

All sewerage and wastewater from the existing dwellings will continue to be discharged into Council's reticulated sewerage network with new connections provided for the vacant allotments.

3.3 WASTE MANAGEMENT

The development, via the construction works associated with service augmentation and provision and access/driveway installation, will require minor earthworks and any overburden or spoil will be managed and disposed of in accordance with the Councils and the NSW Environmental Protection Authorities

requirements.

Any construction material and other waste generated by the development will be disposed of to a licenced landfill facility.

The existing dwellings will retain their current Council's domestic waste collection service, with the proposed vacant lots able to be provided with this service once developed with dwellings in future.

The development is not likely to generate any significant volumes of waste.

3.4 FLORA AND FAUNA IMPACTS

The site is currently, and has in the past been, utilised for residential purposes. As such the land is highly modified, containing only exotic groundcover and sparse mature trees.

The land contains no critical habitat, endangered ecological communities or endangered flora or fauna species and the proposal will have no adverse biodiversity outcomes on the site or within the locality.

Groundcover will be disturbed by the development however no trees will be impacted by the development and therefore tree removal is not proposed.

3.5 ABORIGINAL CULTURAL HERITAGE

The site contains no known Aboriginal Cultural Heritage Value. A basic AHIMS search undertaken on the Heritage NSW AHIMS Web Services site on the 9th of January 2024 for a radius of 1km of the development site has identified that there are no items located either on or within this distance of the site.

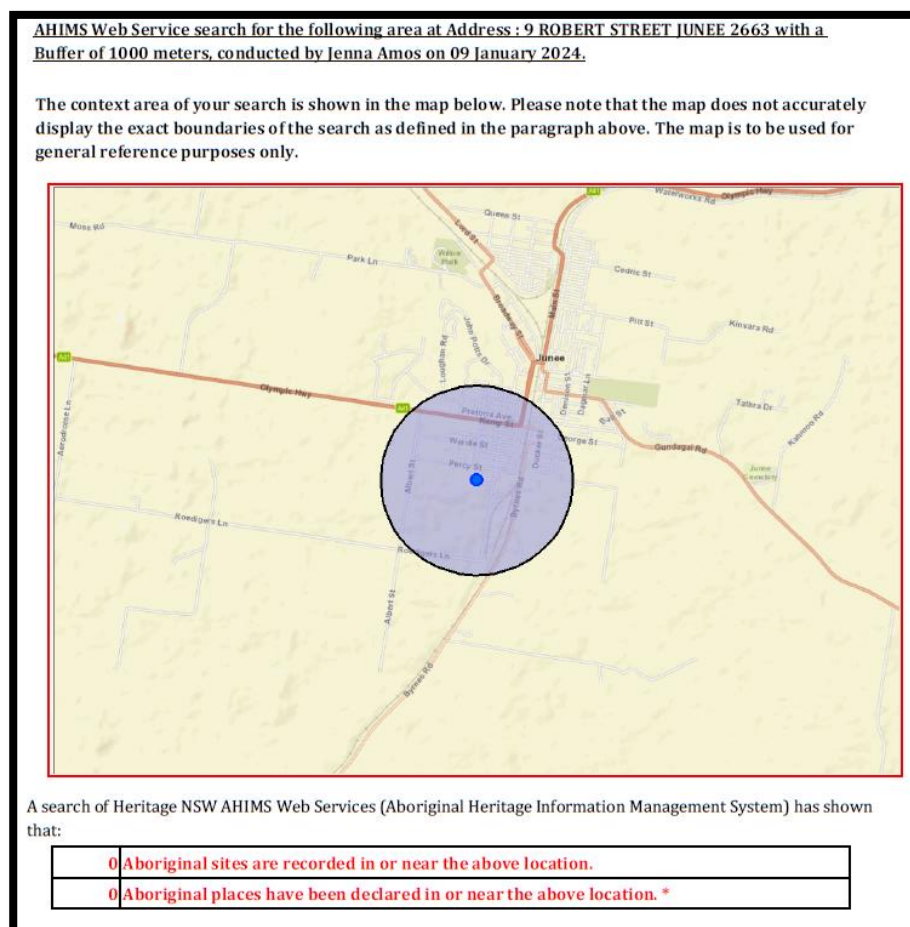


Figure 4 AHIMS Search Results (Source: NSW Heritage)

3.6 EUROPEAN HERITAGE

The site is not located within a heritage conservation area and according to Schedule 5 of the Junee LEP 2012, the site is not identified as containing any items of environmental heritage significance.

4 INFRASTRUCTURE AND SERVICING REQUIREMENTS

4.1 ACCESS ARRANGEMENTS AND TRAFFIC IMPACTS

Proposed Lots 2 and 4 will each retain the 3m wide driveway accesses currently utilised by the existing dwellings to be located on these lots.

The proposed Community Title Lots 5, 6 and 7 will be accessed via Lot 1, the neighbourhood allotment, as identified in the accompanying plans. Lot 1 would have a frontage to Robert Street of approximately 6 metres. The width of this lot reduces to a minimum of 3.45m, at approximately 8 metres along its length from the street, for a distance of almost 5 metres, to account for the location of the existing dwellings which will be located on Lots 3 and 4. The lot width then gradually increases again to a width of 6 metres before increasing again to allow access and service provision to proposed lots 5, 6 and 7. Section 8.2 of Part C Residential & Rural Residential Development of Council's Development Control Plan identifies the performance criteria for new driveways and entrances in urban areas. Performance criteria 2 of this section requires the width of shared driveways servicing three (3) or more dwellings to have a minimum width of 4.5m, increasing to 5.5 metres forward of the front building line, or for passing bays (as required) justified on the size of the development. The development proposes a width of 6 metres forward of the building line for access provided via Lot 1 to Lots 3, 5, 6 and 7 with this reducing, as shown in the accompanying plans, for a total distance of approximately 13 metres before widening again to 6 metres and more within the western part of this lot. Due to the site constraints presented by the location of existing dwellings to be located on Lots 3 and 4, the development is unable to maintain a 4.5m minimum access width for the entire length of Lot 1. It is considered that although a minimum width of 4.5 metres is unable to be maintained for the entire length of the access, the wider areas to the north and south of the narrow section are able to act as passing bays as necessary, with signage able to be installed to confirm traffic movements in this location. For example, Give Way signs can be placed north of the narrow section for traffic exiting the site to give way for oncoming traffic to avoid traffic conflicts. There is also sufficient sight distance along the length of the access and therefore safety is not considered to be compromised by the design. It is therefore considered that the access is consistent with the performance criteria of Section 8.2 of Part C Residential & Rural Residential Development of Council's Development Control Plan.

The new access/egress point will be installed in accordance with Council's Engineering requirements.

Robert Street is a local sealed road that is managed and maintained by Junee Shire Council.

Vehicular access to, from and within the site is considered adequate and suitable and the surrounding road network is considered to be suitable for the purpose of providing access to the site.

4.2 UTILITIES AND INFRASTRUCTURE SERVICING ARRANGEMENTS

The site is currently serviced with electricity, telecommunications, sewer, drainage, water supply and gas infrastructure. Existing connections will be augmented as necessary for the existing dwellings to be located on the new allotments. New connections are able to be provided to service the proposed new vacant lots as required.

The development is considered to be able to be adequately serviced with public utility infrastructure, which will be able to be efficiently and cost-effectively provided.

5 PLANNING PROVISIONS

5.1 STATE ENVIRONMENTAL PLANNING POLICIES

Table 1 Relevant State Environmental Planning Policy Requirements

SEPP	COMMENTS
<i>State Environmental Planning Policy (Resilience and Hazards) 2021</i>	<p>When assessing an application for development Council must consider whether the land is contaminated, and if so, that it is suitable in its contaminated state (or will be after remediation) for the purposes of the development. The site has previously been, and is currently, utilised for residential purposes and this application proposes to retain the residential use of the site.</p> <p>The proposal does not seek a change in land use, the site is zoned for village purposes which includes residential land uses.</p> <p>The site, nor any adjoining sites are included in the EPA's Contaminated Land Register as 'significantly contaminated' or 'remediated land'. The site, nor any adjoining sites are included in the EPA's Contaminated Land Register as 'potentially contaminated land'.</p> <p>Given the past and current use of the site it is considered that the site is suitable for the proposed development and continued residential land use without the need for further contamination investigations.</p>

5.2 JUNE LOCAL ENVIRONMENTAL PLAN 2012

The subject site is zoned RU5 Village under the provisions of the Junee Local Environmental Plan 2012, as illustrated in Figure 5 below.

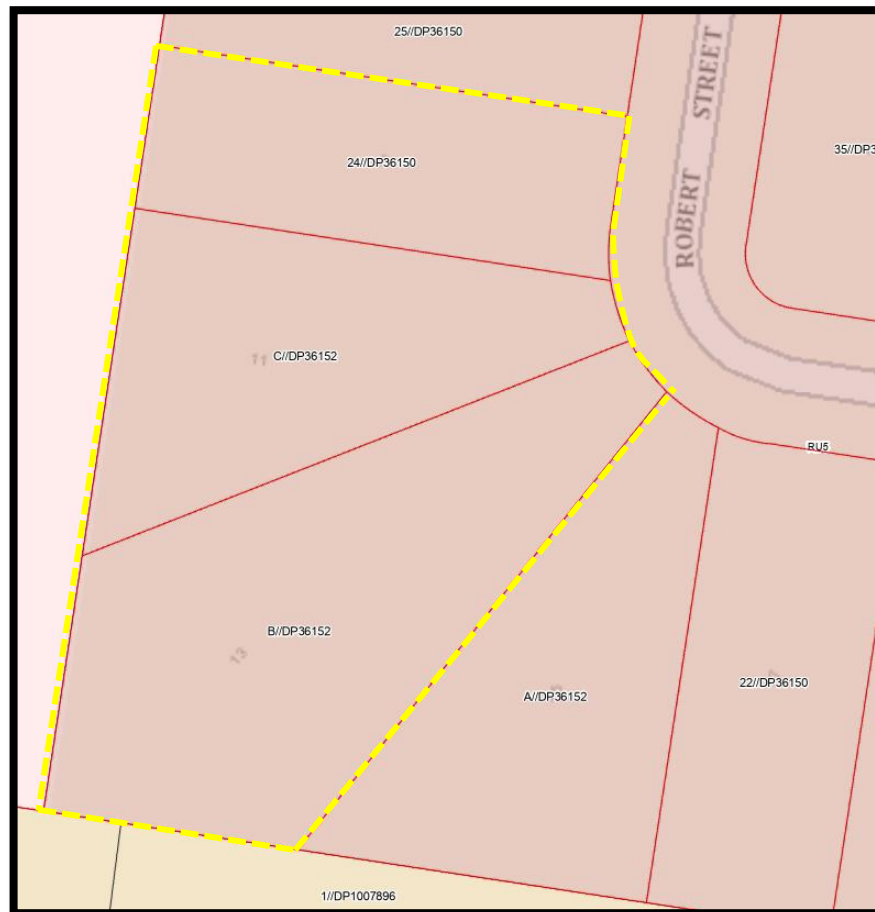


Figure 5 Junee LEP 2012 Zoning Map (Source: NSW Planning Portal)

The development proposes amalgamation of the site and a new subdivision to create two Torrens Title lots and five (5) Community Title allotments including a neighbourhood property. Subdivision is permitted with consent under clause 2.6 of the LEP so long as the development is able to meet all other relevant LEP and DCP requirements. Three of the proposed lots will support existing residential development on the site, with additional vacant lots facilitating additional dwelling house development in future. It is noted that dwelling houses, a type of residential accommodation, are permitted within the RU5 Village zone.

An extract from the Land Use Table for the RU5 Village zone is provided on the following page:

Zone RU5 Village	
1 Objectives of zone	
	<ul style="list-style-type: none"> To provide for a range of land uses, services and facilities that are associated with a rural village. To promote and encourage development that will strengthen the economies of Junee and the villages of Wantabadgery, Illabo, Bethungra and Old Junee in a manner that is compatible with their urban function. To enable a range of housing forms and complementary business uses taking into account the distinct character of each urban area.
2 Permitted without consent	
	Environmental protection works; Home-based child care; Home occupations
3 Permitted with consent	
	Centre-based child care facilities; Community facilities; Dwelling houses; Neighbourhood shops; Oyster aquaculture; Places of public worship; Recreation areas; Recreation facilities (indoor); Recreation facilities (outdoor); Respite day care centres; Roads; Schools; Tank-based aquaculture; Any other development not specified in item 2 or 4
4 Prohibited	
	Agriculture; Air transport facilities; Airstrips; Animal boarding or training establishments; Cellar door premises; Charter and tourism boating facilities; Crematoria; Electricity generating works; Extractive industries; Farm buildings; Farm stay accommodation; Forestry; Hazardous storage establishments; Heavy industries; Marinas; Mooring pens; Moorings; Mortuaries; Offensive storage establishments; Open cut mining; Rural workers' dwellings; Waste disposal facilities

The objectives of the RU5 Village zone are outlined in the below table.

Table 2 Objectives of the RU5 Village zone

ZONE OBJECTIVES	COMMENTS
<i>To provide for a range of land uses, services and facilities that are associated with a rural village.</i>	The proposal is consistent with this objective as it would provide for additional lots within the village zone which could support residential land use in future.
<i>To promote and encourage development that will strengthen the economies of Junee and the villages of Wantabadgery, Illabo, Bethungra and Old Junee in a manner that is compatible with their urban function.</i>	The proposal is consistent with this objective as it would provide for additional residential allotments, and therefore residential accommodation, within the shire in future, potentially assisting with increasing the population and therefore potential spending within the local economy.
<i>To enable a range of housing forms and complementary business uses taking into account the distinct character of each urban area.</i>	The proposal is consistent with this objective as it will provide for smaller lots within the locality which can support a range of housing forms in future in a time of low housing supply and affordability.

Table 3 below considers the clauses of the Junee LEP 2012 applicable to the subject development.

Table 3 Junee LEP 2012 clauses applicable to the subject development

PART 2: PERMITTED OR PROHIBITED DEVELOPMENT			
CLAUSE		COMMENTS	APPLICABLE
2.4	<i>Unzoned Land</i>	Not applicable.	N/A
2.5	<i>Additional permitted uses for particular land</i>	Not applicable.	N/A
2.6	<i>Subdivision – consent requirements</i>	The proposal seeks Council's consent to subdivide the site and therefore this clause is relevant to the proposal	✓
2.7	<i>Demolition requires development consent</i>	Not applicable.	N/A
2.8	<i>Temporary use of land</i>	Not applicable.	N/A
2.9	<i>Canal estate development prohibited</i>	Not applicable.	N/A
PART 3: EXEMPT AND COMPLYING DEVELOPMENT			
CLAUSE		COMMENTS	APPLICABLE
3.1	<i>Exempt development</i>	Not applicable.	N/A
3.2	<i>Complying development</i>	Not applicable.	N/A
3.3	<i>Environmentally sensitive areas excluded</i>	Not applicable.	N/A
PART 4: PRINCIPAL DEVELOPMENT STANDARDS			
CLAUSE		COMMENTS	APPLICABLE
4.1	<i>Minimum subdivision lot size</i>	The minimum subdivision lot size for the site is 500sqm. Although this clause applies to Torrens Title subdivision only, it is noted that all proposed lots which will support existing residential dwellings	✓

		or will be capable of supporting new residential dwellings (proposed Lot 1 the neighbourhood allotment does not, and is not required to, meet this clause) in future comply with this clause.	
4.1AA	<i>Minimum subdivision lot size for community title schemes</i>	This clause has not been adopted and is therefore not relevant to the proposal.	N/A
4.1 A	<i>Minimum subdivision lot size for strata plan schemes in certain rural and residential zones</i>	Not applicable.	N/A
4.2	<i>Rural subdivision</i>	Not applicable.	N/A
4.2A	<i>Erection of dual occupancies (attached) and dwelling houses on land in Zone RU1</i>	Not applicable.	N/A
4.2B	<i>Erection of rural workers' dwellings in Zone RU1</i>	Not applicable.	N/A
4.2C	<i>Exceptions to minimum lot sizes for certain rural subdivisions</i>	Not applicable.	N/A
4.3	<i>Height of buildings</i>	Not applicable.	N/A
4.4	<i>Floor space ratio</i>	Not applicable.	N/A
4.5	<i>Calculation of floor space ratio and site area</i>	Not applicable.	N/A
4.6	<i>Exceptions to development standards</i>	Not applicable.	N/A
PART 5: MISCELLANEOUS PROVISIONS			
	CLAUSE	COMMENTS	APPLICABLE
5.1	<i>Relevant acquisition authority</i>	Not applicable.	N/A
5.2	<i>Classification and reclassification of public land</i>	Not applicable.	N/A
5.3	<i>Development near zone boundaries</i>	Not applicable.	N/A
5.4	<i>Controls relating to miscellaneous permissible uses</i>	Not applicable.	N/A
5.5	<i>Controls relating to secondary dwellings on land in a rural zone</i>	Not applicable.	N/A
5.6	<i>Architectural roof features</i>	Not applicable.	N/A
5.7	<i>Development below mean high water mark</i>	Not applicable.	N/A
5.8	<i>Conversion of fire alarms</i>	Not applicable.	N/A
5.9	<i>Dwelling house or secondary dwelling affected by natural disaster</i>	Not applicable.	N/A

5.10	<i>Heritage conservation</i>	Not applicable.	N/A
5.11	<i>Bush fire hazard reduction</i>	Not applicable.	N/A
5.12	<i>Infrastructure development and use of existing buildings of the crown</i>	Not applicable.	N/A
5.13	<i>Eco-tourist facilities</i>	Not applicable.	N/A
5.14	<i>Siding Spring Observatory – maintaining dark sky</i>	Not applicable.	N/A
5.15	<i>Defence communications facility</i>	Not applicable.	N/A
5.16	<i>Subdivision of, or dwellings on, land in certain rural, residential or conservation zones</i>	Not applicable.	N/A
5.17	<i>Artificial waterbodies in environmentally sensitive areas in areas of operation of irrigation corporations</i>	Not applicable.	N/A
5.18	<i>Intensive livestock agriculture</i>	Not applicable.	N/A
5.19	<i>Pond-based, tank-based and oyster aquaculture</i>	Not applicable.	N/A
5.20	<i>Standards that cannot be used to refuse consent – playing and performing music</i>	Not applicable.	N/A
5.21	<i>Flood planning</i>	Not applicable.	N/A
5.22	<i>Special flood considerations</i>	Not applicable	N/A
5.23	<i>Public bushland</i>	Not applicable	N/A
5.24	<i>Farm stay accommodation</i>	Not applicable	N/A
5.25	<i>Farm gate premises</i>	Not applicable	N/A

PART 6: ADDITIONAL LOCAL PROVISIONS

CLAUSE		COMMENTS	APPLICABLE
6.1	<i>Earthworks</i>	<p>Minor earthworks will be carried out in association with this development namely in the form of excavation for essential service and infrastructure provision. The earthworks will have no adverse effect on:</p> <ul style="list-style-type: none"> existing drainage patterns and soil stability in the locality, the likely future use or redevelopment of the land, 	✓

		<ul style="list-style-type: none"> the existing and likely amenity of adjoining properties, disturbing of relics, any watercourse, drinking water catchment or environmentally sensitive area. <p>The use of fill on the site, if required, will be minimal – the site is relatively level.</p>	
6.3	<i>Stormwater</i>	The development maximises the use of water permeable surfaces on the land, having regard to the soil characteristics affecting on-site infiltration of water. On-site stormwater retention is not considered to be required. As the proposed lots are, or will be, connected to Council drainage infrastructure, no significant impacts of stormwater runoff are anticipated on adjoining downstream properties, native bushland and receiving waters.	✓
6.4	<i>Terrestrial biodiversity</i>	Not applicable.	N/A
6.5	<i>Groundwater vulnerability</i>	Not applicable.	N/A
6.6	<i>Riparian land and watercourses</i>	Not applicable.	N/A
6.7	<i>Wetlands</i>	Not applicable.	N/A
6.8	<i>Salinity</i>	Not applicable.	N/A
6.9	<i>Essential services</i>	<p>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—</p> <ul style="list-style-type: none"> (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 road access. <p>Reticulated water and electricity are available to service the development site. The effluent created on the site will discharge into Council's reticulated sewer network. Stormwater drainage from the development will discharge into Council's stormwater drainage network. The site will be serviced by a reticulated water supply.</p> <p>Existing suitable road access is provided to service the development site.</p>	✓

5.3 JUNE SHIRE COUNCIL DEVELOPMENT CONTROL PLAN 2021

The following applicable provisions of the June Shire Council Development Control Plan 2021 have been identified as relevant to the proposed development and are discussed in the below table.

Table 4 Relevant June Shire Council DCP 2021 Clauses and Controls

PART C: RESIDENTIAL & RURAL RESIDENTIAL DEVELOPMENT		
This section of the DCP has been reviewed in relation to the three existing dwellings on the site which are to be retained on new allotments as part of the proposal.		
C2 SITE PLANNING, EARTHWORKS AND UTILITIES		
CLAUSE/CONTROLS	COMMENTS	COMPLIES
<i>C2.2 Water and energy efficiency</i>	This clause is not relevant as the existing dwellings will not be altered by the proposal.	N/A
<i>C2.3 Earthworks</i>	This clause is not relevant as the existing dwellings will not require cut or fill as part of the proposal.	N/A
<i>C2.4 Utilities</i>	The existing dwellings already have service connections which will be retained where possible, with minor augmentation as appropriate where affected by the proposed subdivision.	✓
<i>C2.5 Residential Waste Management</i>	The existing dwellings have connections to councils reticulated sewage system. These connections will be retained where possible, with minor augmentation if required to facilitate the proposed subdivision layout.	✓
<i>C2.6 Letterboxes and Street Numbering</i>	9 Robert Street and 13 Robert Street will retain existing letterboxes and numbering. 11 Robert Street will be provided with appropriate addressing to reflect the four developable Community Title lots which will make up the property. Clearly marked letterboxes will be located to comply with the requirements of this clause within Lot 1.	✓

C3 SINGLE DWELLINGS IN URBAN AREAS AND VILLAGES		
CLAUSE/CONTROLS	COMMENTS	COMPLIES
<i>C3.1 Dwelling siting and setbacks</i>	Existing dwelling primary street front setbacks from Robert Street will not be altered by the proposal. All side and rear boundary setbacks for the existing dwellings will remain in accordance with NCC requirements being a minimum of 900mm as identified in the accompanying plans. The existing dwellings do not include carports or garages	✓
<i>C3.2 Site coverage</i>	Driveways and off street parking, for each of the dwelling containing lots, do not occupy 50% or more of the area of the proposed lots.	✓
<i>C3.3 Height and scale</i>	The existing single storey dwellings will not be altered by the proposal and therefore their scale and height are considered to comply with the requirements of this section.	✓
<i>C3.4 Building elevations</i>	The existing dwellings will be retained and therefore the elevations will not be altered by the proposal.	N/A
<i>C3.5 Noise & visual privacy</i>	The existing dwellings will be retained and will remain unaltered by the proposal. The dwellings are not currently affected by noise and visual privacy issues and the proposal will not result in creation of issues. Existing boundary fencing will be relocated, as appropriate, to the new lot boundaries to continue to provide visual privacy between the dwellings.	✓
<i>C3.6 Fencing</i>	Existing steel sheet side and rear boundary fencing will be relocated to the new lot boundaries which contain the existing dwellings as appropriate. The site does not currently include front fencing, nor is it proposed by this application.	✓
<i>C3.7 Landscaping and private open space</i>	Existing landscaping will be retained on the dwellings lots. Boundary fencing will allow provision of private open space areas to each dwelling.	✓
C8 ACCESS AND PARKING		
CLAUSE/CONTROLS	COMMENTS	COMPLIES
<i>C8.1 Vehicle parking</i>	Proposed Lots 2 and 4 will retain carparking arrangements for the existing dwellings, being space for tandem parking of at least two vehicles within the driveway area of these lots. Proposed Lot 3 will have sufficient area for provision of a minimum of one off street parking space within the new driveway area to be located to the rear of the existing dwelling as identified in the accompanying plans.	✓

<p><i>C8.2 New driveways and entrances in urban areas</i></p>	<p>The existing driveways for Lots 2 and 4 are each 3 metres wide therefore being of the width required by this section for servicing a single dwelling.</p> <p>Lot 3 will share driveway access with the other Community Title lots and therefore the proposed driveway portion with Lot 1 which services Lot 3 will have a width of 6 metres for the majority of its length as described previously in this report. The width of this lot reduces to a minimum of 3.62m, at approximately 8 metres along its length from the street, for a distance of almost 5 metres, to account for the location of the existing dwellings which will be located on Lots 3 and 4. The lot width then then gradually increases again to a width of 6 metres before increasing again to allow access and service provision to proposed lots 5, 6 and 7. This section of Council's DCP identifies the performance criteria for new driveways and entrances in urban areas. Performance criteria 2 requires the width of shared driveways servicing three (3) or more dwellings to have a minimum width of 4.5m, increasing to 5.5 metres forward of the front building line, or for passing bays (as required) justified on the size of the development. The development proposes a width of 6 metres forward of the building line for access provided via Lot 1 to Lots 3, 5, 6 and 7 with this reducing, as shown in the accompanying plans, for a total distance of approximately 13 metres before widening again to 6 metres and more within the western part of this lot. Due to the site constraints presented by the location of existing dwellings to be located on Lots 3 and 4, the development is unable to maintain a 4.5m minimum access width for the entire length of Lot 1. It is considered that although a minimum width of 4.5 metres is unable to be maintained for the entire length of the access, the wider areas to the north and south of the narrow section are able to act as passing bays as necessary, with signage able to be installed to confirm traffic movements in this location. For example, Give Way signs can be placed north of the narrow section for traffic exiting the site to give way for oncoming traffic to avoid traffic conflicts. There is also sufficient sight distance along the length of the access and therefore safety is not considered to be compromised by the design. It is therefore considered that the access is consistent with the performance criteria of this section.</p> <p>Lot 3 has sufficient area within its boundaries to support vehicle manouvering to allow vehicles to enter and existing the site in a forward direction as depicted in the accompanying plans.</p> <p>Proposed Community Title vacant lots, Lots 5, 6 and 7, have sufficient area within their boundaries to support vehicle maneuvering to allow entry and exit in a forward direction. This can be demonstrated as part of future Development Applications for dwellings on these lots.</p>	
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PART F: SUBDIVISION

This section applies to all lots proposed under both the Torrens Title and Community Title subdivisions proposed by this application.

F2 SITE PLANNING & GENERAL SUBDIVISION REQUIREMENTS

CLAUSE/CONTROLS	COMMENTS	COMPLIES
<i>F2.1 Site planning</i>	The proposed subdivision layout has been designed through consideration of site constraints and opportunities including existing dwelling locations and is considered to be appropriate for the site and locality. Please refer to the accompanying plan set which includes an existing site plan.	✓
<i>F2.2 Topography and earthworks</i>	Cut and fill is not proposed for lot creation as it is not considered necessary. Retaining walls are not proposed.	✓
<i>F2.3 Lot size and arrangement</i>	<p>Lot sizes comply with LEP requirements as identified in previous sections of this report, with all lots being sized larger than the specified minimum lot size.</p> <p>Size and shape of all lots will allow existing dwellings to comply with relevant NCC requirements in relation to setbacks as described previously in this report.</p> <p>Proposed new vacant lots are of sufficient shape and size to ensure they are able to support dwelling development in future which will comply with NCC requirements.</p> <p>In relation to lot shape, it needs to be noted that only one of the three properties which make up the site is considered to be a 'regular' shaped allotment. Existing constraints provided by the overall site shape result in three (3) of the allotments being 'regular' (rectangular) shaped. The remaining three (3) lots (excluding the neighbourhood allotment) are considered to be irregular (not rectangular) in shape however this is due to the shape of the overall parent site. These irregular shaped lots are still of reasonable shape and size to support existing residential development, as evidenced by Lot 3 and 4, and future dwelling development (Lot 5). Overall the subdivision results in 50% of the lots being regular in shape which is more than is currently the case.</p> <p>Suitable road frontage is provided to the proposed Torrens Title allotments being Lots 2 and 4 to allow retention of existing access and servicing/utility provision, as well as building street addresses.</p> <p>The Community Title lots will be provided with required access and servicing via Lot 1, the neighbourhood allotment, which has road frontage.</p> <p>All proposed lots are considered to be of sufficient dimensions and overall size to accommodate vehicle access and manouvering, with the vacant lots capable of supporting a range of building types/layouts.</p>	✓
<i>F2.4 On-site effluent management</i>	Not applicable as the site is serviced by Council's reticulated sewage network.	N/A

<i>F2.5 Access and entrances</i>	Each Torrens Title lot will have safe, legal access to Robert Street, a public road, via direct frontage. The Community Title allotments will have safe, legal access to Robert Street, a public road, via the neighbourhood allotment, Lot 1. Anticipated traffic impact is not considered to be of a scale to require a traffic impact assessment to be undertaken.	✓
<i>F2.6 Access – rights of way and battle-axe lots</i>	The proposed Torrens Title allotments do not require or propose rights of way and are not battle-axe lots. This section does not apply to Community Title subdivision that relies on access through common property.	✓
<i>F2.7 Utilities/easements</i>	Proposed Lots 2 and 4 will retain existing utility connections. Utility connections to proposed Lot 3 and the vacant Community Title lots will be provided as necessary via the neighbourhood allotment (Lot 1). As described previously in this report, all necessary utilities are connected to, or located within vicinity of, the site to allow connection as required. There are no existing easements on the site or new easements proposed as part of the subdivision.	✓
<i>F2.8 Staging</i>	The subdivision will be undertaken in a single stage.	✓
F3 RESIDENTIAL SUBDIVISION IN URBAN AREAS		
This section applies to the Torrens Title lots proposed by the development, being proposed Lots 2 and 4.		
CLAUSE/CONTROLS	COMMENTS	COMPLIES
<i>F3.1 Lot size and arrangements – general</i>	As these proposed lots are already developed, it is considered that a Solar and Siting plan is not required to support the proposal. Lot 2, a rectangular lot which will be connected to reticulated sewer, will have a minimum width at the building line of 19.35m as depicted in the accompanying plans which complies with Performance Criteria 2 of this section. Lot 4, a 'fan' or 'radial' shaped lot which will be connected to reticulated sewer, will have a street frontage of approximately 5.48m and a width at the building setback of 17m. It is noted that these widths are not the minimum 8m and 20 m, respectively, required by this section however it is considered that as the lot will already contain a residential dwelling, variation to these requirements is reasonable as it already supports suitable residential development. The reduced widths of Lot 4 do not prevent the existing dwelling and proposed new lot being able to meet all other LEP and DCP requirements including minimum lot size, required setbacks, site cover, private open space and so on. On-site effluent management is not proposed nor is it required.	✓ <i>Variation requested</i>
<i>F3.2 Access to battle-axe lots (limited road frontage)</i>	Not applicable as battle-axe lots are not proposed.	N/A

F6 COMMUNITY & STRATA TITLE SUBDIVISION		
This section applies to the Community Title subdivision only being proposed Lots 1, 3, 5, 6 and 7.		
CLAUSE/CONTROLS	COMMENTS	COMPLIES
<i>F6.1 Minimum allotment size</i>	Please refer to the accompanying plan which identifies the building envelope with the maximum number of bedrooms the lot will support, as well as nominates the minimum lot size in accordance with the table in this section. It is noted that all lots are sized above 509sqm and are therefore consistent with 3+ bedroom dwelling sizes identified in the table which require a site area per dwelling of 360sqm.	✓
<i>F6.2 Medium Density Housing Code</i>	Based on the proposed lot sizes and site area per dwelling each lot will be capable of supporting one dwelling only and therefore the Medium Density Housing Code does not apply to the development.	N/A
<i>F6.3 Utilities</i>	Each lot will be connected to individual utilities and have separate water and electricity meters.	✓
PART G: ENVIRONMENTAL AND NATURAL HAZARD MANAGEMENT		
G3 STORMWATER AND DRAINAGE		
CLAUSE/CONTROLS	COMMENTS	COMPLIES
<i>G3.3 Stormwater management</i>	It is considered that a Soil and Water Management Plan is not required to support the proposal as all lots will connect to Council's reticulated stormwater system. The proposal does not include significant site coverage which would result in increased runoff from the site following the development.	✓
G6 LAND CONTAMINATION		
CLAUSE/CONTROLS	COMMENTS	COMPLIES
<i>G6.2 Objectives</i>	Potential for contamination has been considered in previous sections of this report as required by the applicable SEPP which concluded the site is unlikely to be contaminated and is suitable for the proposed intensification of the existing residential use.	✓

6 STATEMENT OF ENVIRONMENTAL EFFECTS

The likely impacts of the development are considered in the below table.

Table 5 Likely Impacts of the Development

PRIMARY MATTER	COMMENTS	IMPACT
<i>CONTEXT AND SETTING</i>	The proposed development will create no adverse impacts in terms of context and setting, the land is appropriately zoned, and the surrounding area consists of residential dwelling development of differing intensity. The scale and bulk of the development is considered consistent with the residential use of the site and surrounds and is appropriate in context and setting. The proposal is considered to be consistent with the character of the area and entirely compatible with adjacent land uses.	Acceptable
<i>STREETSCAPE</i>	The proposed development will not have any adverse effect on the existing streetscape. The proposal will not detract from the streetscape and its impact would be acceptable. The bulk and scale of the development supports the objectives of the zone.	Acceptable

<i>TRAFFIC, ACCESS, AND PARKING</i>	<p>The dwellings will be accessed from the Robert Street frontage via existing driveways, or new access to be provided via the proposed neighbourhood allotment (Lot 1). Access is considered satisfactory for the purpose of this development.</p> <p>The proposed development will not cause any traffic conflicts that would reduce the efficiency and safety of the road or road network within the locality. The proposed development will not significantly increase the frequency of local traffic movements for the area, and as such it is considered that a Traffic Impact Study would not be required in support of this Development Application.</p> <p>The development would not impact sightlines from the site/road and therefore safety, would not be reduced by the proposal.</p> <p>Adequate off-street car parking spaces will be provided to service the development.</p>	Acceptable
<i>PUBLIC DOMAIN</i>	The development will not result in any adverse impacts to the public domain.	Acceptable
<i>UTILITIES</i>	The subject site has access to all required services and any augmentation or provision will be carried out to the satisfaction of the relevant authority.	Acceptable
<i>HERITAGE</i>	Not applicable.	Not applicable
<i>OTHER LAND RESOURCES</i>	The development will have no impact on other land resources.	Acceptable
<i>WATER QUALITY AND STORMWATER</i>	The development is not anticipated to have a long-term impact on water quality. Stormwater will be adequately managed via disposal in accordance with AS 3500 and Council requirements.	Acceptable
<i>SOILS, SOIL EROSION</i>	Erosion control will be implemented throughout the development construction phase as required.	Acceptable
<i>AIR AND MICROCLIMATE</i>	The development is not anticipated to have ambient air quality and microclimate impacts.	Acceptable
<i>FLORA AND FAUNA</i>	No adverse flora and fauna impacts are anticipated.	Acceptable
<i>WASTE</i>	The builder will be required to appropriately dispose of any waste or rubble generated during the construction process. The site will be serviced by a kerbside domestic waste collection service.	Acceptable
<i>NOISE AND VIBRATION</i>	No adverse noise or vibration impacts are anticipated as a result of the proposal.	Acceptable
<i>HOURS OF OPERATION</i>	Not applicable.	Not applicable
<i>NATURAL HAZARDS (FLOOD AND BUSHFIRE)</i>	This has been discussed previously in this report.	Acceptable
<i>TECHNOLOGICAL HAZARDS</i>	The development is unlikely to create any technological hazards.	Acceptable
<i>SAFETY, SECURITY AND CRIME PREVENTION</i>	No adverse safety and security impacts are anticipated as a result of the proposal.	Acceptable
<i>SOCIO-ECONOMIC IMPACT IN THE LOCALITY</i>	Short-term economic benefits of this development are expected to result due to expenditure and employment of local contractors in the construction and related industries for construction. The development will create housing opportunities within the locality.	Acceptable
<i>SITE DESIGN AND INTERNAL DESIGN</i>	Internal and site design are considered compatible with the intended use and the expected design outcomes for the area.	Acceptable
<i>OVERLOOKING AND OVERSHADOWING</i>	Nil impacts expected. Proposed setbacks and building height are considered appropriate.	Acceptable

<i>LANDSCAPING</i>	Landscaping is not required as part of the development. Landscaping associated with the existing dwellings will be retained where practicable.	Acceptable
<i>CONSTRUCTION</i>	All works would be carried out in conjunction with the relevant BCA and Australian Standards. The construction works would be executed during approved construction hours only.	Acceptable
<i>CUMULATIVE IMPACTS</i>	The development, when considered simultaneously with other developments adjoining, in the locality, or in the local area generally, is considered to have marginal and acceptable cumulative impacts.	Acceptable
<i>DISABLED ACCESS</i>	Not applicable	Not applicable
<i>SIGNAGE</i>	Not applicable	Not applicable
<i>SETBACKS AND BUILDING ENVELOPES</i>	The setbacks proposed for the development have been discussed elsewhere in this report. All setbacks are compliant with Council and NCC requirements.	Acceptable

7 CONCLUSION

This SEE report has been prepared to support a Development Application for the amalgamation of three properties, being 9 Robert Street, 11 Robert Street and 13 Robert Street, Junee, and subsequent new subdivision of the consolidated site into two (2) Torrens Title allotments and five (5) Community Title allotments including neighbourhood property.

The proposal has been described and discussed in previous sections of this report and has been considered in respect of the relevant planning framework that is applicable to this proposed development. The proposal is considered to be permissible for the following reasons:

- The proposal is permissible under the provisions of the Junee Local Environmental Plan 2012 and meets the objectives of the applicable RU5 Village zone;
- The proposal complies with the applicable controls of the Junee Shire Council Development Control Plan 2021 with a reasonable variation requested in relation to the width of Proposed Lot 4 as described previously in this report; and
- The proposal would not have any significant adverse environmental consequences, nor would it have an adverse effect on the area or surrounding residents.

As demonstrated throughout this report, the development is permissible with consent, subject to a merit's assessment.