

Reference: DA20250009

# Statement of Environmental Effects

Accompanying a development application for a

SUBDIVISION (TWO LOTS)

At

3/10/DP758985 6 WAKOOL STREET TOOLEYBUC

## **1. Introduction**

This statement of environmental effects has been prepared to accompany a development application for a two-lot subdivision at 6 Wakool Street, Tooleybuc.

The proposal has been designed to achieve the relevant provisions of Wakool Local Environmental Plan 2013, and Clause 4.15 of the Environmental Planning and Assessment Act 1979 (as amended).

This application is seeking approval for residential subdivision.

## **2. Site description and analysis**

### **2.1 Location and property description**

The subject site is located on the west side of Wakool Street, approximately 95m south from its intersection with Scott Street. It is rectangular in shape, having an area of 2020m<sup>2</sup>.

### **2.2 Site characteristics**

The site is currently vacant and clear in terms of buildings. The site is clear in terms of vegetation and access to the site is via Wakool Street.

### **2.3 Surrounding development**

Immediate surrounding area comprises varied size allotments with majority of them comprising dwellings with associated outbuildings. Land to the further east across Wood Street is zoned RU1 Primary Production comprising productive agricultural land.

## **3. Details of proposal**

The proposal is to subdivide the land into two lots. Each lot will have an area of 1010m<sup>2</sup> and will be vacant. Access to both lots will be via Wakool Street.

## **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).

### **4.1 State Environmental Planning Policies**

The following State Environmental Policies apply to this land:

- State Environmental Planning Policy (Biodiversity and Conservation) 2021: Allowable Clearing Area (pub. 21-10-2022)
- State Environmental Planning Policy (Biodiversity and Conservation) 2021: Land Application (pub. 2-12-2021)
- State Environmental Planning Policy (Exempt and Complying Development Codes) 2008: Land Application (pub. 12-12-2008)
- State Environmental Planning Policy (Housing) 2021: Land Application (pub. 26-11-2021)
- State Environmental Planning Policy (Industry and Employment) 2021: Land Application (pub. 2-12-2021)
- State Environmental Planning Policy (Planning Systems) 2021: Land Application (pub. 2-12-2021)
- State Environmental Planning Policy (Primary Production) 2021: Land Application (pub. 2-12-2021)
- State Environmental Planning Policy (Resilience and Hazards) 2021: Land Application (pub. 2 - 12-2021)
- State Environmental Planning Policy (Resources and Energy) 2021: Land Application (pub. 2-12-2021)
- State Environmental Planning Policy (Sustainable Buildings) 2022: Land Application (pub. 29-8-2022)
- State Environmental Planning Policy (Transport and Infrastructure) 2021: Land Application (pub. 2-12-2021)

The proposal is for residential development. It will not contravene any of the above policy. No vegetation has been proposed for removal, and it does not involve development of an industry or apartment. Assessment against State Environmental Planning Policy (Housing) 2021: Land Application (pub. 26-11-2021) has been provided below.

### **Wakool Local Environmental Plan 2013**

The subject site is zoned RU5-Village, and the zone has following objectives:

- To provide for a range of land uses, services and facilities that are associated with a rural village.
- To enhance and maintain the unique village character of the villages of Wakool, Moulamein, Koraleigh and Tooleybuc.

The proposal does not contravene the zone in any way and is consistent with the surrounding development. The proposal is for residential development in the form of subdivision therefore resulting in the provision of housing. The development is compatible with the surrounding area as it will result in residential development and the surrounding area is developed in a similar manner.

## Murray Development Control Plan 2012

The proposal in general complies with the Development Control Plan as discussed below. The proposal has been designed to respond to specific elements of the neighbourhood character of the area.

### 7.1 Context

*To ensure that the layout and design of a subdivision is consistent with and implements any objective, policy, strategy or plan for the area.*

Complies. The subdivision complies with the relevant policies.

### 7.2 Neighbourhood character

- *To create urban places with identity and character.*
- *To design subdivisions that are consistent and compatible with existing development in the neighbourhood.*
- *Ensure a transition in density from lower to higher density residential areas.*
- *Maintain the character of average and lower density residential development in Moama on land west of Lignum Road.*

Complies. The surrounding character of the area comprises of varied residential lot sizes with most of them containing existing dwellings. The proposed subdivision respects the existing character and the density of dwelling development within the area. As such, the proposed subdivision respects the neighbourhood character and is anticipated to support appropriate future residential development.

The character in terms of lot sizes is varied in the area. The proposed subdivision will respect the broader character of the area which is dwellings on reasonable sized residential zoned allotments. The proposal will achieve a residential character by resulting in residential subdivision which is consistent with surrounding area. The future built form will display single dwellings on lots like what currently exists in the area.

### 7.3 Staging

*To ensure the timely and efficient release of urban land making provision for necessary infrastructure and sequencing.*

Not applicable.

### 7.4 Movement Network

- *To create compact neighbourhoods that are oriented around easy walking distances to activity centres, schools and community facilities, public open space and public transport.*
- *To allow easy movement through and between neighbourhoods for all people.*

- *To provide safe and direct movement through and between neighbourhoods by pedestrians and cyclists.*
- *To reduce car use, greenhouse gas emissions and air pollution.*

Complies. The site is located within established area. Taking the existing surrounding layout and the proposed development into account, the development is seen to meet this objective.

## **7.5 Activity Centres & Community Facilities**

- *To provide for mixed-use activity centres, including neighbourhood activity centres, of appropriate area and location.*
- *To provide appropriately located sites for community facilities.*

Not applicable as the proposal only involves two lot subdivision.

## **7.6 Public Open Space**

- *To provide a network of quality, well-distributed, multi-functional and cost-effective public open space that includes local parks, active open space, linear parks and trails, and links to regional open space.*
- *To provide a network of public open space that caters for a broad range of users.*
- *To encourage healthy and active communities.*
- *To ensure land provided for public open space can be managed in an environmentally sustainable way and contributes to the development of sustainable neighbourhoods.*

Not applicable. The proposal only involves subdivision of the land into two lots.

## **7.7 Landscaping**

*An overall landscaping strategy for the protection and enhancement of riparian areas and remnant vegetation, including visually prominent locations, and detailed landscaping for the public domain.*

Not applicable as the proposal involves subdivision of the land into two lots. Should a landscape plan be required, it can be conditioned on the development approval.

## **7.8 Lot Design**

- *To provide lots with areas and dimensions that enable the appropriate siting and construction of a dwelling, solar access, private open space, vehicle access and parking, water management, easements and the retention of significant vegetation and site features.*
- *To provide lot design that is consistent with the character and desired density of an area*
- *To ensure smaller lots are located only in areas suitable for higher density housing and will be consistent with the direction of the LEP.*
- *To provide lots for industrial and commercial purposes that allow for the appropriate siting of buildings, landscaping, parking and the manoeuvring of vehicles.*

- *To ensure that subdivision of commercial or industrial land is appropriately sized for the expected use and would not compromise its productive or desired use.*

Complies. The proposed lots would be able to accommodate a dwelling. The objective is met which seeks that lot should enable appropriate siting and construction of a dwelling, solar access, private open space, vehicle access and parking, water management and the retention of significant vegetation and site features. Lots do not contain any vegetation.

## **7.9 Infrastructure & Services**

- *To provide public utilities to each lot in an efficient manner.*
- *To design and implement infrastructure that minimises Council's ongoing maintenance burden.*
- *To minimise increases in stormwater run-off and protect the environmental values and physical characteristics of receiving waters from degradation by urban run-off.*
- *To encourage Water Sensitive Urban Design techniques in new subdivisions.*
- *To maximise the opportunities for shared trenching.*
- *To provide public lighting to ensure the safety of pedestrians, cyclists and vehicles.*

Complies. The site is located within established area and all the utilities are available. Drainage and stormwater will be managed in accordance with the Council's requirements. It is noted that it is common practice for electricity and telephone services to share a trench, and the same for water and gas. Accordingly, common trenching will be undertaken where the opportunity exists.

## **7.10 Natural Hazards**

*Amelioration of natural and environmental hazards, including bushfire, flooding and site contamination and, in relation to natural hazards, the safe occupation of, and the evacuation from, any land so affected.*

Not applicable.

## **7.11 Site Management**

- *To protect drainage infrastructure and receiving waters from sedimentation and contamination.*
- *To protect the site and surrounding area from environmental degradation or nuisance prior to and during construction of subdivision works.*
- *To encourage the re-use of materials from the site and recycled materials in the construction of subdivisions where practicable*

Conditions in this regard can be stipulated in the event that the proposal is supported. It is therefore considered that the objectives can be met.

## Wakool Development Control Plan 2013

The proposal in general complies with the Development Control Plan as discussed below. The proposal has been designed to respond to specific elements of the neighbourhood character of the area.

### B.5.1 Site Planning

*All subdivision applications must demonstrate how they:*

- a) Consider and respond to the environmental opportunities and constraints on the site;*
- b) Avoid, or if it cannot avoid, minimise or mitigate against any environmental impacts or hazards or land use conflicts;*
- c) Protect and enhance any heritage items or historic streetscapes; and*
- d) Enable future development of the subdivision to integrate with the surrounding building and landscape character.*

Complies. The subdivision will accord to the key policies regarding neighbourhood character. The design and layout will meet the objectives in responding to the site context and protecting neighbourhood character and sense of place. The application site is also well located and provides both additional housing supply and further diversity in housing stock.

### B.5.2 Subdivision Layout

*To promote subdivision layout that:*

- a) Is responsive to site characteristics, setting, landmarks, places of cultural heritage significance and views;*
- b) Creates a sense of place that promotes a sense of identity and safety;*
- c) Creates legible and inter-connected movement and open-space networks;*

Complies. The site is not located within heritage significant area. Both lots will have direct access from the road.

### B.5.3 Landscaping

Landscape plan can be provided by way of condition on the development approval.

### B.5.4 Staged Subdivision.

Not applicable as no staged subdivision has been proposed.

### B.5.5 Lot Size and Shape

- a) To enable the construction of a dwelling house, associated outbuildings, services/infrastructure, vehicle parking and access, and private open space without excessive terracing or conflicts between uses; and*
- b) To allow for maximum retention of existing vegetation whilst being consistent with the zone objectives and the surrounding desired subdivision pattern.*

Complies. Both lots are of adequate size to accommodate future dwellings with associated infrastructure. Size of both lots and dimensions are in accordance with this standard.

#### **B.5.7 Road & Access**

Not applicable as no new access has been proposed. Access to both lots will be from Wakool Street.

#### **B.5.8 Utilities & Services**

*To ensure that all development:*

- a) Has access to the level of services/utilities appropriate for that use and that zone;*
- b) Meets the reasonable costs of any required extension or augmentation of those services/utilities to service the development;*
- c) Does not interfere with existing utilities, their future expansion or maintenance*

Complies. The site is located within established area and all the utilities are available. Drainage and stormwater will be managed in accordance with the Council's requirements. It is noted that it is common practice for electricity and telephone services to share a trench, and the same for water and gas. Accordingly, common trenching will be undertaken where the opportunity exists.

#### **B.5.9 Open Space**

Not applicable.

#### **B.5.10 Community Title Subdivision**

Not applicable.

#### **The likely impacts of that development, including environmental impacts on both the natural and built environments, and social and economic impacts in the locality.**

The amenity of the area will not be impacted as the scale of the development is small and such development is anticipated under the zone. No vegetation will be removed to facilitate the proposal. Additional landscaping can be requested by way of condition which will enhance the environment of the area.

#### **The suitability of the site for the development,**

The area of the land is large, and it can accommodate the subdivision.



## **5.0 Other considerations**

### **5.1 Visual Impacts**

Not applicable as no buildings and works have been proposed.

### **5.2 Open Space**

Area of both lots is large enough to have private open space.

### **5.3 Overshadowing and Privacy**

Not applicable as no buildings and works have been proposed.

### **5.4 Noise**

No noise issues are expected as such development is anticipated within the zone. Noise will be more during construction however once constructed no significant noise will be generated.

### **5.5 Erosion Control Measures**

All erosion control measures will be undertaken to ensure no offsite impacts.

### **5.6 Economic and Social Impacts**

The proposal will result in the provision of housing and it will have no economic or social impacts.

### **5.7 Environmental Benefits**

There are to be no adverse environmental impacts that will result from the proposal.

### **5.8 Disabled Access**

Not applicable.

### **5.9 Security, Site Facilities and Safety**

Not applicable.

### **5.10 Waste Management**

Waste during construction will be managed by the provision of garbage receptacle. Once the development is completed waste from each of the future dwelling will be managed in accordance with the requirements from the Council.

### **5.11 Building Code of Australia**

Not applicable.

### **5.12 Traffic**

The proposal will not generate any additional traffic then what is expected within a residential area.

### **5.13 Stormwater/flooding**

Stormwater will be managed in accordance with the requirements of the Council. The site is not located within the flooding area.

## **6.0 Conclusion**

The application is considered appropriate in this instance. The policies generally encourage the consolidation of development within established urban areas, particularly in locations close to existing infrastructure and services, and to achieve architectural and urban design outcomes that contribute positively to local urban character and enhance the public realm while minimising detrimental impact on neighbouring properties. Policies also recognise that future residential growth is encouraged within the existing township boundaries. Accordingly, it is recommended the development approval be granted.



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