

The General Manager  
MidCoast Council  
PO Box 482  
Taree NSW 2430

Dear Sir,

**SUBJECT: STATEMENT OF ENVIRONMENTAL EFFECTS**  
**PROJECT: PROPOSED SUBDIVISION – 8 LOTS**  
**4 RIFLE RANGE ROAD, TAREE (LOT B DP 398052)**

## 1. Introduction

This Statement of Environmental Effects (SEE) has been prepared to accompany a Development Application for an (8) eight Lot Subdivision at 4 Rifle Range Road, Taree (Lot B DP 398052). The site of the proposed development is shown in **Figure 1**.

### Figure 1 – Site Location

Source: MidCoast Council Online Mapping  
North ^



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This SEE provides an assessment of the impacts of the proposed subdivision. The land is zoned R1 General Residential under the provisions of Greater Taree Local Environmental Plan 2010 (LEP 2010) and subdivision with lots sizes greater than 4000m<sup>2</sup> are permissible with Council consent in the R5 zone.

The objectives of the R1 General Residential are:

- *To provide for the housing needs of the community.*
- *To provide for a variety of housing types and densities.*
- *To enable other land uses that provide facilities or services to meet the day to day needs of residents.*

The proposed subdivision is considered to be consistent with the objectives of the R1 zone.

The decision-making process for the proposed subdivision of land falls under Part 4 of the Environmental Planning and Assessment Act 1979 (EP&A Act). The Council, in deciding whether consent should be granted, must examine and consider relevant matters for consideration. This report is intended to assist in this decision-making process and to provide information that satisfies the requirements of Section 4.15 of the EP&A Act.

The proposed subdivision is an integrated development as it is required to obtain a BFSa from the RFS under section 100B of the Rural Fires Act.

## **2. The Proposed Development**

It is proposed to create an eight-lot subdivision of the subject land as follows:

Lot 1 - 967m<sup>2</sup> containing the existing dwelling; and

Lot 2 -8 – varying lot sizes from 750m<sup>2</sup> to 1497m<sup>2</sup>.

Access to the site will include two 4m wide concrete driveway to serve Lots 4,5 and 7. All lots will be serviced by water, sewer and electricity and drainage will need to be addressed through the provision of a drainage strategy at construction certificate stage.

Plans of the proposed development are attached to the Development Application.

## **3. Development Control Plan 2010 Assessment**

Section C of Greater Taree Development Control Plan 2010 (DCP 2010) outlines the general requirements for subdivisions. The design principles outlined in DCP 2010 are addressed below.

### **Section C2.1**

**Slope and orientation of land.** The slope of the land is moderate from the rear to Bushland Drive and not an impediment to the proposed subdivision. The proposed lots have been orientated to provide for the best location for future dwellings.

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**Considered orientation of allotments.** The proposed lots have been orientated to provide for the best location for future dwellings.

**Hazards such as soil stability, flooding, erosion and bushfires.** All these potential hazards are addressed in this Statement of Environmental Effects.

**Opportunities for solar and daylight access to future development.** Lot size and configuration allows for adequate solar and daylight access to any new dwellings.

**Design of roads, access ways and individual site access.** Individual site access has been designed to give maximum opportunity for site layout. Future internal access can meet the slope requirements required by Council as shown on the attached plan.

**Retention of special qualities or features such as trees and views.** The special qualities of trees are retained for the residential lots.

**The scenic quality of the landscape, including protection of dominant ridge lines and hilltops, or other visually prominent locations.** The scenic quality of the landscape will not be impacted by the proposed subdivision.

**Protection of character of existing waterways.** There will be no adverse impacts to any waterways.

**Availability of services and utilities.** All services and utilities are available to the proposed lots.

**Provision of adequate site drainage.** Adequate drainage will be provided to the proposed lots.

**Provision of public open space.** There is no need for provision of public open space.

**Possible need to retain existing subdivision character.** The existing subdivision character in the Bushland Drive locality is not adversely impacted upon.

**Heritage and archaeological conservation.** Not applicable.

**Adequacy of each site considering the proposed use and relevant development standards such as setbacks, car parking, landscaping etc.** Not applicable.

**The relationship of the subdivision layout to adjacent land suitable for subdivision.** The proposed subdivision is in a location that includes lots of a similar size in the surrounding residential precinct.

**Enhancement of existing or future subdivision and village character.** The proposed subdivision enables the more efficient use of residential zoned land and is consistent with the residential character of the locality.

**Location of boundaries along natural features such as drainage lines where appropriate in order to minimise the likelihood of soil erosion.** Natural drainage lines will not be impacted upon.

### Section C3.1

1. Where roads and other engineering works are to be carried out, engineering plans must be lodged with the application. For detailed engineering and construction requirements for subdivision, reference should be made to Council's Auspec Development Specification. Applicants are advised to consult with Council's engineers prior to lodging an application.

**There are no road or other engineering works that will become Council assets.**

2. Should the subdivision be likely to have an impact on any threatened species, populations or ecological communities, a Species Impact Statement will be required. A 7-part test will be required to be submitted with the subdivision application to indicate likely ecological impacts.

**The subdivision does not require any clearing of native vegetation.**

3. Where native vegetation is to be impacted, an ecological assessment, carried out by a qualified ecologist, is to be submitted with the application and the relevant approvals are to be sought.

**Not applicable.**

4. Where a subdivision proposal is located on bushfire prone land, the applicant shall comply with *Planning for Bushfire Protection Guidelines* produced by the NSW Rural Fire Service.

**A Bushfire Assessment is included with the DA.**

5. Where a subdivision proposal requires an on-site sewerage management system to dispose of effluent the applicant shall comply with the Development Assessment Framework in Appendix E.

**Not Applicable.**

6. The establishment of asset protection zones within environmental zones shall be avoided.

**There are no APZ's proposed within environmental zones.**

7. Where a subdivision proposal is on land identified as being potentially subject to landslip, the applicant shall engage a geotechnical consultant to prepare a report on the viability of subdividing the land and, if viable, provide recommendations as to the siting, the type of buildings and waste water treatment systems which could be permitted on the subject land.

**The land is not subject to landslip.**

8. In areas suspected to contain contaminated land, Council may require the completion of a preliminary site investigation prior to considering an application to subdivide. Should contamination be found, Council will require a detailed site investigation carried out in accordance with the Department of Environment and Climate Change guidelines for *Consultants Reporting on Contaminated Land*, followed by any remedial action plan, validation and monitoring as required. A site audit statement prepared by an accredited site auditor will be required on completion of remediation.

**The land is not contaminated.**

9. In areas subject to flooding and inundation, subdivision of land will not be permitted where any lot to be created will be fully inundated by a 1% flood and the creation of such a lot will create potential for increased intensity of development on flood prone land. In assessing whether or not land will be wholly inundated by 1% flood, Council will disregard any proposals for filling that land.

**The land is not subject to flooding.**

10. In areas subject to coastal hazard, subdivision design shall take into account the likelihood of short and long-term coastal recession, and dune transmigration.

**The land is not subject to coastal hazards.**

11. Development within the vicinity of Taree Airport shall take into account the potential impact of the height limitations and aircraft noise on development.

**Not Applicable.**

**Section C3.2**

1. Road and access way construction should take account of existing topography, vegetation, open space systems and natural constraints vegetation. Cut and fill should be minimised and vegetation retained wherever practicable.

**Access has been designed to take into consideration the topography and natural constraints.**

2. In cases where the road is to serve a dual function, i.e. where the road may be required to act as a drainage floodway, flows should be contained within the road reserve. Depths and velocities will be restricted in accordance with the design criteria included within *Australian Rainfall and Runoff I.E (Aust) 1987*.

**This will be addressed as part of detailed design.**

3. Unless specified elsewhere in this Part, the configuration of road shall accord with Council's Auspec Design Specification and other approved standards referenced therein. Pavement widths, depths and similar requirements are contained in this document.

**Not applicable.**

4. Streets should not operate as through traffic routes for externally generated traffic.

**Not applicable.**

5. Access from individual lots to major roads should be minimised. The use of minor roads for such access is desirable wherever practicable.

**Not applicable.**

6. The applicant shall be responsible for connecting new to existing road construction. Where a subdivision adjoins an existing road of a standard less than Council's current standard, full width or half-width plus 3m road pavement construction, kerbing, footpath, and ancillary drainage shall be provided along the full length of the frontage to approved standards.

**This will be addressed during detailed design.**

7. All roads to be dedicated to Council are to be constructed to Auspec Design Specification Standards.

**Not applicable.**

8. Roads and lots should be located so that residential dwellings are not subjected to unacceptable traffic noise.

**New lots will not be subject to unacceptable traffic noise.**

9. Street name signs shall be erected at the junction of all roads in the subdivision in accordance with Council's guidelines. Proposed street names shall be submitted to Council for approval prior to use.

**Not applicable.**

10. The road network should facilitate walking and cycling within the neighbourhood and pedestrian and cycleway connections to local activity centres.

**Not applicable.**

11. The alignment of footpaths should allow safe and convenient use by pedestrians and cyclists and should be variable enough to accommodate trees and other significant features.

**Not applicable.**

12. Pedestrian and cyclist paths should be constructed to provide a stable and attractive surface for projected users which is easily maintained and meets the criteria of *Crime Protection Through Environmental Design* (CPTD).

**Not applicable.**

13. Bus routes and stops to be provided in accordance with the required standards.

**Not applicable.**

### Section C3.3

1. Siteworks are to be planned to allow topsoil to be stripped, stockpiled and reused on the site. No soil is to be removed from the site without consent.

**No soil will be removed on site without consent.**

2. Filling and levelling shall not adversely affect adjoining land and shall be carried out to Council's satisfaction, as indicated on approved engineering plans.

**Noted.**

3. The quality laying and compaction of fill will be required to meet Council's engineering standards. Geotechnical certification may be required to indicate compliance with Council's engineering standards and relevant Australian Standards.

**Noted.**

4. Levels shall generally be adjusted so that lots drain to the street and/or the stormwater drainage system. Where required, a system of inter-allotment drainage shall be installed to prevent or ponding of water, or intensification of runoff on to adjacent land.

**Stormwater will drain to Busland Drive.**

5. Cutting and filling should be planned to minimise damage or disturbance to existing vegetation.

**There is no disturbance to vegetation.**

6. Erosion control and sediment control principles shall be implemented in accordance with Part G of this DCP.

**Noted.**



#### Section C3.4

1. All lots to be created in unsewered areas must be provided with suitable means of effluent disposal in accordance with the requirements of Council's *Onsite Sewage Development Assessment Framework* (DAF 2012) in Appendix E.

#### **Not Applicable.**

2. Reticulated water and sewerage services shall be provided to all lots within urban (with the exception of lots in zone R5 shown on the lot size maps as having a minimum lot size of 10,000m<sup>2</sup> or 15,000m<sup>2</sup>) and Industrial and Commercial areas.

#### **Water and sewer will be provided.**

3. In Rural, Environmental and R5 Large Lot Residential areas shown on the lot size maps as having a minimum lot size of 15000m<sup>2</sup> each lot shall be capable of supporting a suitable onsite sewage management system in accordance with the requirements of Council's *Onsite Sewage Development Assessment Framework* (DAF 2012) in Appendix E.

#### **Not Applicable.**

4. Reticulated electricity supply shall be made available to all lots. Underground power shall be provided to all lots in urban, commercial and industrial areas.

#### **Reticulated electricity will be provided.**

5. Provision of written evidence of compliance with the requirements of all relevant service authorities shall be supplied by the applicant prior to release of construction certificate or subdivision certificate, as may be appropriate.

#### **Noted.**

6. Compatible public utility services should be located in common trenches so as to minimise the land required, soil erosion and the cost of providing the services.

#### **Noted.**

7. Adequate buffers should be maintained between utilities and houses to protect residential amenity and health.

#### **Noted.**

8. The provision of utility services should not detrimentally impact on the landscape character of an area, or detrimentally impact vegetation corridors.

#### **Utility services will not impact on the landscape character of an area, or detrimentally impact vegetation corridors.**



### Section C3.5

1. Drainage systems shall be designed and constructed in accordance with Council's Auspec 1 Design Specification. Natural drainage systems should be incorporated into designs where possible.
2. The major system must be able to accommodate the ARI=1:100 year and meet the safety criteria of the current Australian Rainfall & Runoff (AR&A). If capacity is limited in some way the underground (minor) system must be capable of safely conveying the balance. The minor system shall have a minimum capacity of 1:5 year ARI.
3. Drainage from subdivision sites should be consistent in both water quality and quantity terms with the predevelopment storm water patterns ie, neutral or no net increase on water quality and quantity. (This clause overrules the Table 4.2 in Council's Stormwater Management Plan 2000)
4. Water quality in water courses near subdivisions is to be protected by way of appropriate structures and/or filter mechanisms.
5. Drainage systems should be designed so as to ensure safety and minimise the likelihood of storm water inundation of existing and future dwellings.
6. Adequate provision should be made for measures during construction to ensure that the landform is stabilised and erosion controlled.
7. Where subdivisions drain either directly or indirectly into natural waterways, careful consideration of the impact of the development on erosion, pollution and sediment loading will be required.

**Stormwater will drain to Bushland Drive.**

### Section C3.6

1. Subdivision design is to take into account and integrate with the location of adjoining development and surrounding subdivision patterns, especially adjoining residential development, in the design of roads, open space and in the location of lots. Where there is an established street setback pattern or streetscape, this is to be followed.

**The subdivision integrates with the existing dwelling on the site and is consistent with other subdivision in the locality.**

2. Subdivision is to be designed to be able to integrate and connect with future adjoining land subdivisions.

**Not Applicable.**

3. Landscape buffers or like features shall be incorporated within subdivision design to provide separation between land uses where conflict may arise.

**There are no land use conflicts.**

4. Subdivision should be sympathetically designed to minimise the impact on heritage items of the subject land or adjoining lands.

**There are no heritage items.**

5. Subdivisions should be sympathetically designed to ensure that the existing heritage value of the streetscape and character of the area is maintained.

**The streetscape does not have heritage value.**

6. Adequate curtilage is to be provided around heritage items to provide an appropriate buffer.

**Not Applicable.**

7. A subdivision proposal on land within a conservation area and/or on land which contains, or is adjacent to, an item of environmental, Aboriginal or European heritage should illustrate the means proposed to preserve and protect such items. In this respect a heritage impact statement should accompany the application.

**Not Applicable.**

### **Section C3.7**

1. Vegetation cover should be retained wherever practicable.
2. Vegetation should be enhanced where it forms a link to other bushland areas, buffer zones, wildlife corridors and the like.
3. Allowance for the movement of fauna species on sites should be maximised to maintain biological diversity.
4. Vegetation which is scenically and environmentally significant should be retained.
5. Vegetation which adds to the soil stability of the land should be retained.
6. All subdivision proposals should be designed so as to minimise fragmentation of bushland.
7. Opportunities for revegetation will be pursued as part of the subdivision process as a trade off for site development and as a means of value adding to the environment. In particular, revegetation of any existing creeks, streams and drainage lines, or repair and revegetation of eroded or otherwise degraded areas should be considered.
8. Degraded areas are to be rehabilitated as part of the subdivision.
9. Watercourses and drainage lines to be retained as part of the subdivision scheme and are to be stabilised and revegetated with appropriate native species.
10. Environmentally sensitive areas are to be preserved and enhanced with appropriate native vegetation and buffers where necessary.

**There is no loss of vegetation as a result of the proposed subdivision.**

### **Section C3.8**

1. The overall design of any subdivision, whether residential or rural residential, should set aside open space which incorporates existing trees where practical.

**Existing trees have been retained.**

2. Housing sites should be confined to below ridgelines, so as not to become the dominant feature of the landscape.

**Proposed house sites are not prominent.**

3. Flat cleared land should be set aside for active recreation.

**Not Applicable.**

4. In approving a subdivision application Council may require the lodgement of a Landscape Plan to the satisfaction of Council and the undertaking of works as documented therein. These plantings shall be continuously maintained for a minimum of twelve (12) months.

**Noted.**

**Section C4.1**

1. Site frontage shall be sufficient to permit vehicular and pedestrian access to the site.

**Sufficient vehicular and pedestrian access is provided.**

2. Lots shall be of suitable dimension and orientation to ensure good solar access to future development. On roads running north- south, lots may need to be widened to provide for solar access and prevent overshadowing of dwellings and private open space.

**Future building sites allow for good solar access to dwellings.**

3. Residential development will only be considered where reticulated water and sewerage is available to the proposed subdivision.

**Reticulated water and sewerage are available to the proposed subdivision.**

4. Each lot should have a depth to frontage ratio sufficient to avoid the possibility of 'gunbarrel' type development and permit development to respond to particular site circumstances such as orientation, topography etc.

**Depth to frontage ratio is appropriate.**

5. Lots should be designed to allow the construction of a dwelling with a maximum cut or fill of 1m from the natural ground level.

**Cut and fill will be minimised.**

6. Where land slopes are generally greater than 5%, road and lot design should provide for dwellings to be generally parallel with the contours to minimise earthworks.

**Building sites are parallel to the contours.**

7. Lot sizes should be increased where sites are steep or contain significant landscape features including water courses and easements.

**Not Applicable.**

8. Battle-axe lots will only be permitted where the size of the lot (excluding the access handle) has a minimum area of 650m<sup>2</sup>. Where a reduced lot size is proposed for a battleaxe block (less than 650m<sup>2</sup>) the applicant will need to demonstrate that all other performance criteria relevant to amenity and access can be met.

**Not Applicable.**

9. Only one battleaxe Lot is to be created behind any full frontage lot as illustrated in Figure 3.

**The proposal is for lots 4 and 5 to have a single driveway access. This configuration is considered to be an efficient use of the land.**

10. Access to a single battle-axe lot shall have a minimum width of 4m.

**Complies.**

11. Access to two battle-axe shaped lots, when combined, shall have a minimum width of 5m.

**Access complies.**

12. Where greater than two (2) allotments are to gain access from a shared driveway a Community title arrangement should be entered into to create the roadway as a Community Lot.

**Not applicable.**

## **4. Environmental Assessment**

### **Vegetation**

There will be no trees removed for the proposed development.

### **Acid Sulfate Soils**

The site is classified not classified as ASS land under the provisions of GTCC DCP 2010. There will be no disturbance of ASS soils necessary to complete the development.

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## Contamination

The subject land is identified as not potentially contaminated on Council's mapping.

## Aboriginal Heritage

There are no known Aboriginal heritage items on the land.

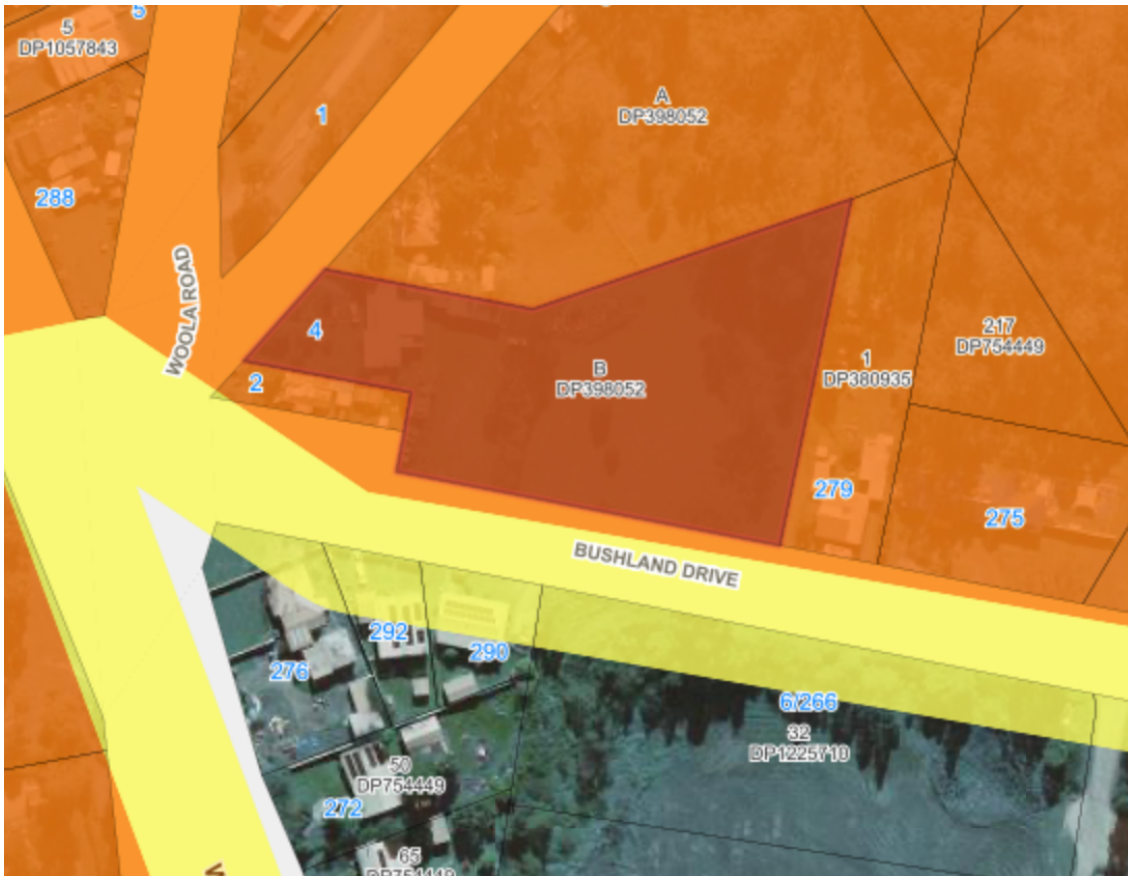
## Bushfire

The subject land is classified as bushfire prone Category 3 vegetation on Council's mapping as shown in **Figure 2** below.

A Bushfire Assessment prepared in accordance with Planning for Bushfire Protection (RFS 2019) has been prepared and is included with this Development Application.

### Figure 2 Bushfire Classification

Source: MidCoast Council Online Mapping



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**Traffic**

The proposed development will have no adverse traffic impact.

**Flooding**

The subject land is not classified as flood affected as identified on Council's mapping and no flood development controls apply to the land.

**5. Conclusion**

Information presented in this Statement of Environmental Effects indicates that the proposed (8) eight Lot Subdivision at 4 Rifle Range Road, Taree (Lot B DP 398052). is consistent with the relevant Local and State planning instruments. The potential impact of the proposed the proposed subdivision has been examined in detail and the environmental impacts have been found to be acceptable or able to be managed so that there are no detrimental impacts. The proposed subdivision will not adversely impact upon the surrounding environment.

Yours faithfully

**Midcoast Town Planning**

*A signed copy can be provided upon request.*

**TONY FISH**  
Town Planner