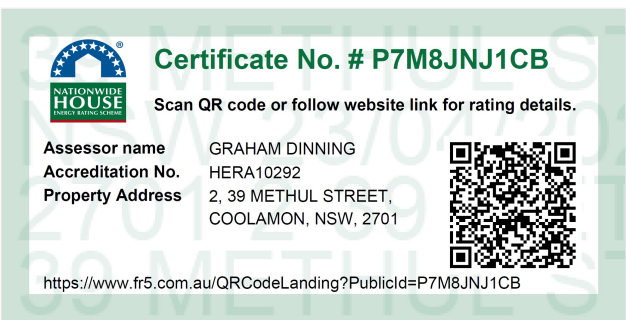
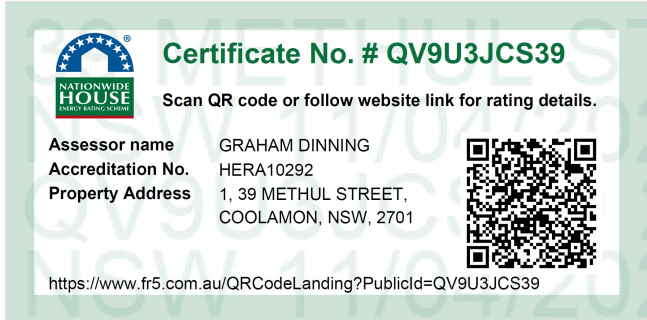




REWARD CHARACTER
DESIGNS
BUILDING DESIGN & CREATOR



PROPOSED COMMUNITY TITLE SUBDIVISION OF 1 LOT INTO 2 LOTS AND PROPOSED DWELLING ON EACH LOT

39 METHUL ST, COOLAMON, NSW, 2701

LOT 1 DP 1283448
LOT SIZE - 1012m²
LGA: COOLAMON SHIRE COUNCIL

DESIGNED FOR:
NEIL & DENISE PLEMING

DRAWING SCHEDULE:

NO.	TITLE
A01	EXISTING SITE PLAN
A02	PROPOSED SITE PLAN
A03	STREET ANALYSIS
A04	SITE MANAGMENT PLAN
A05	DWELLING 1 FLOOR PLAN
A06	DWELLING ELEVATIONS
A07	DWELLING 1 SECTION / GLAZING SCHED. / INTERNAL DOOR SCHED.
A08	DWELLING 2 FLOOR PLAN
A09	DWELLING 2 ELEVATIONS
A10	DWELLING 2 SECTION / GLAZING SCHED. / INTERNAL DOOR SCHED.

REVISION:

PRELIMINARY. 1	24/02/2025
PRELIMINARY. 2	06/03/2025
PRELIMINARY. 3	28/03/2025
FINALS DRAFT.	01/04/2025
FINALS.	23/04/2025

DESIGNED: *REWARD CHARACTER DESIGNS*
P 0406 140 093
E info@rcd.net.au

BUILDING NOTES

ALL: CONSTRUCTION WORKS ARE TO COMPLY WITH THE NATIONAL CONSTRUCTION CODE OF AUSTRALIA AND ANY RELEVANT AUSTRALIAN STANDARDS OR LOCAL COUNCIL AUTHORITY REQUIREMENTS REFERENCED IN THE PLANS.

BUILDING DESIGN PLANS: ARE TO BE READ IN CONJUNCTION WITH THE SPECIFICATIONS AND PROFESSIONAL ENGINEERING PLANS / MANUFACTURERS PLANS

BUILDER / CONTRACTORS: TO CONFIRM LEVELS AND DIMENSIONS AND ANY OTHER DETAILS ON SITE PRIOR TO THE COMMENCEMENT OF WORKS.

BUILDER: TO ENSURE UNDERGROUND SERVICES,PIPES AND CABLES TO BE LOCATED PRIOR TO EXCAVATION WORKS. CALL DIAL BEFORE YOU DIG ON 1100 OR GO TO WWW.1100.COM.AU.

SITE MANAGEMNET: TO COMPLY WITH THE LOCAL COUNCIL AUTHORITY FOR THE SUPPLY/ INSTALL AND MAINTENANCE OF THE FOLLOWING:

- SEDIMENT CONTROL MEASURES
- STABILISED ENTRY POINT
- CONTROLLED RUBBISH AREA
- TOILET FACILITIES

BASIX: SELECTIONS TO COMPLY WITH ENERGY EFFICIENCY PERFORMANCE REQUIREMENTS OF THE ASSOCIATED BASIX CERTIFICATE.

CONCRETE: SLABS AND FOOTINGS ARE TO BE TO ENGINEERS SPECIFICATIONS AND COMPLY WITH AS 2870 RESIDENTIAL SLABS AND FOOTINGS

STORMWATER/ SEWER: MUST BE DESIGINED AND INSTALLED TO COMPLY WITH AS/NZS 3500.3 - 2003 (PLUMBING AND DRAINAGE - STORMWATER DRAINAGE) OR AS/NZS 3500.5 - 2000(NATIONAL PLUMBING AND DRAINAGE DOMESTIC INSTALLATIONS)

TERMITE PROTECTION **TERMITE PROTECTION:** PROVIDE PHYSICAL AND CHEMICAL TERMITE BARRIERS IN ACCORDANCE WITH NCC 22 VOL HOUSING PROVISIONS, PART 3.4 TERMITE RISK MANAGEMENT AND AS 3660.1.

MASONRY: TO BE IN ACCORDANCE WITH AS 3700 (MASONRY STRUCTURES).

ELECTRICAL: DESIGN AND INSTALLATION TO COMPLY WITH AS/NZS 3018 -2001 (ELECTRICAL INSTALLATIONS - DOMESTIC INSTALLATIONS)

INTERNAL WET AREA WATERPROOFING: TO COMPLY WITH AS 3740 - 2010 WATER PROOFING OF DOMESTIC WET AREAS & NCC 22 VOL. HOUSING PROVISIONS PART 10.2 WET AREA WATER PROOFING .

EXTERNAL WET AREA WATERPROOFING: TO BE IN ACCORDANCE WITH NCC 22 VOL 2 PART H2D8 EXTERNAL WATERPROOFING AND MATERIALS SELECTION, SYSTEM DESIGN AS PER AS 4654.

GLAZING: SELECTION AND INSTALLATION TO AS 2047 AND GLASS TYPE AND THICKNESS TO AS 1288. ALL OTHER COMPONENTS TO COMPLY WITH RELATIVE STANDARDS.

TIMBER: STRUCTURAL TIMBER TO COMPLY WITH AS 1684 & TO ENGINEERS DETAILS. DECORATIVE TIMBER FEATURES TO BE AS SELECTED.

STEEL: REFER TO BUILDING SPECIFICATIONS & ENGINEERS DETAILS.

HAZARDS: ALL CARE IS TO BE TAKEN BY ONSITE CONSTRUCTION WORKERS. RELEVANT QUALIFICATIONS/ INSURANCES / INDUCTIONS ARE TO BE UP TO DATE PRIOR TO COMMENEMENT OF WORKS. HAZARDS INCLUDE BUT ARE NOT LIMITED TO THE FOLLOWING:

- CHEMICALS- E.G PAINTS, SOLVENTS & SEALANTS.
- CONSTRUCTION MATERIALS- E.G TREATED TIMBER, ASBESTOS REMOVAL, INSULATION.
- WORKING AT HEIGHTS.
- WORKING IN CONFINED SPACES.
- DEMOLITION WORKS.

PROJECT AREAS PROPOSED RESIDENCE 2

LIVING - 147.62m²
GARAGE - 37.75m²
ALFRESCO - 11.7m²

TOTAL - 197.07m²

*EACH DWELLING IS THE SAME

SITE COVER PROPOSED RESIDENCE 2

SITE AREA - 505.87m²
TOTAL ENCLOSED AREA - 191.75m²
(EXTERNAL SIDE OF WALL)

TOTAL - 191.75m²

SITE COVERAGE = 37.69%
SITE COVERAGE MAX = N/A%

LANDSCAPING REQUIREMENT PROPOSED RESIDENCE 2

LANDSCAPING TREES / SHRUBS - 9
GRASS BEHIND BUILDING LINE - 85.44m²
PRIVATE OPEN SPACE MIN - N/A
GRASS IN FRONT OF BUILDING LINE - 94.06m²

TOTAL GRASSED AREA SHOWN - 179.51m²

⊗ DENOTES GREVILLEA BANKSII OR SIMILAR TREE CAN GET TO 2-7m HIGH & 2-5m WIDE (LOW WATER USAGE). TREES TO BE SPACED APPROX. 3m CENTRE TO CENTRE. FIXED IRRIGATION



⊗ DENOTES BANKSIA ERICIFOLIA SHRUB OR SIMILAR CAN GET TO 1-1.5m HIGH & 1-2m WIDE (LOW WATER USAGE)



PROJECT AREAS PROPOSED RESIDENCE 1

LIVING - 147.62m²
GARAGE - 37.75m²
ALFRESCO - 11.7m²

TOTAL - 197.07m²

*EACH DWELLING IS THE SAME

SITE COVER PROPOSED RESIDENCE 1

SITE AREA - 460.11m²
TOTAL ENCLOSED AREA - 191.75m²
(EXTERNAL SIDE OF WALL)

TOTAL - 191.75m²

SITE COVERAGE = 41.7%
SITE COVERAGE MAX = N/A%

LANDSCAPING REQUIREMENT PROPOSED RESIDENCE 1

LANDSCAPING TREES / SHRUBS - 9
GRASS BEHIND BUILDING LINE - 70.80m²
PRIVATE OPEN SPACE MIN - N/A
GRASS IN FRONT OF BUILDING LINE - 72.78m²

TOTAL GRASSED AREA SHOWN - 143.58m²

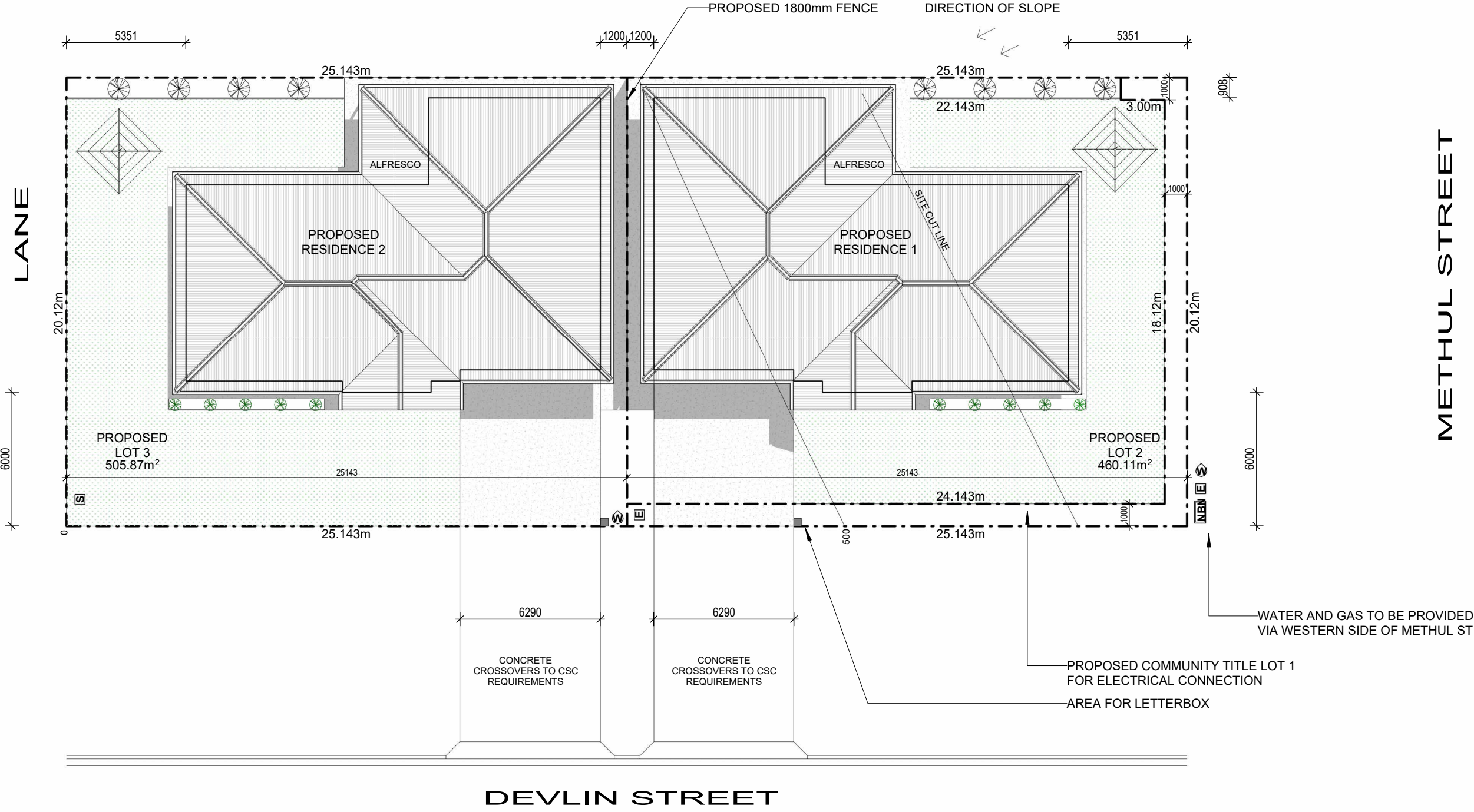
⊗ DENOTES GREVILLEA BANKSII OR SIMILAR TREE CAN GET TO 2-7m HIGH & 2-5m WIDE (LOW WATER USAGE). TREES TO BE SPACED APPROX. 3m CENTRE TO CENTRE. FIXED IRRIGATION



⊗ DENOTES BANKSIA ERICIFOLIA SHRUB OR SIMILAR CAN GET TO 1-1.5m HIGH & 1-2m WIDE (LOW WATER USAGE)



- NBN NBN PIT
- G GAS MAINS CONNECTION
- W WATER MAINS CONNECTION
- E ELECTRICAL TURRET
- LP STREET LIGHT POLE
- S SEWER RISER



PROPOSED SITE PLAN

SCALE AT A2 1:200

Certificate No. # QV9U3JCS39

Scan QR code or follow website link for rating details.

Assessor name GRAHAM DINNING
Accreditation No. HERA10292
Property Address 1, 39 METHUL STREET, COOLAMON, NSW, 2701

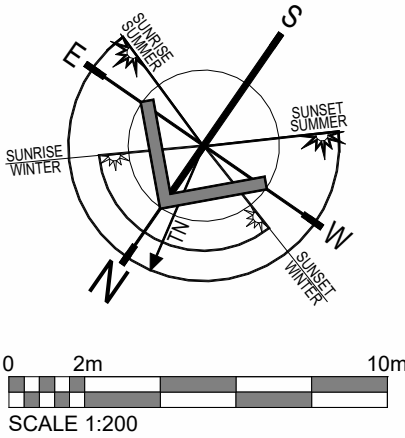
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Certificate No. # P7M8JNJ1CB

Scan QR code or follow website link for rating details.

Assessor name GRAHAM DINNING
Accreditation No. HERA10292
Property Address 2, 39 METHUL STREET, COOLAMON, NSW, 2701

<https://www.rf5.com.au/QRCodeLanding?PublicId=P7M8JNJ1CB>






APPROX SETBACK TO FOR
NEAREST DWELLING FACING
DEVLIN STREET TO THE EAST

PROPOSED SETBACK IS
CONSISTENT WITH DEVLIN STREET

APPROX SETBACK TO FOR
NEAREST DWELLING FACING
DEVLIN STREET TO THE WEST


STREET ANALYSIS PLAN
SCALE AT A2 1:500

**Certificate No. # QV9U3JCS39**


Scan QR code or follow website link for rating details.

Assessor name
Accreditation No.
Property Address

GRAHAM DINNING
HERA10292
1, 39 METHUL STREET,
COOLAMON, NSW, 2701




<https://www.fr5.com.au/QRCodeLanding?PublicId=QV9U3JCS39>

**Certificate No. # P7M8JNJ1CB**

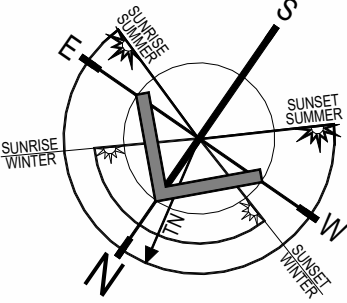
Scan QR code or follow website link for rating details.

Assessor name
Accreditation No.
Property Address

GRAHAM DINNING
HERA10292
2, 39 METHUL STREET,
COOLAMON, NSW, 2701



<https://www.fr5.com.au/QRCodeLanding?PublicId=P7M8JNJ1CB>



PROJECT
PROPOSED COMMUNITY TITLE SUBDIVISION OF 1 LOT
INTO 2 LOTS AND PROPOSED DWELLING ON EACH LOT
39 METHUL STREET,
COOLAMON, NSW, 2701

DRAWING TITLE
STREET ANALYSIS PLAN
CLIENT
NEIL & DENISE PLEMMING
DATE // TIME
24/04/2025 6:37:33 AM

SCALE
AS SHOWN
STATUS
FINALS
PROJECT ID
04RCD25

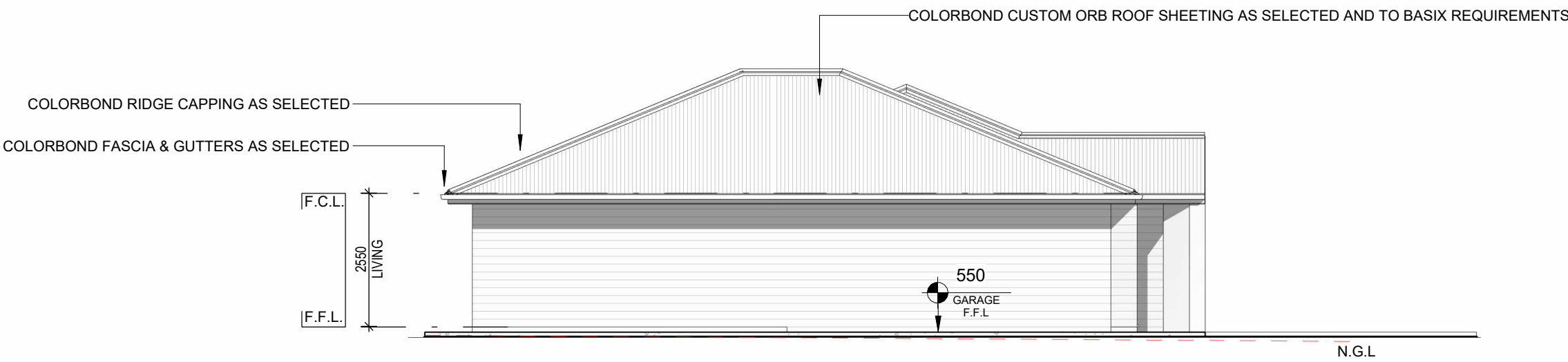
DRAWN BY
GUY WARD
BUILD BY
TBC

DRAWING NO.

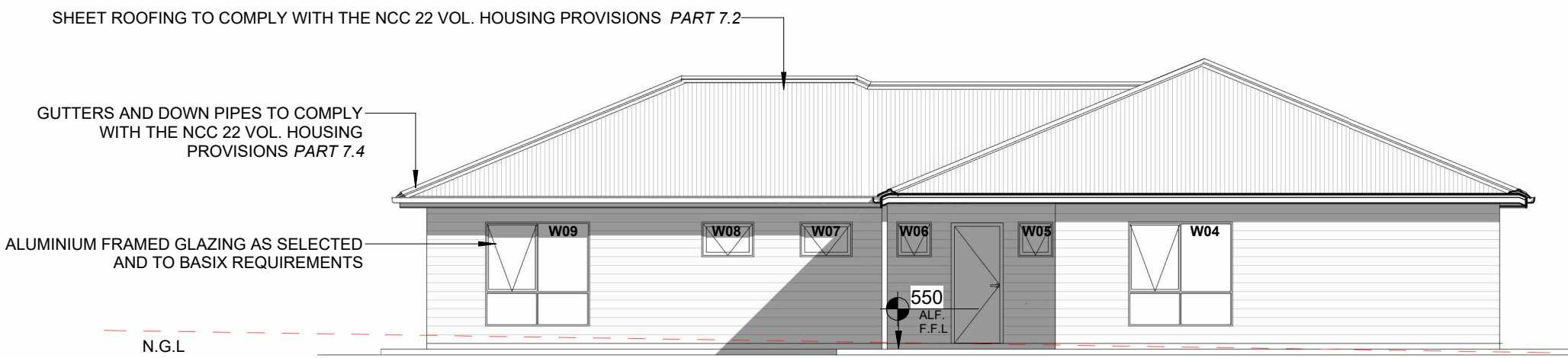
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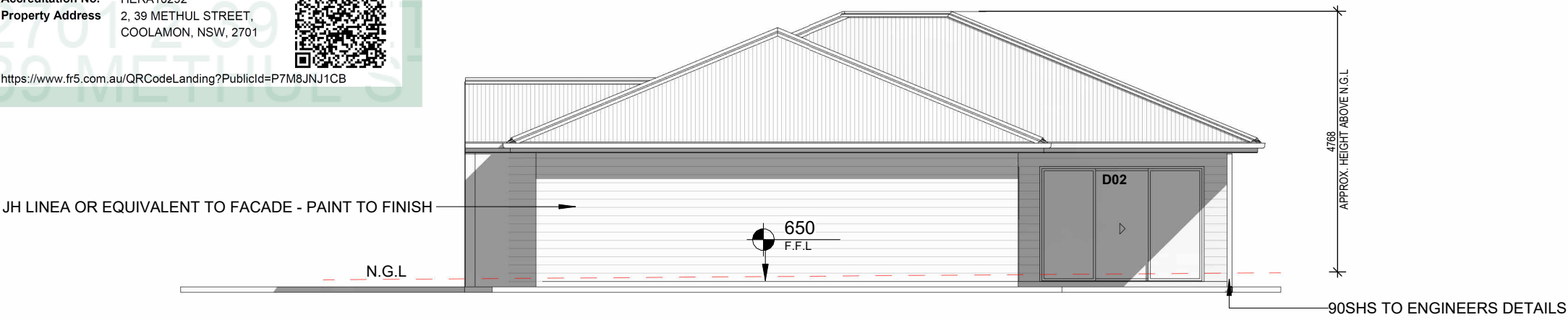
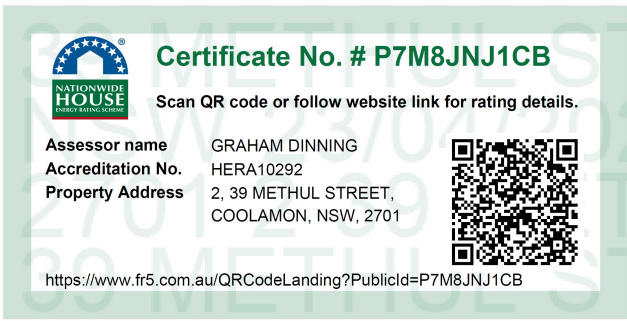
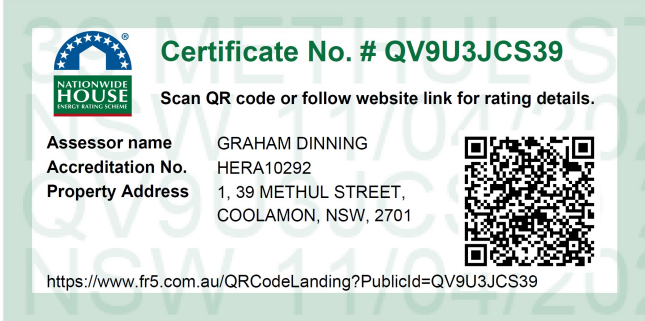
NORTHERN ELEVATION
SCALE AT A2 1:100



EASTERN ELEVATION
SCALE AT A2 1:100



SOUTHERN ELEVATION
SCALE AT A2 1:100



WESTERN ELEVATION
SCALE AT A2 1:100



PROJECT
PROPOSED COMMUNITY TITLE SUBDIVISION OF 1 LOT
INTO 2 LOTS AND PROPOSED DWELLING ON EACH LOT
39 METHUL STREET,
COOLAMON, NSW, 2701

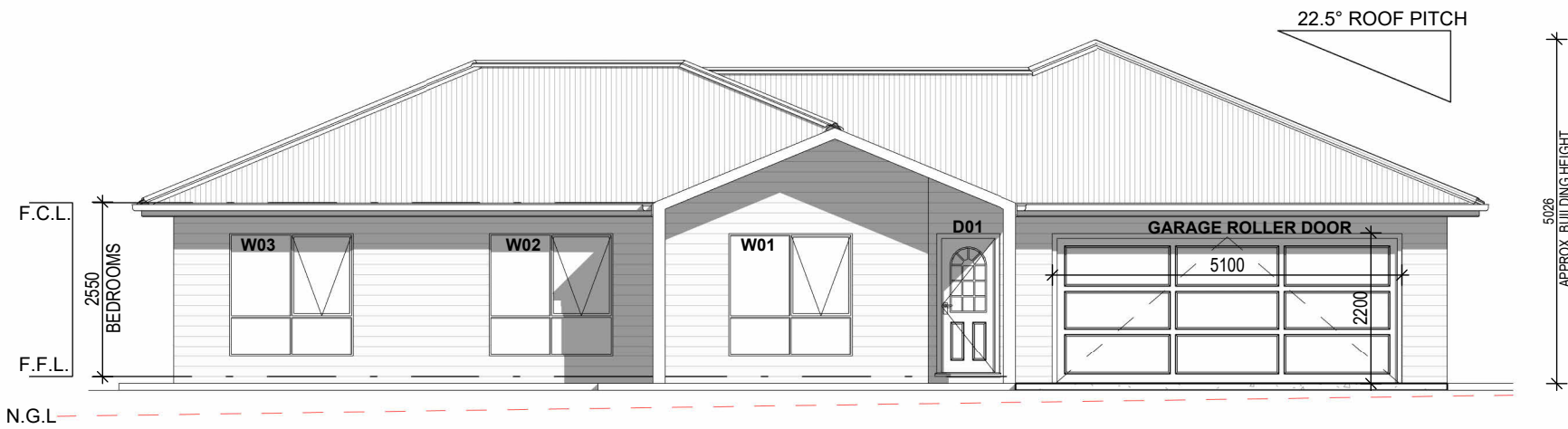
DRAWING TITLE
DWELLING 1 ELEVATIONS
CLIENT
NEIL & DENISE PLEMMING
DATE // TIME
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SCALE
AS SHOWN
STATUS
FINALS
PROJECT ID
04RCD25

DRAWN BY
GUY WARD
BUILD BY
TBC

DRAWING NO.

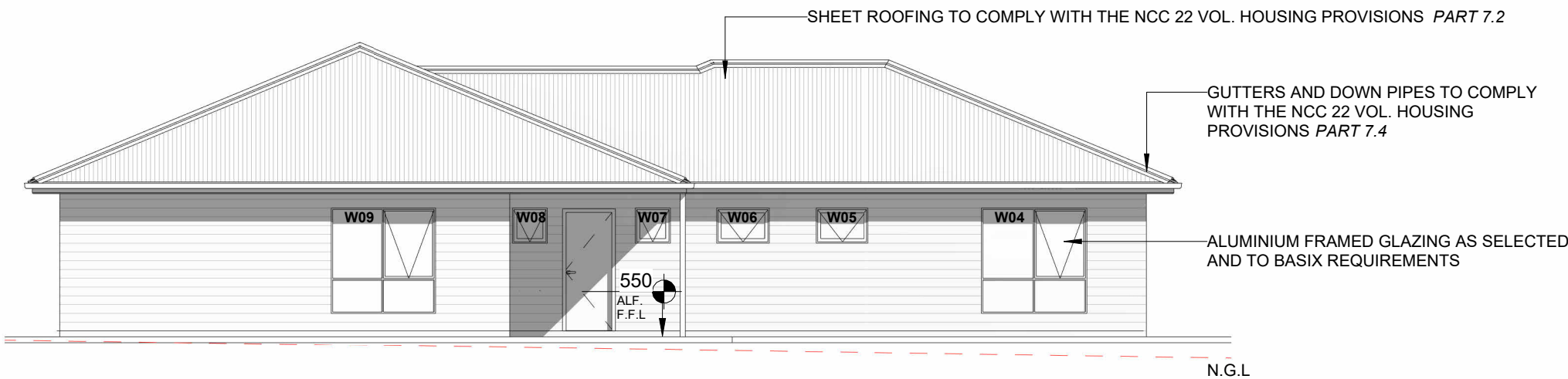
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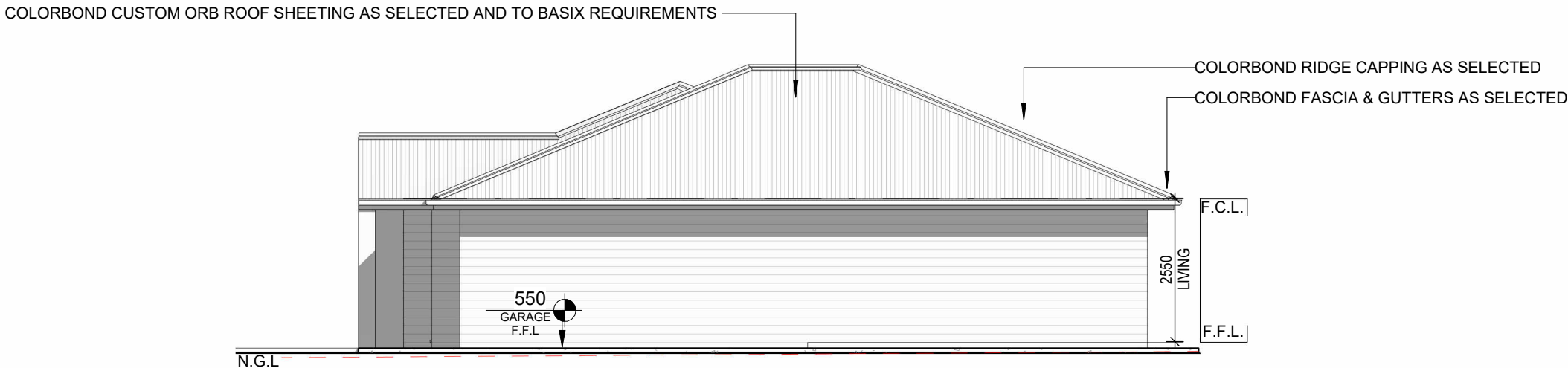
NORTHERN ELEVATION
SCALE AT A2 1:100



EASTERN ELEVATION
SCALE AT A2 1:100



SOUTHERN ELEVATION
SCALE AT A2 1:100



WESTERN ELEVATION
SCALE AT A2 1:100

Certificate No. # QV9U3JCS39
Scan QR code or follow website link for rating details.

Assessor name: GRAHAM DINNING
Accreditation No: HERA10292
Property Address: 1, 39 METHUL STREET, COOLAMON, NSW, 2701

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Certificate No. # P7M8JNJ1CB
Scan QR code or follow website link for rating details.

Assessor name: GRAHAM DINNING
Accreditation No: HERA10292
Property Address: 2, 39 METHUL STREET, COOLAMON, NSW, 2701

<https://www.fr5.com.au/QRCodeLanding?PublicId=P7M8JNJ1CB>



REWARD CHARACTER
DESIGNS
BUILDING DESIGN & CREATOR

Statement of Environment Effects

Statement of Environmental Effects

Accompanying a development application for

Proposed Community Title Subdivision of 1 lot into 2
lots and Proposed Dwelling on each lot

At

39 Methul St, Coolamon, NSW 2701

Lot: 1 DP: 1283448

For

Neil & Denise Fleming

04/04/2025

Written By:

Guy Ward

Reward Character Designs

Contents

1) Introduction	Page 4
2) Site description and analysis	Page 5
3) Details of proposal	Page 7
4) Clause 4.15 – Matters for consideration	Page 7
5) Other considerations	Page 17
6) AHIMS search	Page 19
7) Conclusion	Page 19

1. Introduction

This statement of environmental effects has been prepared by **Guy Ward** of **Reward Character Designs** to accompany a development application for proposed community title subdivision of 1 lot into 2 lots and proposed dwelling on each lot located at 39 Methul street, Coolamon, NSW, 2701.

The application is being lodged by Neil & Denise Fleming, pursuant to Clause 4.12 of the Environmental Planning and Assessment Act 1979.

The proposal has been designed to achieve the relevant provisions of Coolamon Local Environmental Plan 2010, Coolamon Development Control Plan 2015 – amended 2023, and Clause 4.15 of the Environmental Planning and Assessment Act 1979 (as amended).

The proposal seeks to gain approval for a proposed community subdivision of 1 lot into 2 lots and the construction of a new dwelling on each lot. Given the nature of the existing and surrounding development it is considered that the proposal will have no adverse impacts or effects.

This statement has been prepared having regard to the following documentation:

- Architectural Plans.
- BASIX & Thermal Assessment.
- Survey Plans.
- Landowners Consent.
- Cost Estimate Report.

2. Site description and analysis

2.1 Location and property description

The site (39 Methul Street, Coolamon) is located within a **RU5 Village zone**.

The street is a general residential street consisting of one lane each way. The site is not within a bushfire, flood, or heritage area.



Aerial image provided by Google maps. Street view corner of Devlin St & Methul St image provided by Google maps street view.

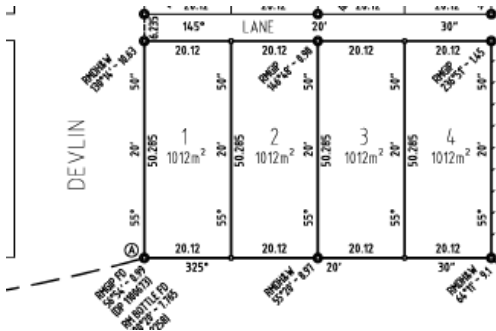
2.2 Site characteristics

The site has a total area of 1012m² and is of a rectangle shape. The site is a corner lot with frontage to Methul Street & Devlin Street along with rear lane access.

The site is currently free from any structures and vegetation. The site has a slight slope from South - East to North - East.

The site has is orientated North - West. The site is serviced by reticulated power & sewer. Water and gas currently service the Western side of Methul Street. Water & gas are to be connected to service

each new dwelling. The site was part of a larger portion of land which was previously subdivided to create 4 residential lots.



Previous Subdivision plan. Source: Reward Character Design.

2.3 Surrounding development

The surrounding developments are also RU5 Village zoned.

The surrounding developments consist of single residential homes with a general mix of newer developed homes and older homes. An adjacent lot to the North – East already has completed works similar to nature to what this proposal is seeking.



Arial view of surrounding developments / zoning provided by Spatial viewer Maps.

3. Details of proposal

3.1 Proposed works

The proposed works will seek the subdivision of 1 lot into 2 lots with an additional community title lot (This will coincide with the Development Application). The proposal will seek to construct a new dwelling on each newly created lot. As per previous comments

The proposed survey/subdivision plans will be provided by Wagga Surveyors and coincide with this Development Application. The existing single lot will be subdivided into 2 residential lots and have a Community Title lot created for electrical services.

The proposed new lots will have a square meterage of:

Lot 2 – 460.11m²

Lot 3 – 505.587m²

Community title lot 1 – 45.76m²

The proposed new dwellings will be constructed on a concrete slab with light weight timber framing. The walls will be cladded in JH Linea or similar with Colourbond roof cladding. The proposed new dwellings are to be of the same floor plan however they will be mirrored.

The proposed dwellings will be approximately 5.02m in height with a roof pitch of 22.5 degrees. Both dwellings will face Devlin Street with access also provided via Devlin Street. New concrete cross overs are proposed and will be constructed to Council standards. Storm water will be dispersed of to the street via gutters and down pipes in compliance with AS3500 and Council requirements with wastewater / sewer dispersed of to the rear of the lot to existing infrastructure.

Each dwelling has the proposed areas of:

Living – 147.62m²

Alfresco – 11.7m²

Garage – 37.75m²

Total = 197.07m²

There will be minimal cut with the fill to be dispersed across the site to create a level site. Each dwelling proposes to provide landscaping in the form of small shrubs and trees.

3.2 Land Hazards

The land is not impacted by bushfire or flooding according to the NSW Spatial viewer.

4 Clause 4.15 -Matters for consideration

The following provides an assessment of the proposal against the provisions of Clause 4.15 of the Environmental Planning and Assessment Act (as amended).

(a) the provisions of:

(b) (i) any environmental planning instruments

Statement of Environmental Effects
39 Methul St, Coolamon, NSW, 2701

State Environmental Planning Policies

SEPP – Resilience and Hazards 2021 – Applicable & complies. The site and any surrounding sites are not registered on the EPA’s contaminated land register as potentially contaminated land. The land and surrounding land have been used for residential purposes for some years.

SEPP – Sustainable Buildings 2022 – Applicable & Complies. The proposed dwellings will be accompanied with a Thermal Assessment and BASIX certificate to ensure compliance is met with this SEPP.

Local Environmental Plan (Coolamon LEP 2011)

The land is zoned as RU5 Village. Below is an extract from the land use table.

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 encourage development that strengthens the economy of the villages of Beckom, Marrar and Matong.• To promote the town of Coolamon as Coolamon’s primary urban centre.• To provide a range of dwelling types and sizes.• To protect groundwater resources from contamination.
2 Permitted without consent
Home-based child care; Home occupations; Roads
3 Permitted with consent
Centre-based child care facilities; Community facilities; Dwelling houses; Light industries; Neighbourhood shops; Oyster aquaculture; Places of public worship; Recreation areas; Recreation facilities (indoor); Recreation facilities (outdoor); Respite day care centres; Schools; Self-storage units; Tank-based aquaculture; Viticulture; Any other development not specified in item 2 or 4
4 Prohibited
Agriculture; Air transport facilities; Animal boarding or training establishments; Biosolids treatment facilities; Boat launching ramps; Boat sheds; Correctional centres; Crematoria; Eco-tourist facilities; Extractive industries; Farm buildings; Farm stay accommodation; Forestry; Heavy industrial storage establishments; Industrial training facilities; Industries; Local distribution premises; Roadside stalls Rural industries; Rural workers’ dwellings; Storage premises; Wharf or boating facilities

RU5 zoning extract from CLEP 2011

The proposed development is most appropriately characterised as Dwelling houses & Subdivision this is defined as

dwelling house- means a building containing only one dwelling.

Subdivision – Under the Environmental Planning & Assessment Act 1979 defines the meaning of subdivision under 6.2 as:

6.2 Meaning of “subdivision” of land

(1) For the purposes of this Act, subdivision of land means the division of land into 2 or more parts that, after the division, would be obviously adapted for separate occupation, use or disposition. The division may (but need not) be effected —

(a) by conveyance, transfer or partition, or

(b) by any agreement, dealing, plan or instrument rendering different parts of the land available for separate occupation, use or disposition.

(2) Without limiting subsection (1), subdivision of land includes the procuring of the registration in the office of the Registrar-General of—

(a) a plan of subdivision within the meaning of section 195 of the Conveyancing Act 1919, or

(b) a strata plan or a strata plan of subdivision within the meaning of the Strata Schemes Development Act 2015.

Note.

The definition of plan of subdivision in section 195 of the Conveyancing Act 1919 extends to plans of subdivision for lease purposes (within the meaning of section 23H of that Act) and to various kinds of plan under the Community Land Development Act 2021.

(3) However, subdivision of land does not include—

(a) a lease (of any duration) of a building or part of a building, or

Statement of Environmental Effects
39 Methul St, Coolamon, NSW, 2701

(b) the opening of a public road, or the dedication of land as a public road, by the Crown, a statutory body representing the Crown or a council, or

(c) the acquisition of land, by agreement or compulsory process, under a provision of an Act (including a Commonwealth Act) that authorises the acquisition of land by compulsory process, or

(d) a division of land effected by means of a transaction referred to in section 23G of the Conveyancing Act 1919, or

(e) the procuring of the registration in the office of the Registrar-General of—

(i) a plan of consolidation, a plan of identification or a miscellaneous plan within the meaning of section 195 of the Conveyancing Act 1919, or

(ii) a strata plan of consolidation or a building alteration plan within the meaning of the Strata Schemes Development Act 2015.

Both Dwelling house and Subdivision are permissible with consent in RU5 Village zone.

Zone Objectives (RU5)	Comments
To provide for a range of land uses, services and facilities that are associated with a rural village.	The development is routine in nature and will 'blend' in with existing surrounding developments.
To encourage development that strengthens the economy of the villages of Beckom, Marrar and Matong.	The development will see the construction of 2 new dwellings. This will bring further housing and people to the region who will support the smaller surrounding villages.
To promote the town of Coolamon as Coolamon's primary urban centre.	The development seeks to comply with this objective.
To provide a range of dwelling types and sizes.	The development is consistent with this objective.
To protect groundwater resources from contamination.	The development does not seek to do any major changes that will impact the local environment and water catchments.

CLEP 2011 applicable clauses.

PART 2 PERMITTED OR PROHIBITED DEVELOPMENT

CLAUSE	COMMENTS	APPLICABLE
2.4) Unzoned Land	Not applicable	N/A
2.5) Additional permitted uses for particular land	Not applicable	N/A
2.6) Subdivision consent requirements	The development is seeking consent. The development is consistent with this clause.	Applicable
2.7) Demolition requires development consent	Not applicable	N/A
2.8) Temporary use of land	Not applicable	N/A
2.9) Canal estate development prohibited	Not applicable	N/A

PART 3 EXEMPT AND COMPLYING DEVELOPMENT

CLAUSE	COMMENTS	APPLICABLE
3.1 Exempt development	Not applicable	N/A

Statement of Environmental Effects
39 Methul St, Coolamon, NSW, 2701

3.2) Complying development	Not applicable	N/A
3.3) Environmentally sensitive areas excluded	Not applicable	N/A

PART 4 PRINCIPAL DEVELOPMENT STANDARDS

CLAUSE	COMMENTS	APPLICABLE
4.1) Minimum subdivision lot size	Not applicable – The subdivision seeks to be a strata plan of subdivision under the Strata Schemes Development Act 2015.	N/A
4.1 AA) Minimum subdivision lot size for community title schemes	Not applicable	N/A
4.2) Rural subdivision	Not applicable	N/A
4.2A) Strata subdivisions in certain rural zones	Not applicable	N/A
4.2B) Erection of dwelling houses in certain rural zones	Not applicable	N/A
4.2C) Rural workers dwellings and secondary dwellings	Not applicable	N/A
4.2D) Exceptions to minimum lot sizes for certain rural subdivisions	Not applicable	N/A
4.3) Height of buildings	Not applicable	N/A
4.4) Floor space ratio	Not applicable	N/A
4.5) Calculations of floor space ratio and site area	Not applicable	N/A
4.6) Exceptions to development standards	Not applicable	N/A

PART 5 MISCELLANEOUS PROVISIONS

CLAUSE	COMMENTS	APPLICABLE
5.1) Relevant acquisition authority	Not applicable	N/A
5.2) Classification and reclassification of public land	Not applicable	N/A
5.3) development near zone boundaries	Not applicable	N/A
5.4) Controls relating to miscellaneous permissible uses	Not applicable	N/A
5.5) Controls relating to secondary dwellings on land in rural zone	Not applicable	N/A
5.6) Architectural roof features	Not applicable	N/A
5.7) Development below mean high water mark	Not applicable	N/A
5.8) Conversion of fire alarms	Not applicable	N/A

Statement of Environmental Effects
39 Methul St, Coolamon, NSW, 2701

5.9) Dwelling house or secondary dwelling affected by natural disaster	Not applicable	N/A
5.10) Heritage conservation	Not applicable	N/A
5.11) Bush fire hazard reduction	Not applicable	N/A
5.12) Infrastructure development and use of existing buildings of the crown	Not applicable	N/A
5.13) Eco tourist facilities	Not applicable	N/A
5.14) Sliding spring observatory – maintaining dark sky	Not applicable	N/A
5.15) Defence communications facility	Not applicable	N/A
5.16) subdivision of dwellings on land, in certain rural, residential or conservation zones	Not applicable	N/A
5.17) Artificial waterbodies in environmentally sensitive areas in areas of operation of irrigation corporations	Not applicable	N/A
5.18) intensive livestock agriculture	Not applicable	N/A
5.19) Pond based, tank based and oyster aquaculture	Not applicable	N/A
5.20) Standards that cannot be used to refuse consent playing and performing music	Not applicable	N/A
5.21) Flood planning	Not applicable	N/A
5.22) Special floor considerations	Not applicable	N/A
5.23) Public bushland	Not applicable	N/A
5.24) Farm stay accommodation	Not applicable	N/A
5.25) Farm gate premises	Not applicable	N/A

PART 6 ADDITIONAL LOCAL PROVISIONS

CLAUSE	COMMENTS	APPLICABLE
6.1) Biodiversity	Not applicable	N/A
6.2) Land	Not applicable	N/A
6.3) Water	Not applicable	N/A
6.4) Essential services	Applicable – existing services are connected on site and will remain to be connected. The additional lot will be connected to essential services.	Applicable
6.5) Repealed		

Statement of Environmental Effects
39 Methul St, Coolamon, NSW, 2701

6.6) Earthworks	Applicable – Earthworks will be minor and will be in the form of excavation for the footings for the concrete slab along with a slight cut with he fill to be dispersed across the site to create a level site. The earthworks will have no negative impact on any existing infrastructure, adjoining properties, natural resources or disturbing relics.	Applicable
6.7) Development in proximity of sewage treatment plants and waste disposal facilities	Not applicable	N/A

(ii) any proposed instrument that is or has been the subject of public consultation under this Act and that has been notified to the consent authority (unless the Planning Secretary has notified the consent authority that the making of the proposed instrument has been deferred indefinitely or has not been approved), and

Not applicable.

(iii) any development control plan - Coolamon shire Council DCP 2015 – amended 2023.

Part C: General Development

14. Notification of developments

Not applicable the development is consistent with the primary zone objectives.

15. General Housing & Ancillary Structures

The development complies with this clause and fits the definition of the clause.

15.1. Objectives

The dwellings comply with this clause.

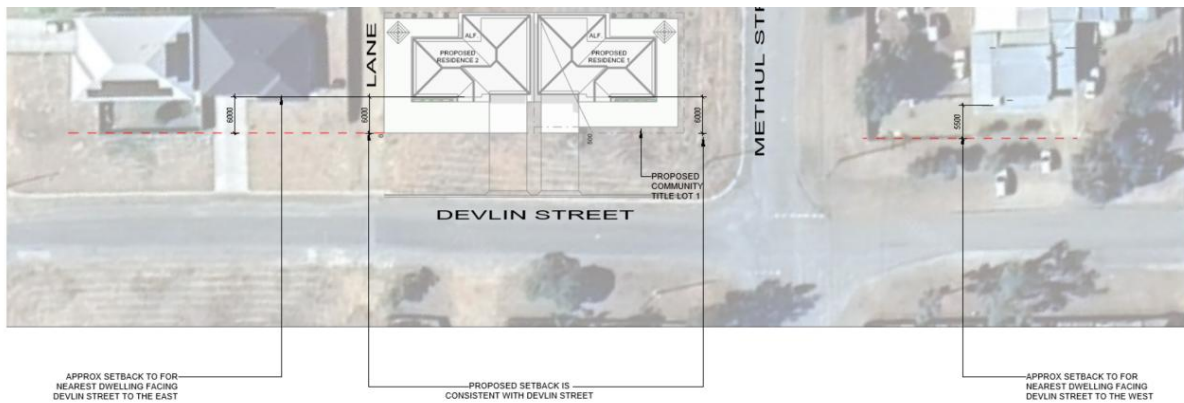
15.2. Application of Controls

The proposed dwellings comply with the clause with only a variance in the front setback to remain consistent with neighbouring dwellings.

15.3. Building Setback

The proposed dwellings seek to construct at a 6m front setback. This is consistent with the 2 neighbouring properties that front Devlin Street. See below street analysis plan. There is ample space between the road boundary and the property boundary (Approx. 10.3m).

Statement of Environmental Effects
39 Methul St, Coolamon, NSW, 2701



15.4. Solar Access

The development has good solar access and complies with this clause.

4

15.5. Privacy

Complies with this clause as the development is of single story and is within the required setbacks. The development also seeks to provide landscaping to the fence lines for additional privacy.

15.6. Fences

The development will comply with this clause.

15.7. Carports & Garages

The garage is set behind the building line and therefore is not dominant in the front façade and complies with this clause.

15.8 Swimming Pools

Not applicable- The development does not seek to construct a pool.

15.9. Dual Occupancy

Not applicable – Proposed single residences.

15.10. Services & Utilities

The development meets the requirements set in this clause. There will be grid connection for electricity and water and sewage provided to the site by way of mains connections.

15.11. Flood Liable Lands

Not applicable - The development is not within a flood zone.

15.12. Bushfire Prone Land

Not applicable - The development is not within a bushfire zone.

16. Heritage & conservation

Not Applicable.

17. Signage

Not applicable.

18. Rural Development

Not Applicable.

19. Subdivision of Land

The development will comply with this clause.

19.1. Objectives

The proposed development complies with this clause.

19.2. General requirements

The development complies with this clause. The subdivision seeks to be a strata plan of subdivision under the Strata Schemes Development Act 2015. The minimum lot size is not applicable.

19.3. Servicing lots

The existing lot 1 is currently serviced via main electrical and sewer. Gas and Water are on the Western side of Methul street and will be connected upon approval of the dwellings. A community title lot will be used to service proposed lot B with electrical.

Storm water will be dispersed of via down pipes and guttering to Devlin street in accordance with Council standards.

19.4. Heritage

Not applicable. Not within heritage area.

19.5. Sewage Management

There is an existing sewer main at the rear of the existing site. All sewer and wastewater will be dispersed of to the mains sewer as per Council standards.

19.6 Flood Liable Land

Not applicable. The siter is not within a flood zone.

19.7 Bushfire Prone Land

Not applicable. The site is not within a bushfire area.

19.8 Road Construction

Not applicable. There are already established sealed Council roads.

19.9 Street Lights

Not applicable. Existing infrastructure is already present.

19.10 Easements

Not applicable – Services will be shown in services diagram within management statement from Wagga Surveyors.

20. Sewage Management

The development complies with this clause. There is mains sewer located on the site.

21. Engineering Standards

21.1. Provisions of Access

There are proposed concrete cross overs to Council standards with a width of 6.2m.

21.2. Road Construction

Not applicable.

21.3. Sewerage

Complies – this has been discussed in the report.

21.4. Drainage

Complies – this has been discussed in the report.

21.5. Water Supply

Complies – this has been discussed in the report.

21.6. Electricity

Complies – this has been discussed in the report.

22. Tree Removal

Not applicable – There are no trees to be removed.

(iia) any planning agreement that has been entered into under section 93F, or any draft planning agreement that a developer has offered to enter into under section 93F

Not applicable.

(iv) the regulations (to the extent that they prescribe matters for the purposes of this paragraph)

Not applicable.

(v) any coastal zone management plan (within the meaning of the Coastal Protection Act 1979), that apply to the land to which the development application relates,

Not applicable.

(b) the likely impacts of that development, including environmental impacts on both the natural and built environments, and social and economic impacts in the locality,

There will be minimal negative impacts on the natural environment as there are no major earth works and the only earthworks to be completed are to the new footings and a minor cut with the fill to be dispersed across the site to create a level site. The development will create 2 x additional housing opportunities which will bring in short term economic benefits during the construction with trades and local employment opportunities. The long term will see to 2 x residential dwellings with families which will support the township of Coolamon through local spendings.

(c) The suitability of the site for the development,

The site has already previously been subdivided into 4 residential lots. The surrounding developments within the area are residential in nature.

(d) any submissions made in accordance with this Act or the regulations,

Consideration will be given to any submissions made because of Council's consultation and notification processes.

(e) the public interest.

The development will improve the streetscape and in addition will show continued growth within the area assisting in increasing value to neighbouring properties.

5.0 Other considerations

5.1 Visual Impacts

The proposed development will have a positive impact. The site is currently vacant. The proposed dwellings are consistent with surrounding newer developments.

5.2 Open Space

The dwellings have ample open space with front side and rear yard space.

5.3 Overshadowing and Privacy

There will be no impacts on overshadowing & privacy.

5.4 Noise

The development itself will have no noise impact once completed. During construction there will be noise from tradespeople, power tools and machinery. The work will be conducted in appropriate times in align with CSC requirements.

5.5 Erosion Control Measures

There will be minimal erosion on site with minimal earthworks or retaining needed. There is a site management plan provided to ensure compliance is met via sediment control fencing and the use of water spraying to prevent dust.

5.6 Economic and Social Impacts

As discussed throughout the report. The 2 x dwellings will house 2 families who will provide economic and social benefits to the Coolamon township. This may include children attending local schools/ daycares or participating in local sports clubs. The Coolamon township offers excellent opportunities for spending within the local economy via food experiences & boutique stores

5.7 Environmental Benefits

The development passes the required BASIX certificate for energy and will meet the required 7 star rating. The site no longer presents as a fire or dumping hazard by sitting vacant.

5.8 Disabled Access

Not Applicable.

5.9 Security, Site Facilities and Safety

Portable fencing will be erected prior to construction isolating the site from the public. This will provide security and safety. The site will be provided with a portable toilet and have a site safety

management plan for contractors. All contractors will need to hold relevant qualifications.

5.10 Waste Management

The proposed development will be connected to existing services which will provide waste removal.

For construction waste a skip bin will be provided onsite and the contractors will be required to fill this with any waste from the construction.

5.11 Building Code of Australia

All work will be completed to relevant BCA and A.S Standards as per architectural drawings and building specifications.

5.12 Traffic

There will be minimal impacts to local traffic with onsite and off-street parking available. The only times local traffic may be impacted would be during large deliveries of frames and trusses for example. This could be arranged to deliver in non – peak times.

5.13 Stormwater/flooding

The development will be connected to mains storm water and be disbursed through CSC drainage networks.

6.0 AHIMS Search

Below is a screenshot of a recent AHIMS search completed on 4th of April 2025 with a 200m radius.

Statement of Environmental Effects
39 Methul St, Coolamon, NSW, 2701



Your Ref/PO Number : 04RCD25
Client Service ID : 992640

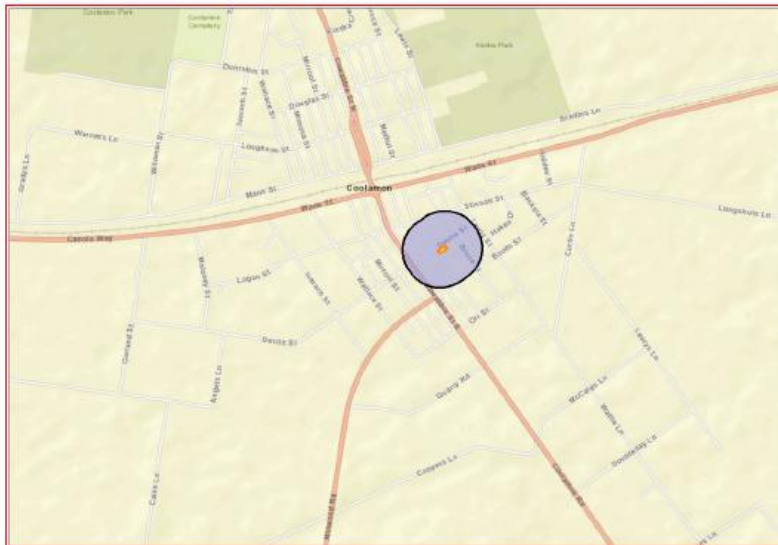
Guy Ward
PO Box 305
Wagga Wagga New South Wales 2650
Attention: Guy Ward
Email: info@rcd.net.au

Date: 04 April 2025

Dear Sir or Madam:

AHIMS Web Service search for the following area at Lot : 1, DP:DP1283448, Section : - with a Buffer of 200 meters, conducted by Guy Ward on 04 April 2025.

The context area of your search is shown in the map below. Please note that the map does not accurately display the exact boundaries of the search as defined in the paragraph above. The map is to be used for general reference purposes only.



A search of Heritage NSW AHIMS Web Services (Aboriginal Heritage Information Management System) has shown that:

0	Aboriginal sites are recorded in or near the above location.
0	Aboriginal places have been declared in or near the above location. *

AHIMS search Results

7.0 Conclusion

The proposed subdivision of 1 lot into 2 lots with an additional community title lot and the proposed dwelling on each lot at 39 Methul Street, Coolamon, NSW, 2701 is considered permissible with consent.

The report outlines how the development complies with relevant state and local planning instruments and should therefore be considered for approval.

There are no major impacts of such development to the local neighbouring properties, the local environment will not be impacted.

The proposal is consistent with the objectives of the Coolamon Shire Council LEP and DCP and should be considered for approval subject to a merit's assessment.