

STATEMENT OF ENVIRONMENTAL EFFECTS



**For
One (1) into Three (3) Lot Subdivision**

**At
Part of Lot 61 DP 95868, 68 Memorial Avenue Stroud 2425
(Lot 6 in approved DA2021/2064)**

**Prepared for
Lynette Crosdale**

**December 2024
Report 22/084 Rev C**



**First Floor
44 Church Street
(PO Box 40)
Maitland NSW 2320**

**P : 02 4933 6682
F : 02 4933 6683**

www.hdb.com.au

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**Hunter Development Brokerage Pty Ltd**

44 Church Street, Maitland NSW 2320

PO Box 40 Maitland NSW 2320

Tel: (02) 4933 6682 Fax: (02) 4933 6683 Email: admin@hdb.com.au

Project Manager:**Date: 16.12.2024**

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1.0 EXECUTIVE SUMMARY

This Statement of Environmental Effects (SEE) has been prepared by HDB Town Planning and Design on behalf of Lynette Crosdale. This SEE supports the lodgement of a development application seeking consent for one(1) into three(3) lots subdivision at 68 Memorial Avenue, Stroud NSW 2425 (Lot 61 DP 95868).

The SEE provides the following:

- Details of the application (Section 2)
- An extensive assessment/analysis of the existing site (Section 3)
- A detailed description of the proposed development (Section 4)
- An assessment of the proposed development against all the relevant planning controls and matters as outlined under Section 4.15 (Section 5)
- An assessment of the proposal with regard to the key planning and environmental issues identified (Section 6)
- Justification and Need for the Project (Section 7).

The subject lot is a part of Lot 61 DP 95868 located in the rural suburb of Stroud and is zoned RU5 – Village under Great Lakes Local Environment Plan (GLLEP) 2014. Primary access to the lot is via Memorial Avenue and Narin Street provides secondary access to the lot. The site has an existing dwelling with ancillary shed structures on its northeast corner.

Previously, one (1) lot into six (6) lots subdivision was approved for the lot under the consent **DA2021/2064** dated 29 April 2022. This application seeks to further subdivide the approved Lot 6 (under **DA2021/2064**) into three (3) lots while retaining the existing dwelling/structures.

The proposed subdivision is permissible on the subject land and is consistent with the objectives and character of the area. It has been established further in the report that the proposal can be achieved with minimal environmental impacts and complies with all the statutory, and non-statutory requirements.

This application is submitted for the Council's consideration on behalf of our client. Based on the assessment undertaken we recommend approval of the application.

2.0 INTRODUCTION

2.1 PURPOSE

The SEE addresses the planning requirements associated with the proposed development and undertakes an assessment of the potential environmental impacts pursuant to the requirements of Section 4.15 of the *Environmental Planning and Assessment Act 1979* (the EP&A Act).

The SEE has been prepared by HDB Town Planning and Design (HDB) on behalf of Lynette Crosdale. The application is lodged with the Mid-Coast Council pursuant to Section 4.12 of the EP&A Act.

2.2 SITE DESCRIPTION

Part of Lot 61 DP 95868

68 Memorial Avenue, Stroud NSW 2425

Lot 6 in approved DA2021/2064.

2.3 APPLICATION DETAILS

2.3.1 APPLICANT DETAILS

Lynette Crosdale

C/- HDB Town Planning & Design

PO Box 40

MAITLAND NSW 2320

2.3.2 CONTACT DETAILS

Aprajita Gupta or Rod Fletcher

HDB Town Planning & Design

PO Box 40

MAITLAND NSW 2320

PH: 02 4933 6682

FX: 02 4933 6683

E: Aprajita@hdb.com.au

2.3.3 OWNERSHIP DETAILS

Lynette Crosdale, please refer to *Appendix A – Title Search*.

2.4 DOCUMENT STRUCTURE

The SEE has been structured as follows:

- Section 1 - Executive summary - provides a general overview of the projects its findings and conclusions
- Section 2 – Introduction - provides a general background of the project and defines the site, the current owner and contact details
- Section 3 – Site Analysis – provides a detailed analysis of the site proposed for the development.
- Section 4 – Proposed Development – provides a detailed description of the proposal including its suitability to the site.
- Section 5 - Legislative Context – provides the legislative context of the development.
- Section 6 – Key Planning and Environmental Issues – provides details of any potential impacts of the project on the subject site and includes mitigation measures that are proposed to reduce and / or remove the potential impacts.
- Section 7 – Project Justification and Need – provides a summary of the project and a justification of the proposal with reference to the principles of ecologically sustainable development and objectives of the Environmental Planning and Assessment Act, 1979.
- Section 8 – Conclusion – provides a conclusion and requests that the Mid-Coast Council grant conditional consent to the proposed development.

3.0 SITE ANALYSIS

3.1 LOCATION

Address: Lot 61 DP 95868, 68 Memorial Avenue Stroud 2425 Lot 6 in approved DA2021/2034

Local Government: Mid Coast Council

Locality: Stroud

Area of site: 3.64 ha

Zone: RU5 - Village

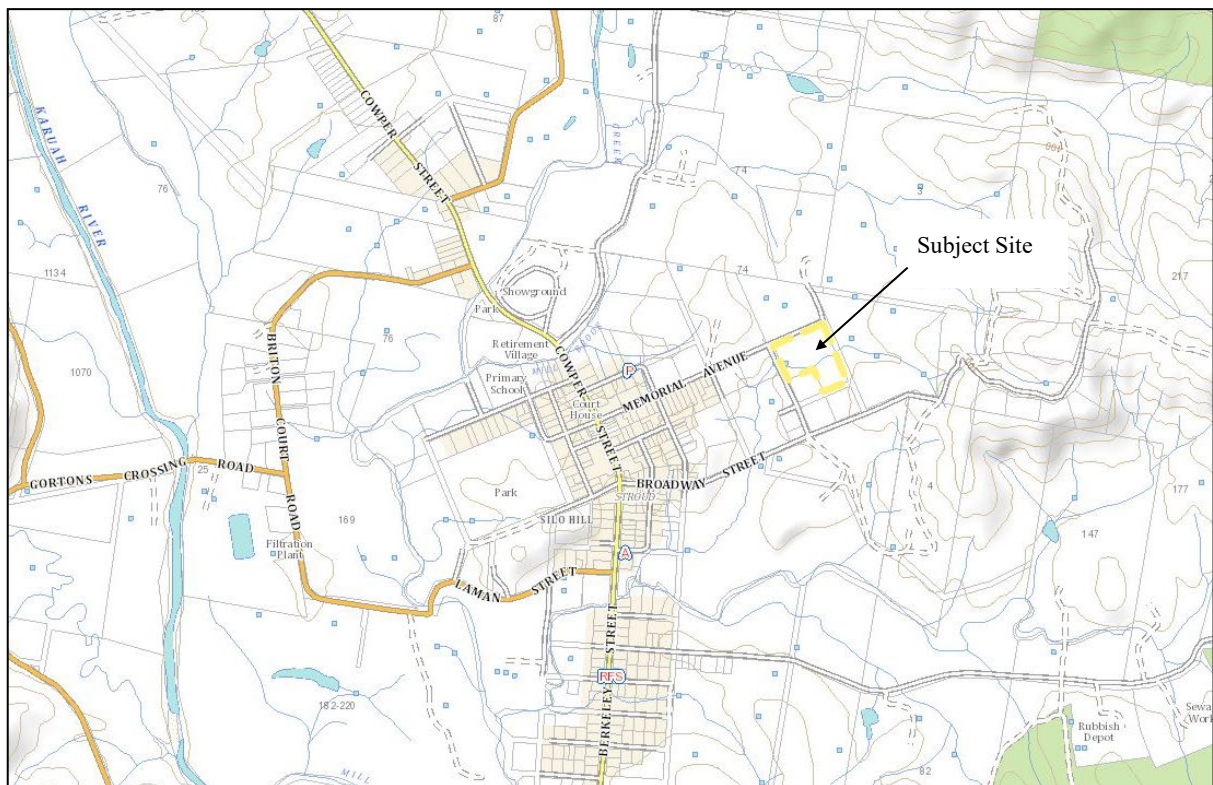


Figure 1: Location Plan

Source: NSW ePlanning Portal accessed September 2022

3.2 EXISTING SITE

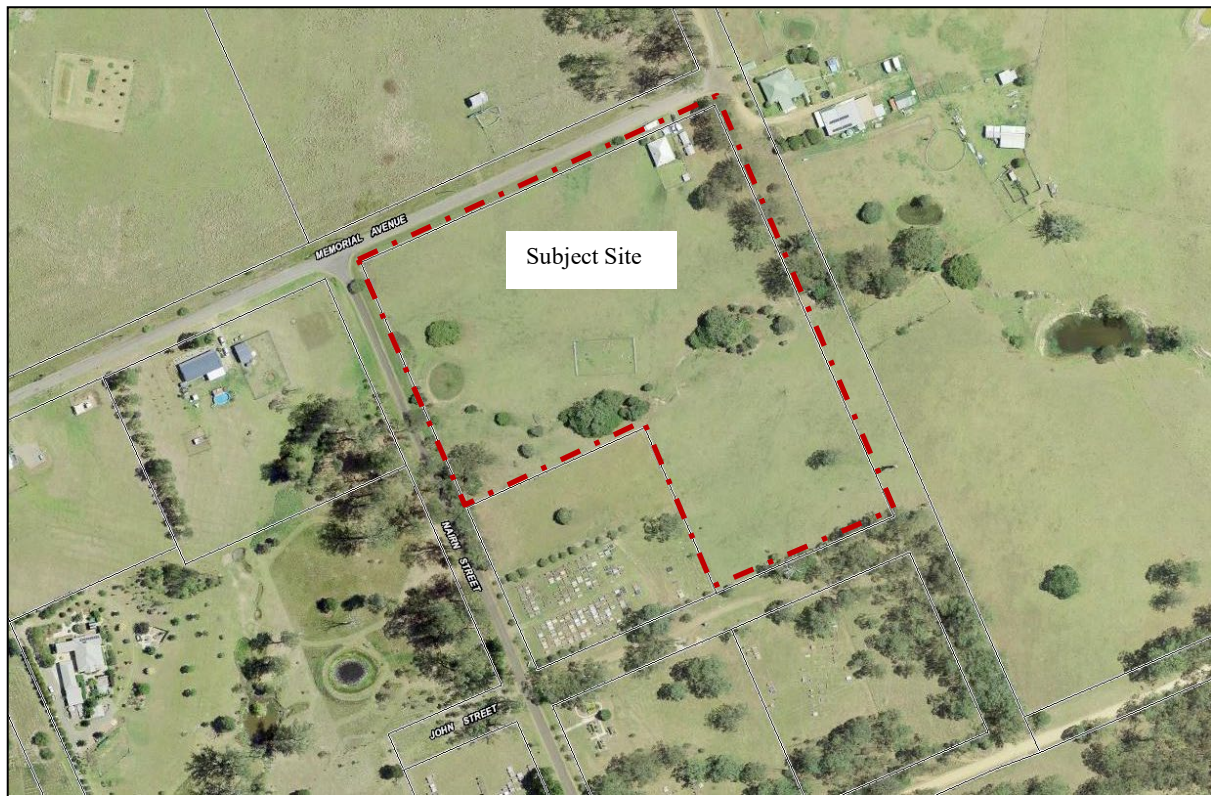


Figure 2: Site Plan

Source: Six Maps accessed September 2022

The site is an L-shaped rural lot in the suburb of Stroud with an area of approximately 3.64 hectares. It is accessible via Memorial Avenue as well as Nairn Street. The site is mostly vacant and largely cleared. There is an existing dwelling with an ancillary shed located on the northeast corner of the lot, as shown in above **Figure 2**.

The subject lot is a part of the site (Lot 61 DP 95868) approved as Lot 6 under **DA2021/2064**, as highlighted in below **Figure 3**.

This part of the lot has an area of 1.6 ha and is generally flat. It is located along the northeast boundary of the primary lot and has the existing dwelling and other structures. The lot has Memorial Avenue to its northwest and Gamack Street to its northeast along with some existing shrubs. There is John Street to the southeast of the lot. Please refer to **Figure 3** below.

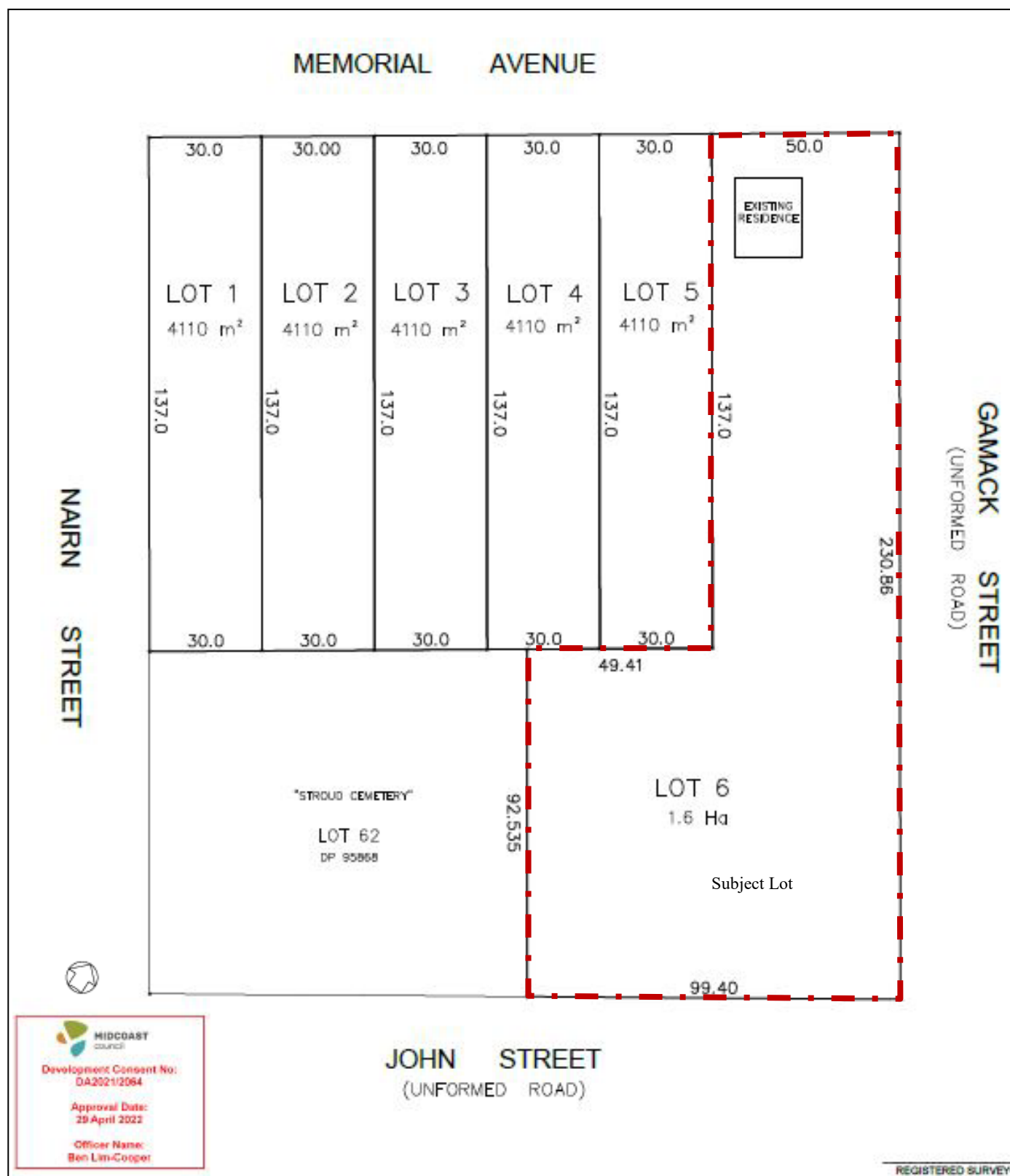


Figure 3: Subject Lot (Approved Lot 6 – DA2021/2064)

Source: Rennie Golledge Pty Ltd ref 294.21

3.3 ACCESS/TRANSPORT

The primary access to the site is via Memorial Ave and John Street (see **Figure 3** above).

3.4 TOPOGRAPHY, VEGETATION, AND HYDROLOGY

The subject lot is mostly flat with elevation varying from 50m to 60m across a depth of 200m, with the lowest elevation point towards the southwest boundary, while the highest elevation, is to the northeast.

A local creek, Lamans Creek, flows across the northeast to the southeast of the subject site, as shown in **Figure 4** below. The lot is mostly cleared with some patches of vegetation to the northeast boundary as well as around the creek.

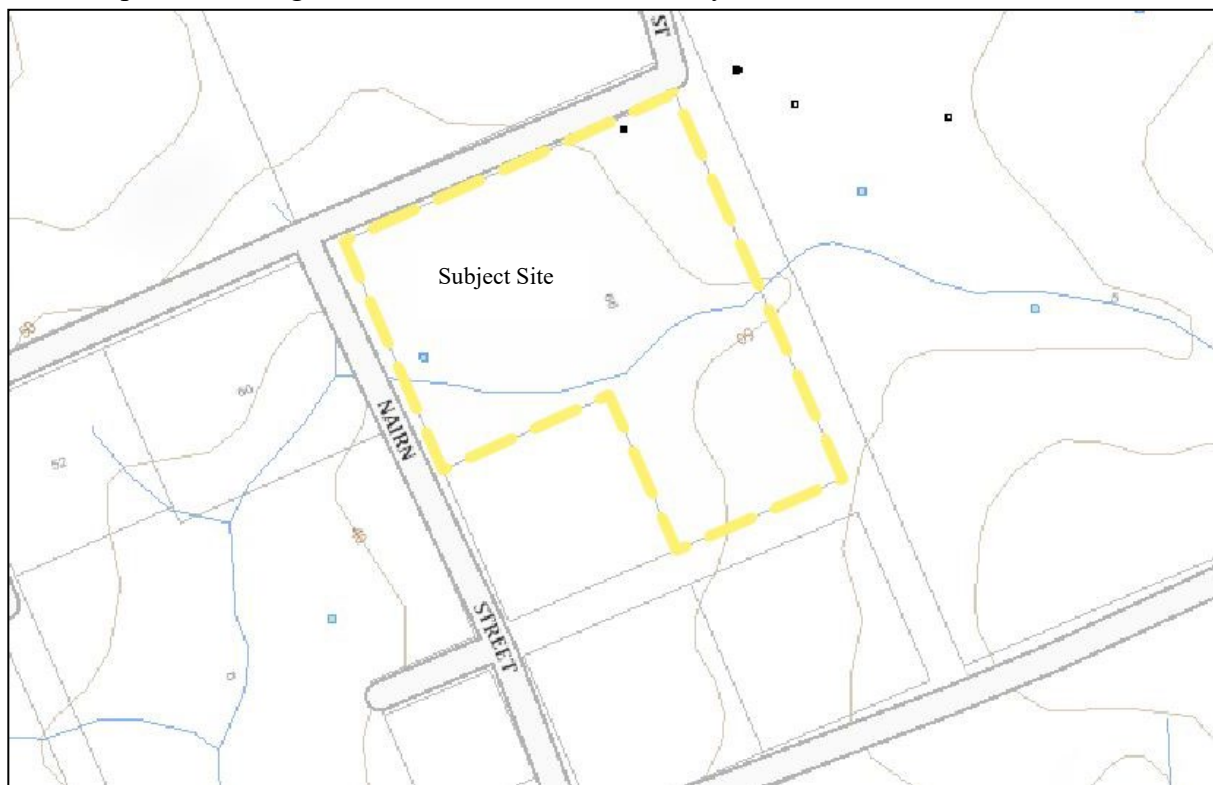


Figure 4: Hydroline

Source: NSW ePlanning Portal accessed September 2022

3.5 SURROUNDING LANDUSE

Located in the rural locality of Stroud, the subject lot is mostly surrounded by areas of the rural landscape with preserved tree belts and natural water features to the southeast. The residential area of the suburb is located to the west of the lot.

3.6 ARCHAEOLOGY AND HERITAGE

A desktop investigation of the Aboriginal Heritage Information Management System (AHIMS) was undertaken (refer to **Appendix B – AHIMS Report**), which confirmed that there are no records of Aboriginal Heritage or

archaeological items found within 50m of the site. Moreover, the subject lot does not contain any development of local or European Heritage significance.

3.7 BUSHFIRE & FLOODING

The subject site is mapped as a Bushfire Prone Area and while it is not identified as a Flood Plan Area, under the mapping by Mid-Coast Council, it is subject to local flooding due to an intermittent watercourse.

3.8 ACID SULPHATE SOILS

The site has not shown any presence of Acid Sulphate Soils under Council mapping.

3.9 SERVICES TO SITE

The site has an existing dwelling and is served by all the essential facilities of electricity, water, and telecommunications.

Electricity

Essential Energy overhead power supply is available to the subject site. Refer to **Appendix C – Services to the Site**.

Water

The subject site is connected to *Mid-Coast Council's* water reticulation network. Refer to **Appendix C – Services to the Site**.

Telecommunications

Telstra fiber network is available on the subject site if needed. Refer to **Appendix C – Services to the Site**.

4.0 PROPOSED DEVELOPMENT

4.1 SUMMARY

The applicant proposes to subdivide the existing Lot 6 (approved under **DA2021/2064**) into three (3) lots in such a way that the existing dwelling will be retained in one of the lots.

The subject site has the capacity to support the proposal. Given its location closer to the residential area with a proximity to arterial roads, neighbourhood shops, schools, and other community facilities, the site is ideal to accommodate dwellings in the future that will support the character of the area through its design and development.

4.2 DETAILS

The proposed development is identified as a rural subdivision according to *section 2.6* of the Great Lakes LEP 2014.

4.2.1 SUBDIVISION DESIGN

The subdivision design seeks to divide the existing lot into three (3) lots. There is an existing dwelling with an ancillary shed on the lot which will be retained as part of the proposal.

All the lots have favourable dimensions to accommodate the existing and future dwellings, parking spaces, and other essential services. Refer to **Appendix D– Subdivision Plan**.

Proposed Lot	Area	Feature
Lot 61	6853 m ²	Rectangular lot with existing dwelling and ancillary structures, accessed directly via Memorial Avenue.
Lot 62	4707 m ²	Rectangular vacant lot with access from John Street.
Lot 63	4552 m ²	Rectangular vacant lot with access from John Street.

Table 1: Lot Specifications

Source: HDB Town Planning & Design

4.2.2 ACCESS AND TRAFFIC

The access to Lot 61 will be via already constructed Memorial Avenue. Part of John Street will be constructed to provide access to Lots 62 & 63. Refer to **Appendix I– Proposed Works**.

4.2.3 DWELLING DESIGN

The proposal only seeks to subdivide the existing lot into three (3) lots while retaining the existing dwelling and ancillary shed structures. At this stage, the proposal does not involve the development of any dwelling on the site.

4.2.4 SERVICES TO THE SITE

The proposed lots will be serviced by the existing infrastructure and services captured by the lot.

Electricity

Essential Energy overhead power supply is available to the subject site. The existing infrastructure is being augmented as part of the works for DA2021/2064. It's anticipated two pillars will be installed at the Memorial Avenue frontage of Lot 61, to service proposed Lots 62 & 63. An easement for services (over Lot 61) will be provided. Refer to ***Appendix C – Services to the Site and Appendix D – Subdivision Plan.***

Water

The site is connected to *Mid Coast Council's* water reticulation network. Additional mains to meter connections will be provided at the Memorial Avenue frontage. An easement for services will be provided over proposed Lt 61 to the body of Lots 62 & 63. Refer to ***Appendix C – Services to the Site and Appendix D – Subdivision Plan.***

Sewer

The proposed lots will be served by an On-site Sewage Management (OSSM) facility. Refer to ***Appendix E - On-site Water Management Report.***

Telecommunications

The Telstra network is available in this location, NBN has not been rolled out in this area. Refer to ***Appendix C – Services to the Site.***

5.0 LEGISLATIVE CONSIDERATION

5.1 STATUTORY PLANNING FRAMEWORK

5.1.1 INTRODUCTION

The statutory planning framework provides the legislative guidelines for regulating development at the state, regional, and local levels.

The statutory planning instruments applicable to the proposal are discussed below:

5.1.2 ENVIRONMENTAL PLANNING & ASSESSMENT ACT

The *Environmental Planning & Assessment Act* (EP&A Act) provides the overarching statutory framework for planning in NSW.

The objectives of this Act are:

- (a) *to promote the social and economic welfare of the community and a better environment by the proper management, development and conservation of the State's natural and other resources,*
- (b) *to facilitate ecologically sustainable development by integrating relevant economic, environmental and social considerations in decision-making about environmental planning and assessment,*
- (c) *to promote the orderly and economic use and development of land,*
- (d) *to promote the delivery and maintenance of affordable housing,*
- (e) *to protect the environment, including the conservation of threatened and other species of native animals and plants, ecological communities and their habitats,*
- (f) *to promote the sustainable management of built and cultural heritage (including Aboriginal cultural heritage),*
- (g) *to promote good design and amenity of the built environment,*
- (h) *to promote the proper construction and maintenance of buildings, including the protection of the health and safety of their occupants,*
- (i) *to promote the sharing of the responsibility for environmental planning and assessment between the different levels of government in the State,*
- (j) *to provide increased opportunity for community participation in environmental planning and assessment.*

Comment:

The proposal is consistent with the objectives of the Act in the following manner:

- It promotes orderly and economic use and development, by optimizing the site's residential capacity and by using the existing infrastructure networks, services, and facilities efficiently.
- The proposal of a rural residential subdivision sits well with the context, amenities, and functions of the site and the surrounding; and
- It has been demonstrated that the proposal can be realised with minimal impact on the site and its surrounding environments.

5.1.3 GREAT LAKES LOCAL ENVIRONMENTAL PLAN 2014

Part 2.6 – Subdivision – consent requirements

- (1) Land to which this Plan applies may be subdivided, but only with development consent.*
- (2) Development consent must not be granted for the subdivision of land on which a secondary dwelling is situated if the subdivision would result in the principal dwelling and the secondary dwelling being situated on separate lots, unless the resulting lots are not less than the minimum size shown on the Lot Size Map in relation to that land.*

Comment:

The proposal is consistent with the above clause, as no secondary dwelling is situated in the subject lot.

Part 4.1 – Minimum subdivision lot size

- (1) The objectives of this clause are as follows—*
 - (a) to control the density of subdivision in accordance with the character of the location, site constraints and available services, facilities and infrastructure,*
 - (b) to ensure that lots are of a sufficient size and shape to accommodate future development.*
- (2) This clause applies to a subdivision of any land shown on the Lot Size Map that requires development consent and that is carried out after the commencement of this Plan.*
- (3) The size of any lot resulting from a subdivision of land to which this clause applies is not to be less than the minimum size shown on the Lot Size Map in relation to that land.*
- (4) This clause does not apply in relation to the subdivision of any land—*
 - (a) by the registration of a strata plan or strata plan of subdivision under the Strata Schemes Development Act 2015, or*
 - (b) by any kind of subdivision under the Community Land Development Act 1989.*

Comment:

The minimum lot size for the subject lot is 1,000m², as shown in **Figure 5** below.

The proposal seeks to subdivide the existing lot into three (3) lots. The subdivision plan (refer to **Appendix D –Subdivision Plan**) shows the lot size for the proposed three lots lot 61, lot 62, and lot 63 as 5946 m², 4707 m², and 4552 m² respectively, which complies with the minimum lot size requirement of 1,000 m² provided under the council's LEP.

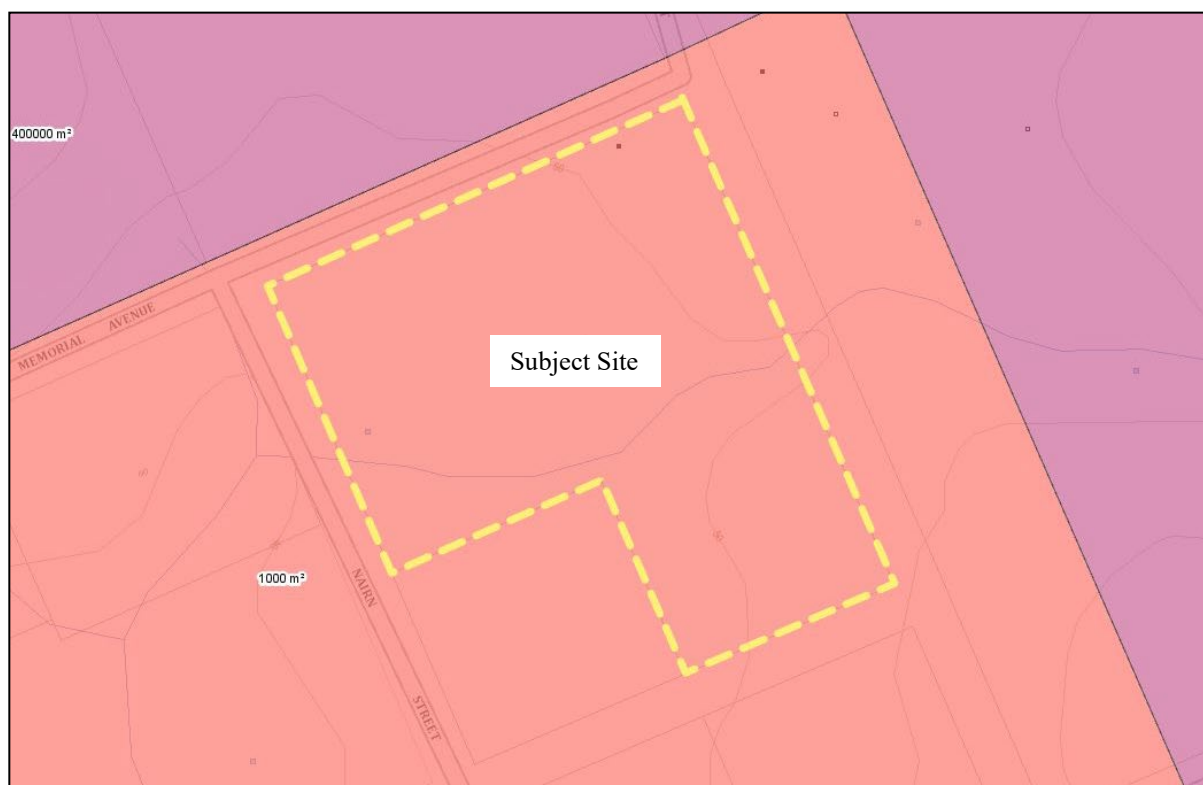


Figure 5: Lot Size Map

Source: NSW ePlanning Portal, accessed September 2022

7.5 Stormwater Management

- (1) *The objective of this clause is to minimise the impacts of stormwater on land to which this clause applies and on adjoining properties, native bushland, groundwater, wetlands and receiving waters.*
- (2) *Development consent must not be granted to development on any land unless the consent authority is satisfied that the development—*
 - (a) *is designed to maximise the use of water permeable surfaces on the land having regard to the soil characteristics affecting on-site infiltration of water, and*
 - (b) *is designed to minimise the use of impervious surfaces on the land, directing run off to piped drainage systems and waterways, and*
 - (c) *is designed to integrate water sensitive design measures, including stormwater, groundwater and waste water management, to minimise environmental degradation and to improve the aesthetic and recreational appeal of the development, and*
 - (d) *incorporates an appropriately managed and maintained stormwater management system that will maintain or improve the quality of stormwater discharged from the land, and*
 - (e) *includes, if practicable, on-site stormwater retention for use as an alternative supply to mains water, groundwater or river water, and*

(f) avoids any significant adverse impacts of stormwater runoff on adjoining properties, native bushland, groundwater, wetlands and receiving waters, or if that impact cannot be reasonably avoided, minimises and mitigates the impact.

Comment:

The stormwater requirements were addressed during the assessment of DA2021/2064 for water quantity and quality. The same requirements are proposed for this development. Refer to **Appendix H – Stormwater Management**. Access to the site will be via Nairn Street and John Street. Nairn Street already has a piped crossing over the intermittent watercourse, no other vehicular crossings are proposed.

7.7 Riparian land and watercourses

- (1) The objective of this clause is to protect and maintain the following—*
 - (a) water quality within watercourses,*
 - (b) the stability of the bed and banks of watercourses,*
 - (c) aquatic and riparian habitats,*
 - (d) ecological processes within watercourses and riparian areas.*
- (2) This clause applies to all of the following—*
 - (a) land identified as “Watercourse” on the Watercourse Map,*
 - (b) all land that is within 40 metres of the top of the bank of each watercourse on land identified as “Watercourse” on that map.*
- (3) Before determining a development application for development on land to which this clause applies, the consent authority must consider—*
 - (a) whether or not the development is likely to have any adverse impact on the following—*
 - (i) the water quality and flows within the watercourse,*
 - (ii) aquatic and riparian species, habitats and ecosystems of the watercourse,*
 - (iii) the stability of the bed, shore and banks of the watercourse,*
 - (iv) the free passage of fish and other aquatic organisms within or along the watercourse,*
 - (v) any future rehabilitation of the watercourse and riparian areas, and*
 - (b) whether or not the development is likely to increase water extraction from the watercourse, and*
 - (c) any appropriate measures proposed to avoid, minimise or mitigate the impacts of the development.*
- (4) Development consent must not be granted to development on land to which this clause applies unless the consent authority is satisfied that—*
 - (a) the development is designed, sited and will be managed to avoid any significant adverse environmental impact, or*
 - (b) if that impact cannot be reasonably avoided—the development is designed, sited and will be managed to minimise that impact, or*

(c) if that impact cannot be minimised—the development will be managed to mitigate that impact.

Comment:

There is a presence of a creek (intermittent water course) in the middle of the subject lot. Suitable easements will be created as part of DA2021/2064 to prevent development in this area. Apart for the provision of services, no other works are proposed in the riparian zone. Refer to **Appendix H – Flooding** for the flood assessment carried out for DA2021/2064.

7.21 Essential Services

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.*

Comment:

The subject lot is already connected to essential infrastructure and utility networks such as power supply, reticulated water, and telecommunication networks, which would serve the proposed lots.

An OSSM facility will be included within the subject site. Refer to **Appendix E – On-site Water Management System**.

5.2 GREAT LAKES DEVELOPMENT CONTROL PLANS 2014

The following, **Table 2**, shows the relationship of the proposed development to the Council's guidelines in the Great Lakes Development Control Plan 2014. In reviewing the table, it should be noted that a Development Control Plan is a guide only, and as such any variation and their impacts, have been justified in the following section.

Item	DCP Requirements	Proposed	Comment
9 – SUBDIVISION			
Large Lot Residential, Rural and Environmental Zones Subdivision			
9.1 Large lot residential, rural and environmental subdivision - Objectives	• Ensure that the pattern of subdivision reflects and follows the natural features of the site rather than imposing an artificial geometric pattern simply to satisfy the minimum area standard or specific dimensions; • Ensure that the proposed lots do not fragment agriculturally viable land; • Ensure the lots created avoid, or make provision to minimise, the likely affect of natural hazards; • Ensure that the size, shape and characteristics of new lots are appropriate to the zoning and possible range of uses; • Protect the scenic values, and natural habitats of rural land; • Ensure that new lots are in character with the locality and the specific landform, vegetation, soils and geology of the site.	The proposal seeks to subdivide the existing lot into three (3) lots. The proposed lots satisfy the minimum lot size area requirement for the lot and are of favourable dimensions to accommodate the future dwellings. The design of the subdivision is consistent with the landform, hydro lines, and vegetation on the subject site. Refer to <i>Appendix D – Subdivision Plan</i>.	Complies
9.2 General Requirements for subdivision in all zones			
9.2.1 Design Principles	This clause laid down the overall criteria for the site suitability incorporating the hazards and constraints, protection of natural features, surrounding land-use and infrastructure and future development.	It has already been established in <i>section 5</i> of the report that the proposal will have minimum environmental impacts associated with it. The proposal is consistent with the surrounding land-	Complies

		use and has access to all the existing infrastructure and other services. The proposal does not seek to harm any existing vegetation and other natural features present on the subject site.	
9.2.2 Site Design	• Subdivision should incorporate existing vegetation, landforms and contours wherever possible, rather than completely reshaping the site. • Subdivision design should maintain existing mature trees and consideration should be given to the objectives and controls contained in the Tree and Vegetation Preservation chapter of this plan. • Council will encourage the location of boundaries along natural features where appropriate, in order to minimise the likelihood of soil erosion. However, allotment boundaries should not follow watercourses. • Consideration should be given to the location and type of water sensitive design measures in accordance with the Water Sensitive Design section of this plan. • Consideration will also be given to the likely effects of flooding.	The subdivision proposal has considered all the natural features within the subject site and is consistent with the points under this clause.	Complies

9.2.3 Services	This clause ensures that each allotment is adequately serviced in a manner that is timely, cost-effective, coordinated and efficient.	It has been established that the subject lot has existing access to all the essential services. Refer to <i>Appendix C – Services to the Site.</i> An OSSM facility will be included within the subject site. Refer to <i>Appendix E – On-site Water Management System.</i>	Complies
9.2.5 Drainage	The clause ensures the provision of an efficient, environment-friendly and economic stormwater system.	Rain-water tanks and water quality devices will be integrated with future dwellings within the lot to store, manage and treat the stormwater. Refer to <i>Appendix F – Stormwater Management.</i>	Complies
9.2.6 Road Design and Construction	To ensure that a safe and convenient access is available to each new allotment. Where subdivision involves the construction of a new road it should be developed and accessed in a practical and feasible manner. The developer shall be responsible for connecting new to existing road construction.	Not Applicable. Part of John Street will be constructed to provide access to proposed Lots 62 & 63. Proposed Lot 61 will have direct frontage to previously constructed Memorial Avenue. Refer to <i>Appendix I – Civil.</i>	Not Applicable
9.5 Large lot residential, rural and environmental subdivision - Controls	- An allotment size in excess of this minimum area standard as shown in the LEP 2014 lots size map may be required where land is identified as having agricultural or environmental value that would be compromised if the land is fragmented by subdivision. - Allotment dimensions should allow for the inclusion of buffer distances for onsite sewage management systems as prescribed by the NSW Department of Local Government's Environment &	The proposed three (3) rectangular lots have favourable dimensions and an area greater than 1000 m². The lots have a north-east orientation to access maximum benefit of sunlight and are capable of including future dwellings as well as the accompanying facilities of water and sewer. Refer to <i>Appendix D - Subdivision Plan.</i>	Complies

Health Guidelines titled “One -site Sewage Management for Single Households”.

- Land application areas of on-site disposal systems are not to be located on or adjacent to area where mature trees have been removed. Residual tree roots have the potential to cause the disposal area to fail due to funnelling of effluent. Details may be required with the subdivision application.
- Where sites contain areas of significant vegetation, the subdivision boundaries shall be designed so as to minimise the clearing of land.
- Boundaries over hills, ridgelines and elevated areas shall be designed so as to minimise visual impact as a result of clearing.
- All subdivision boundaries are to be designed so as to ensure the best practical location for fence-lines and fire trails.
- A topographical map is to be submitted showing the proposed boundaries and all site improvements including buildings, dams, etc.
- Proposed allotments will indicate a dwelling site that allows for reasonable sunlight access.
- The plan of subdivision shall indicate an appropriate dwelling site for each lot, taking into consideration the constraints and opportunities for the future development of the land.

16. SITE SPECIFIC DEVELOPMENT CONTROLS

16.17 Memorial Avenue, Stroud			
16.17.1 Objectives	• Protect and enhance the environment. • Ensure that development is carried out to a consistent standard. • Protect the amenity of the existing development by ensuring a high standard of design and consideration and building within this subdivision. • Provide an appropriate level of amenity for new and existing residential areas. • Ensure appropriate levels of service are achieved by utilities and the road network. • Ensure environmental constraints and impacts, such as flooding, drainage, vegetation, erosion, etc. are adequately considered. • Encourage energy efficiency. • Any new development must ensure that the significance and integrity of the Heritage Conservation Area and of Heritage items is retained.	The subject lot, being located within the proximity to town centre of the suburb, has all the essential facilities of infrastructure and services to support the future development. It has already been established in <i>section 5</i> of the report that the proposal has no, or minimal environment impacts and would only support the envisioned strategic objectives for the LGA.	Complies
16.17.1 Allotment Orientation	• Regular allotment shapes and extensive use of landscaping are encouraged to reduce adverse wind impacts and achieve maximum exposure to cooling breezes in summer and create streetscape variety and interest. • Roads should run close to east west and provide for good orientation of allotments for	The proposed subdivision creates three (3) rectangular-shaped lots. The lots are of favourable dimensions and area to include future facilities. Additionally, the lots have a northeast orientation to gain the maximum benefit of sunlight.	Complies

	solar access to dwellings. Should the development consent for the subdivision illustrated below lapse, the following general subdivision requirements shall apply: a) The minimum frontage of a newly created allotment is to be 20m; b) Subdivision should reflect the historic grid pattern of roads and allotments within Stroud, wherever possible.		
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Table 2: Compliance with DCP
Source: HDB Town Planning & Design

6.0 KEY PLANNING/ENVIRONMENTAL ISSUES

6.1 CONTEXT AND SETTING

The proposal seeks approval to subdivide the existing lot into three (3) lots.

The subject lot is located in the rural suburb of Stroud and has similar residential uses in its surroundings. The proposal would serve the demand for future housing in the area while utilising the existing services and enhancing the existing village's character.

6.2 ACCESS, TRANSPORT, AND TRAFFIC

Lot 61 will be accessed from Memorial Avenue. Lots 62 & 63 will be accessed from John Street. Refer to *Appendix D– Subdivision Plan* and *Appendix I– Proposed Works*.

6.3 SERVICES

It has been demonstrated that the subject lot is already connected to essential infrastructure and utility networks such as power supply, reticulated water, and telecommunication networks, which would serve the proposed lots.

An OSSM facility will be provided for the proposed Lots. Refer to *Appendix E – On-site Water Management System*.

6.4 STORMWATER

Rainwater tanks and water quality devices will be integrated with future dwellings within the proposed Lots to store, manage and treat the stormwater. Refer to *Appendix F – Stormwater Management*.

6.5 HERITAGE

The site does not contain items or places of Heritage or Aboriginal Cultural significance. Refer to *Appendix B – AHIMS Report*.

6.6 FLORA AND FAUNA

The subject site is largely cleared with a little vegetation along the creek and the northeast boundary, the proposal will not disturb this existing vegetation.

6.7 WASTE

The waste generated during the construction stage would be managed by the contractor in charge of the works.

6.8 SAFETY AND SECURITY

Given the minor nature of the development, it is anticipated that the proposal would not cause a rise in anti-social activities or adversely impact the safety of the surrounding area.

6.9 BUSHFIRE

The bushfire assessment recommends a minimum 4m width access to proposed Lots 62 & 63, John Street will be constructed to 6m wide. 20,000 litre static water supplies are recommended for proposed Lots 62 & 63. This requirement should be written into the 88B instrument and installed in conjunction with a future dwelling. Asset Protection Zones are recommended around future dwellings, these should be written into the 88B instrument. As part of the development works, the existing dwelling will be upgraded to achieve the necessary ember protection requirements.

7.0 PROJECT JUSTIFICATION AND NEED

The proposal seeks the subdivision of the existing lot into three (3) lots retaining the existing dwelling on one of the lots. The development proposal is consistent with the growing demand for infill housing in the area.

The proposal has shown compliance with relevant state and local policy, statutory and non-statutory planning provisions, objectives, and standards. It is anticipated that the proposal is highly consistent with the surrounding uses and character of the area. Moreover, it can be implemented with minimum adverse impacts on the surrounding environment.

Due to these reasons, the proposed one (1) into three (3) lot subdivision is considered the most effective outcome and should, therefore, be supported.

8.0 CONCLUSION

This Statement of Environmental Effects has been prepared having regard to the requirements of Sec. 4.15 of the *Environmental Planning and Assessment Act 1979*. In reviewing the relevant statutory and non-statutory planning standards and objectives, it is concluded that the proposal presents:

- Minimal adverse impacts on the surrounding environment or land use;
- A logical subdivision of the existing rural lot to optimise its development potential, whilst utilising existing public infrastructure, services, and amenities; and
- In compliance with all relevant statutory and non-statutory planning provisions.

Mid-Coast Council is therefore respectfully requested to grant consent to this development application, with appropriate conditions.

APPENDIX A

TITLE SEARCH

APPENDIX B

AHIMS REPORT

APPENDIX C

SERVICES

APPENDIX D

SUBDIVISION PLAN

APPENDIX E

OSWMS

APPENDIX F

STORMWATER MANAGEMENT

APPENDIX G

BUSHFIRE

APPENDIX H

APPENDIX H

FLOODING

APPENDIX I

PROPOSED WORKS