

Sewell

Design

statement of environmental effects

v 1.0

Statement of Environmental Effects

Dated 2 June 2025

Development:	Additions & alterations to an existing dwelling
Subject Site:	Lot 10 (DP244230) 2A Bowman Street Talbingo NSW 2720
Applicant:	T.O'Reilly

Definitions, Abbreviations & Acronyms

The following is referenced throughout this Statement of Environmental Effects:

Reference	Meaning
SoEE	Statement of Environmental Effects
NCC1	National Construction Code (Building Code of Australia) volume 1
NCC2	National Construction Code (Building Code of Australia) volume 2
NCC3	National Construction Code (Plumbing Code of Australia) volume 3
ABCB	Australian Building Codes Board
AS	Australian Standard
LEP	Tumut Local Environmental Plan 2012
DCP	Tumut Development Control Plan 2024
SEPP	State Environmental Planning Policy
BASIX	Building Sustainability Index
HCA	Heritage Conservation Area
GFA	Gross Floor Area
Proponent	Applicant
Council / Consent Authority	Snowy Valleys Council
RFS	NSW Rural Fire Service
PBP	NSW Rural Fire Service document titled Planning for Bushfire Protection 2019.
APZ	Asset Protection Zone
LG Act	Local Government Act 1993
LG Regs	Local Government Regulations 2005
BAL	Bushfire Attack Level
RFM	Riverine Flood Model
MOFFS	Major Overland Flow Flood Study
SFC	Special Flood Considerations
FPA	Flood Planning Area
PMF	Probable Maximum Flood
AEP	Annual Exceedance Probability
RMS Guide	Roads & Maritime Service Guide to Traffic Generating Developments v2.2
NDIS Design Standard	National Disability Insurance Scheme - Specialist Disability Accommodation Design Standard

Open Access Information Disclosure

This Statement of Environmental Effects is compiled and provided by Sewell Design for the benefit of the Consent Authority only and to assist in the assessment, evaluation and determination of the development application. The methodology in the compilation of this Statement of Environmental Effects required a Sewell Design trade secret to be used so that it could give the applicant and the development application the best opportunity of achieving consent. A trade secret is: *formula, practice, process, design, instrument, pattern, commercial method, or compilation of information not generally known or reasonably ascertainable by others by which a business can obtain an economic advantage over competitors or customers.* This Statement of Environmental Effects also contains commercial information, that if published and made readily publicly accessible to any persons online through a Consent Authority website, would likely prejudice the commercial position of Sewell Design and/or the applicant as the 'public interest' component during the evaluation of the development application in accordance with section 4.15(1)(e) of the Environmental Planning and Assessment Act 1979 may be compromised. Sewell Design does not consent to the online Consent Authority website publication of this Statement of Environmental Effects whatsoever (including during an exhibition period or post determination of the development application) as it will reveal a trade secret. This Statement of Environmental Effects requires the Consent Authority to exercise its function under the Government Information (Public Access) Regulation 2009 Schedule 1 Additional Open Access Information – Consent Authorities Section 3(2)(b) and Section 3(3). A breach of a trade secret or commercial information may result in Sewell Design pursuing avenues for compensation.

Copyright

This Statement of Environmental Effects is protected by Copyright © and remains the intellectual property of Sewell Design. The structure, wording or any information contained within this Statement of Environmental Effects cannot be used, copied or reproduced by any other person/s or entity without the written consent of Sewell Design. A breach of copyright and/or intellectual property may result in Sewell Design pursuing avenues for compensation.

Disclaimer 1

The information provided within this Statement of Environmental Effects is to be used as a guide only and relies on information obtained via research or provided by the applicant. The information within this Statement of Environmental Effects is provided to the Consent Authority in good faith. It is the Consent Authorities duty in the evaluation of the development application to assess the information contained within this Statement of Environmental Effects. Sewell Design does not warrant the accuracy of the information contained within this Statement of Environmental Effects.

Disclaimer 2

Sewell Design is not qualified to make assessments regarding any land within the Consent Government Area having the potential to be contaminated. The information provided within this Statement of Environmental Effects is to be used as a guide only and relies on either historical / recorded information or assumed information based on historical / recorded information. The information within this Statement of Environmental Effects is provided to the Consent Authority in good faith. It is the Consent Authorities duty in the evaluation of the development application to assess the information contained within this Statement of Environmental Effects. Sewell Design does not warrant the accuracy of the information contained within this Statement of Environmental Effects.

Table of Contents

1.	DEVELOPMENT.....	4
2.	SUBJECT SITE	5
3.	PLANNING CONTROLS.....	9
4.	SUITABILITY OF THE SITE	15
5.	PRESENT AND PREVIOUS LAND AND BUILDING USES.....	16
6.	OPERATIONAL AND MANAGEMENT	16
7.	TRAFFIC, PARKING AND GENERAL ACCESSIBILITY	17
8.	SIGNAGE.....	17
9.	SAFETY AND SECURITY	17
10.	PRIVACY, VIEWS AND OVERSHADOWING	17
11.	AIR AND NOISE	17
12.	DRAINAGE, SOIL AND WATER	18
13.	HERITAGE CONSERVATION	18
14.	ENERGY EFFICIENCY & SUSTAINABILITY	19
15.	WASTE MANAGEMENT	19
16.	EROSION AND SEDIMENT CONTROL	19
17.	LAND CONTAMINATION.....	19
18.	DEMOLITION	20
19.	SITE MANAGEMENT	21
20.	ACCESSIBILITY.....	22
21.	FIRE SAFETY AND BUILDING UPGRADES	23
22.	SOCIAL IMPACTS	23
23.	ECONOMIC IMPACTS.....	23
24.	LANDSCAPING	23
25.	ENVIRONMENTAL HAZARDS AND MANAGEMENT.....	23
26.	NATURAL RESOURCE AND LANDSCAPE MANAGEMENT	23
27.	ADDITIONAL INFORMATION	23
28.	CONCLUSION.....	23

1. DEVELOPMENT

1.1 REASON FOR DEVELOPMENT

The applicant seeks Consent Authority approval for the development at the subject site. The applicant therefore provides a Development Application (DA) to the Consent Authority for consideration, assessment, evaluation and determination. This SoEE is provided as part of the content required in the approved form for the DA.

1.2 DESCRIPTION OF THE DEVELOPMENT

The development involves the additions and alterations to an existing dwelling. The development involves an intensification of the existing dwelling + the construction of an attached 7.5m x 12m garage.

1.3 PLANNING DEFINITIONS

The LEP provides the following definitions:

residential accommodation means:

a building or place used predominantly as a place of residence, and includes any of the following—

- (a) attached dwellings,*
- (b) boarding houses,*
- (baa) co-living housing,*
- (c) dual occupancies,*
- (d) dwelling houses,*
- (e) group homes,*
- (f) hostels,*
- (g) multi dwelling housing,*
- (h) residential flat buildings,*
- (i) rural workers' dwellings,*
- (j) secondary dwellings,*
- (k) semi-detached dwellings,*
- (l) seniors housing,*
- (m) shop top housing,*

but does not include tourist and visitor accommodation or caravan parks.

1.4 BUILDING CODE CLASSIFICATION

The NCC2 identifies this development as a Class 1a & 10a building/s.

1.5 DEVELOPMENT CONSTRUCTION & MATERIALS

Table 1.4 provides a description of the development construction and materials (generally):

Table 1.4: development construction and materials

Foundation:	Reinforced concrete pad footing & steel stumps
Cladding:	Fibre cement horizontal plank cladding
Structure:	Timber wall & roof frames
Roof Cladding:	Steel sheet (trapezoidal profile)
Windows:	Powder coated aluminium framed

2. SUBJECT SITE

2.1 DESCRIPTION OF THE SUBJECT SITE

Table 2.1 provides a description of the subject site.

Table 2.1: Description of subject site

Zone	RU5 – Village
Size:	696.2m ²
Shape:	Rectangular
Locality:	The subject site is located in an established residential setting in Talbingo
Primary Street Frontage:	Bowman Street
Secondary Street Frontage:	Day Street
Laneway:	None
Vehicular Access:	Bowman Street & Day Street
Adjoining Development:	Northern boundary: Bowman Street (existing dwelling) Eastern boundary: Bowman Street Southern boundary: Day Street Western boundary: Day Street (existing dwelling)
Surrounding Development:	Single and two storey detached dwellings.
Orientation:	South to Day Street
Views:	North overlooking golf course and mountains
Wind Direction:	West (generally)
Exposure / Shielding:	Shielded through both existing natural and built environments
Slope / Topography:	Approximately 2.5m fall from southern boundary to northern boundary.
Existing Structures:	Existing dwelling + small outbuilding (shed) identified for demolition.
Existing infrastructure:	The subject site benefits from existing concrete kerb and guttering and underground + overhead utilities
Natural Features:	No natural features of significance found at the subject site.
Significant Trees:	There are no significant trees at the subject site that are identified for removal.
Vegetation / Landscaping:	The subject site is generally covered in grass and landscaped areas.
Easements	None.
Utilities:	The subject site benefits from the following utilities: 1. Electricity (overhead) 2. Natural Gas (LPG) 3. Reticulated Water (underground) 4. Sewer (underground) 5. Stormwater (underground)



Image 1 – subject site locality (source: NSW Explorer)



Image 2 – subject site location (source: NSW Explorer)

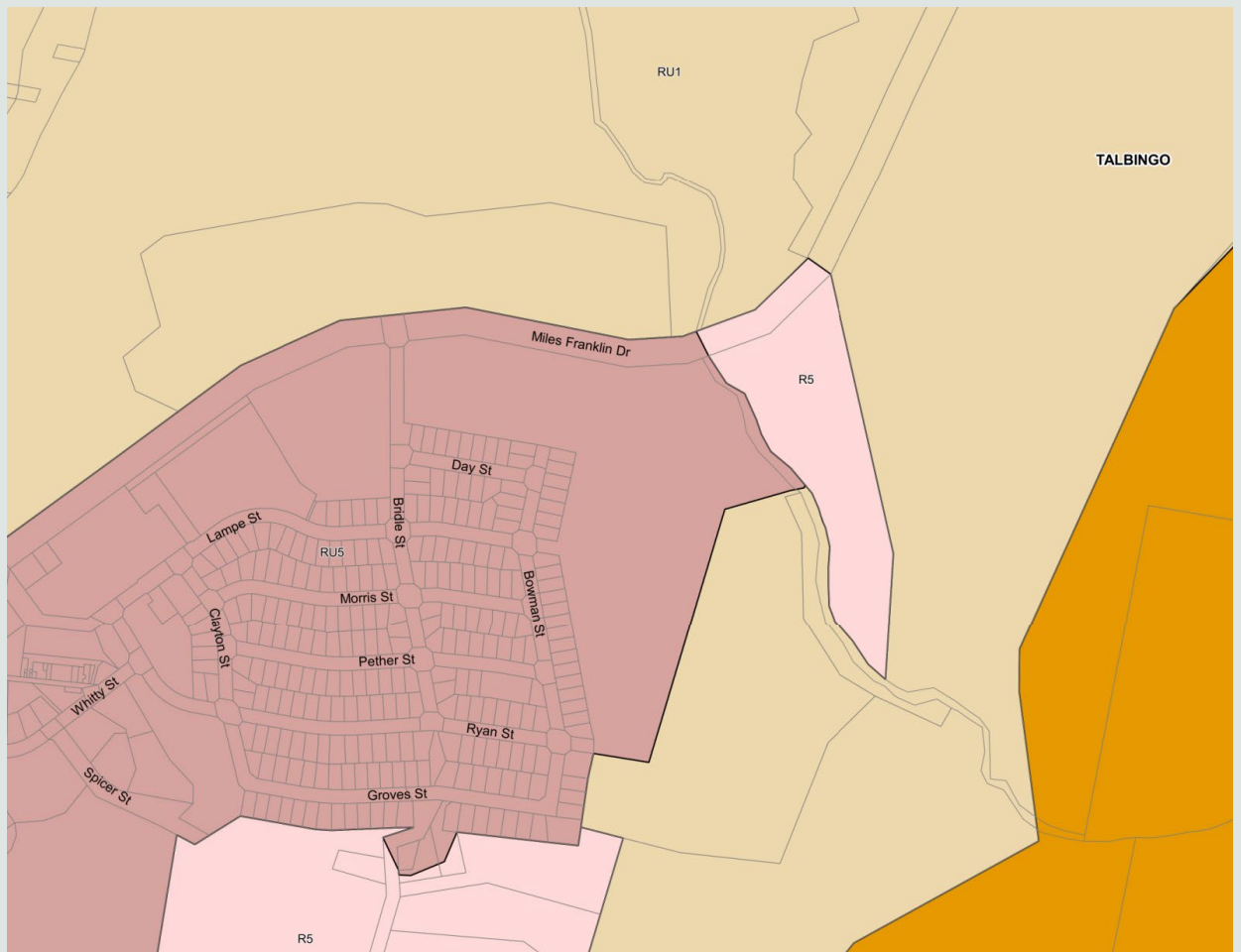


Image 3 – subject site RU5 zone (source: Tumut LEP Land Zoning Map - Sheet LZN 004E)



Image 4 – Day Street view of subject site (source: Google Street Maps – June 2023)



Image 5 – Bowman Street view of subject site (source: Google Street Maps – June 2023)



Image 6 – aerial drone view of subject site (source: sewell design)

3. PLANNING CONTROLS

3.1 PLANNING CONTROLS OVERVIEW

Table 3.1 provides a list of the planning controls that apply to this development:

Table 3.1: List of planning controls

Legislation:	Environmental Planning & Assessment Act 1979
	Environmental Planning & Assessment Regulation 2021
	Environmental Planning & Assessment (Development Certification and Fire Safety) Regulation 2021
	Local Government Act 1993
	Local Government Regulations 2021
	Rural Fires Act 1997 No 65
	Rural Fires Regulation 2022
	Biodiversity Conservation Act 2016 No 63
State Environmental Planning Policies:	SEPP (Exempt and Complying Development Codes) 2008
	SEPP (Sustainable Buildings) 2022
	SEPP (Transport & Infrastructure) 2021
	SEPP (Resilience and Hazards) 2021
	SEPP (Housing) 2021
	SEPP (Industry & Employment) 2021
	SEPP (Primary Production) 2021
	SEPP (Biodiversity and Conservation) 2021
Local Environmental Plan:	LEP
Development Control Plan:	DCP

3.2 LEGISLATION

3.2.1 ENVIRONMENTAL PLANNING & ASSESSMENT ACT 1979

This development will be assessed against section 4.15 of the Environmental Planning & Assessment Act 1979. Table 3.2.1 is provided to assess the development against 4.15 (evaluation) sections, clauses and requirements of the EP&A Act.

Table 3.2.1: Evaluation

Section	Clause	Response
1(a)	<i>Matters for consideration--general In determining a development application, a consent authority is to take into consideration such of the following matters as are of relevance to the development the subject of the development application-the provisions of-</i>	
1(a)(i)	<i>any environmental planning instrument, and</i>	Development seeks to be consistent with all relevant EPI's. Refer to Part 3.3 to 3.4 in this SoEE for relevant EPI's and the development's measure against those EPI's.
1(a)(ii)	<i>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</i>	None.
1(a)(iii)	<i>any development control plan, and</i>	The provisions of the DCP have been considered in the development and the development seeks to be consistent with all the

		provisions in the DCP. In any event where the development is not consistent with any of the provisions in the DCP, Council is to afford the Applicant flexibility in applying the provisions of the DCP and allow a reasonable alternative solution/s that achieves the objectives of the relevant section of the DCP in accordance with section 3A(b) (below). Refer to Part 3.5 in this SoEE.
1(a)(iiia)	<i>any planning agreement that has been entered into under section 7.4, or any draft planning agreement that a developer has offered to enter into under section 7.4, and</i>	N/A.
1(a)(iv)	<i>the regulations (to the extent that they prescribe matters for the purposes of this paragraph),</i>	The EP&A Regs apply to this development and the development seeks to be consistent with the Regs where required and necessary.
	<i>that apply to the land to which the development application relates,</i>	
1(b)	<i>the likely impacts of that development, including environmental impacts on both the natural and built environments, and social and economic impacts in the locality,</i>	This SoEE identifies any likely impacts of the development including environmental impacts on both the natural and built environments and social and economic impacts in the locality
1(dc)	<i>the suitability of the site for the development,</i>	The site is considered suitable for the development as it is not impacted by or will impact on any other natural or built environment and is considered consistent with the zone objective/s, the LEP, the DCP and the land size is capable for the development to occur.
1(d)	<i>any submissions made in accordance with this Act or the regulations,</i>	To be assessed and determined individually (on merit) by the Consent Authority post advertising and / or notification of the development
1(e)	<i>the public interest.</i>	The development is considered to be in the public interest as it provides a positive economic impact (employment of local trades and services), is development that will not impact upon adjoining neighbours and will provide a type of housing variety for the local community.
2	<i>Compliance with non-discretionary development standards.....</i>	N/A.
3	<i>If an environmental planning instrument or a regulation contains non-discretionary development standards and development the subject of a development application does not comply with those standards.....</i>	N/A.
3A	<i>Development control plans. If a development control plan contains provisions that relate to the development that is the subject of a development application, the consent authority-</i>	
3A(a)	<i>if those provisions set standards with respect to an aspect of the development and the development application complies with those standards--is not to require more onerous standards with respect to that aspect of the development, and</i>	Noted.
3A(b)	<i>if those provisions set standards with respect to an aspect of the development and the development application does not comply with those standards--is to be flexible in applying those provisions and allow reasonable alternative solutions that achieve the objects of those standards for</i>	Noted. Consent Authority to provide flexibility in applying DCP provisions and if standards cannot be met in the development, allow the applicant to provide reasonable alternative solutions that are consistent with the prescribed objectives of those standards.

	<i>dealing with that aspect of the development, and</i>	
3A(c)	<i>may consider those provisions only in connection with the assessment of that development application.</i>	Noted.
4	<i>Consent where an accreditation is in force.....</i>	
5	<i>A consent authority and an employee of a consent authority do not incur any liability as a consequence of acting in accordance with subsection (4)</i>	N/A.
6	<i>Definitions</i>	Noted.

3.2.2 ENVIRONMENTAL PLANNING & ASSESSMENT REGULATION 2021

This DA is provided with content consistent with the approved form as required under the provisions of s24 of the EP&A Regs.

3.2.3 ENVIRONMENTAL PLANNING & ASSESSMENT (DEVELOPMENT CERTIFICATION & FIRE SAFETY) REGULATION 2021

A BASIX certificate will be provided if the development is deemed *BASIX development* or a *BASIX building* (in accordance with the EP&A Regs) and is to be consistent with Section 71 of the EP&A (DC&FS) Regs. Smoke alarms will be installed in the development in accordance with Part 13 (or Part 13A if applicable) of the EP&A (DC&FS) Regs.

3.2.4 LOCAL GOVERNMENT ACT 1993

The development is likely to contain activities that require approval of the Consent Authority. Types of activities may include water supply, sewerage and stormwater drainage work, management of waste and installation of an oil or solid fuel heating appliance. These activities will seek approval separately from this DA under the provisions of s68 of the LG Act. It is likely that these activities will require approval prior to the issue of a Construction Certificate (CC) and may be conditioned in the development application consent.

3.2.5 LOCAL GOVERNMENT REGULATIONS 2021

The development will be assessed against relevant Parts and sections contained in the LG Regs.

3.2.6 RURAL FIRES ACT 1997 NO 65

Refer to Part 25.1 of this SoEE regarding bushfire and if the subject site is identified as bushfire prone land.

3.2.7 RURAL FIRES REGULATION 2022

Refer to Part 25.1 of this SoEE regarding bushfire and if the subject site is identified as bushfire prone land.

3.2.8 BIODIVERSITY CONSERVATION ACT 2016 NO 63

All developments need to be assessed against the Biodiversity Conservation Act 2016. The development will need to consider if it is likely to significantly affect threatened species in accordance with Division 1 Section 7.2 of the Biodiversity Conservation Act 2016. The Biodiversity Conservation Act 2016 prescribes likely to significantly affect threatened species if:

Legislation	Response
<i>(a) it is likely to significantly affect threatened species or ecological communities, or their habitats, according to the test in section 7.3, or</i>	The development, when assessed against the biodiversity test, is considered unlikely to significantly affect threatened species or ecological communities, or their habitats.
<i>(b) the development exceeds the biodiversity offsets scheme threshold if the biodiversity offsets scheme applies to the impacts of the development on biodiversity values, or</i>	The Biodiversity Values Map and Threshold (BMAT) tool was used to determine whether or not a Biodiversity Development Assessment Report (BDAR) is required. After using the tool and generating a report, it was determined that the development does not exceed the biodiversity offset scheme entry threshold.
<i>(c) it is carried out in a declared area of outstanding biodiversity value.</i>	Using the same tool as above, the report also determined that the development is not located in a declared area of outstanding biodiversity value.

3.3 STATE ENVIRONMENTAL PLANNING POLICIES (SEPP)

3.3.1 SEPP (EXEMPT AND COMPLYING DEVELOPMENT CODES) 2008

The development does not seek to use any Parts of this SEPP, either exempt or complying, for approval and/or this SEPP does not apply to the development.

3.3.2 SEPP (SUSTAINABLE BUILDINGS) 2022

The development is residential therefore Chapter 2 of this SEPP applies. Refer to Part 14 of this SoEE.

3.3.3 SEPP (TRANSPORT & INFRASTRUCTURE) 2021

Subject site does not adjoin a rail or road corridor where potential noise and vibration issues need to be considered. The development does not seek to use any Parts of this SEPP for approval and/or this SEPP does not apply to the development.

3.3.4 SEPP (RESILIENCE AND HAZARDS) 2021

This SoEE will provide information to assist the Consent Authority with a detailed site investigation report regarding the possible land contamination at the subject site (refer to Part 17 of this SoEE).

3.3.5 SEPP (HOUSING) 2021

The development does not seek to use any Parts of this SEPP for approval and/or this SEPP does not apply to the development.

3.3.6 SEPP (INDUSTRY & EMPLOYMENT) 2021

The development does not seek to use any Parts of this SEPP for approval and/or this SEPP does not apply to the development.

3.3.7 SEPP (PRIMARY PRODUCTION) 2021

The development does not seek to use any Parts of this SEPP for approval and/or this SEPP does not apply to the development.

3.3.8 SEPP (BIODIVERSITY AND CONSERVATION) 2021

Chapter 3 of the SEPP (Koala Habitat Protection 2020) applies to the Snowy Valleys LGA but only on land zoned RU1, RU2 & RU3 and only on lots greater than 1 hectare. No further assessment required for Chapter 3 under the provisions of this SEPP. Chapter 4 of the SEPP (Koala Habitat Protection 2021) applies to the Tumut LGA but only on land zoned RU1, RU2 & RU3 and only on lots greater than 1 hectare. The subject site is not identified on the Koala Development Application Map. No further assessment required for Chapter 4 under the provisions of this SEPP.

3.4 LOCAL ENVIRONMENTAL PLAN

3.4.1 OBJECTIVES OF ZONE

Table 3.4.1 provides the LEP objectives of the subject site zone as identified at Table 2.1.

Table 3.4.1: Objectives of zone

Objective	1 Objectives of zone	Response
1	<i>To provide for a range of land uses, services and facilities that are associated with a rural village.</i>	The development seeks to continue the predominant pattern of development (dwelling houses) which contributes to a rural village.

3.4.2 USE PERMISSIBILITY

Table 3.4.2 provides the use permissibility of the subject site zone as identified at Table 2.1.

Table 3.4.2: Use permissibility

Permissibility	Land Use	Response
2 Permitted without consent	<i>Home occupations</i>	
3 Permitted with consent	<i>Centre-based child care facilities; Community facilities; Dwelling houses; Neighbourhood shops; Oyster aquaculture; Places of public worship; Recreation areas; Recreation facilities (indoor); Recreation facilities (outdoor); Respite day care centres; Roads; Schools; Tank-based aquaculture; Any other development not specified in item 2 or 4</i>	The development seeks approval for additions and alterations to a dwelling house - a type of residential accommodation
4 Prohibited	<i>Eco-tourist facilities; Heavy industries; Intensive livestock agriculture; Sex services premises</i>	

3.4.3 PART 3 - EXEMPT AND COMPLYING DEVELOPMENT

Table 3.4.3 is provided to assess the development against LEP Part 3 sections, clauses and requirements.

Table 3.4.3: Exempt and Complying Development

Section	Title	Required	Response
3.1	<i>Exempt development</i>	N	Development does not seek exempt development

3.2	<i>Complying development</i>	N	Development does not seek complying development
3.3	<i>Environmentally sensitive areas excluded</i>	N	Development does not seek either exempt or complying development

3.4.4 PART 4 - PRINCIPAL DEVELOPMENT STANDARDS

Table 3.4.4 is provided to assess the development against LEP Part 4 sections, clauses and requirements.

Table 3.4.4: Principal Development Standards

Section	Title	Required	Response
4.1	<i>Minimum subdivision lot size</i>	N	Subject site is not identified in the minimum lot size map
4.1AA	<i>Minimum subdivision lot size for community title schemes</i>	N	Development does not seek a subdivision in a community title scheme.
4.2	<i>Rural subdivision</i>	N	Development is not located on a rural zone
4.2A	<i>Erection of dwelling houses and dual occupancies on land in certain residential, rural and conservation zones</i>	N	Development is not located in any of the specified zones
4.2B	<i>Minimum subdivision lot size for strata subdivision of residential or tourist and visitor accommodation in certain zones</i>	N	Development is not located in any of the specified zones
4.2C	<i>Boundary adjustments of land in certain zones</i>	N	Development is not located in any of the specified zones
4.3	<i>Height of buildings</i>	N	Development does not exceed the height specified in the height of buildings map
4.4	<i>Floor space ratio</i>	N	Development does not exceed the floor space ratio specified in the floor space ratio map
4.5	<i>Calculation of floor space ratio and site area</i>	N	Noted.
4.6	<i>Exceptions to development standards</i>	N	Development does not seek exceptions to development standard.

3.4.5 PART 5 - MISCELLANEOUS PROVISIONS

Table 3.4.5 is provided to assess the development against LEP Part 5 sections, clauses and requirements.

Table 3.4.5: Miscellaneous Provisions

Section	Title	Required	Response
5.1	<i>Relevant acquisition authority</i>	N	Not applicable.
5.2	<i>Classification and reclassification of public land</i>	N	Not applicable.
5.3	<i>Development near zone boundaries</i>	N	Development does not seek to rely on this section for development consent
5.4	<i>Controls relating to miscellaneous permissible uses</i>	N	Development does not seek to undertake any of the prescribed uses.
5.5	<i>Controls relating to secondary dwellings on land in a rural zone</i>	N	Section not adopted in the LEP
5.6	<i>Architectural roof features</i>	N	Section not adopted in the LEP
5.7	<i>Development below mean high water mark</i>	N	Section not adopted in the LEP
5.8	<i>Conversion of fire alarms</i>	N	Section does not apply as development will not require a fire alarm system that can be monitored by Fire and Rescue NSW or by a private service provider.

5.9	<i>Dwelling house or secondary dwelling affected by natural disaster</i>	N	Section not adopted in the LEP
5.10	<i>Heritage conservation</i>	N	Development is not located in a HCA. Refer to Part 13 of this SoEE.
5.11	<i>Bush fire hazard reduction</i>	N	Development does not seek to undertake bush fire hazard reduction
5.12	<i>Infrastructure development and use of existing buildings of the Crown</i>	N	Development does not seek infrastructure development and use of existing buildings of the Crown
5.13	<i>Eco-tourist facilities</i>	N	Section not adopted in the LEP
5.14	<i>Siding Spring Observatory—maintaining dark sky</i>	N	Section not adopted in the LEP
5.15	<i>Defence communications facility</i>	N	Section not adopted in the LEP
5.16	<i>Subdivision of, or dwellings on, land in certain rural, residential or conservation zones</i>	N	Development is not located in any of the specified zones
5.17	<i>Artificial waterbodies in environmentally sensitive areas in areas of operation of irrigation corporations</i>	N	Section not adopted in the LEP
5.18	<i>Intensive livestock agriculture</i>	N	Development does not seek to undertake intensive livestock agriculture
5.19	<i>Pond-based, tank-based and oyster aquaculture</i>	N	Development does not seek to undertake Pond-based, tank-based and oyster aquaculture
5.20	<i>Standards that cannot be used to refuse consent—playing and performing music</i>	N	Development does not seek to undertake the playing and/or performing of music
5.21	<i>Flood planning</i>	N	Subject site is not affected by flooding or within an FPA. Refer to Part 25.2 of this SoEE.
5.22	<i>Special flood considerations</i>	N	Section not adopted in the LEP
5.23	<i>Public bushland</i>	N	Section not adopted in the LEP
5.24	<i>Farm stay accommodation</i>	N	Section not adopted in the LEP
5.25	<i>Farm gate premises</i>	N	Section not adopted in the LEP

3.4.6 PART 6 - ADDITIONAL LOCAL PROVISIONS

Table 3.4.6 is provided to assess the development against LEP Part 6 sections and requirements.

Table 3.4.6: Additional Local Provisions

Section	Requirement	Required	Response
6.1	<i>Earthworks</i>	Y	The development will require earthworks (excavation for placement of concrete foundations + site cut & slab edge retaining) to accommodate the development (refer to plans). The proposed earthworks in the development is considered not to have a detrimental impact on environmental functions and processes, neighbouring uses, cultural or heritage items or features of the surrounding land. Any cut, fill and retaining associated with the earthworks will be consistent with the DCP.
6.2	<i>(Repealed)</i>		-
6.3	<i>Terrestrial biodiversity</i>	N	Subject site is not identified in the Terrestrial Biodiversity Map - Sheet BIO_004

6.4	<i>Groundwater Vulnerability</i>	N	Subject site is not identified in the Groundwater Vulnerability Map - Sheet GRV_004
6.5	<i>Riparian lands and watercourses</i>	N	Subject site is not identified in the Riparian lands and watercourses Map - Sheet RLW_004
6.6	<i>Wetlands</i>	N	Subject site is not identified in the Wetlands Map - Sheet WET_004
6.7	<i>Salinity</i>	N	Subject site is not identified in the Salinity Map - Sheet SAL_004
7.8	<i>Landslide risk</i>	N	Subject site is not considered at risk to landslide.
7.9	<i>Airspace operations</i>	N	Subject site is considered not near the local Airport and its flight paths.
7.10	<i>Development in areas subject to aircraft noise</i>	N	Subject site is considered not near the local Airport and its flight paths.
7.11	<i>Essential Services</i>	N	Subject site services are existing.
7.12	<i>Exceptions to minimum subdivision lot sizes for certain land</i>	N	Subject site is not located in any of the specified zones

3.5 DEVELOPMENT CONTROL PLAN

3.5.1 DCP SECTION IDENTIFICATION

Table 3.5.1 provides the sections of the DCP that apply to this development.

Table 3.5.1: Sections of DCP applying to the development

Section	Section heading	Required	Response
1	<i>Introduction to the DCP</i>	Y	The development is considered to be consistent with this section
2	<i>Amendment to the DCP</i>	Y	Refer to APPENDIX C for DCP departures and justification.
3	<i>Requirements Applying to all Types of Development</i>	Y	The development is considered to be consistent with this section. For further information, refer to APPENDIX C.
4	<i>Residential Development</i>	Y	The development is considered to be consistent with this section. For further information, refer to APPENDIX C.
5	<i>Commercial Development</i>	N	
6	<i>Industrial Development</i>	N	
7	<i>Heritage</i>	N	
8	<i>Locality Based Controls</i>	N	
9	<i>Subdivision</i>	N	
App. 1	<i>Street Trees List</i>	N	
App. 2	<i>Residential Building Design Guidelines</i>	Y	The development is considered to be consistent with this section
App. 3	<i>Residential Subdivision Design Guidelines</i>	N	

3.5.2 DEVELOPMENT COMPLIANCE SUMMARY

Table 3.5.2 provides the development's compliance with Sections 3 and 4 of the DCP (APPENDIX C).

4. SUITABILITY OF THE SITE

4.1 SITE SUITABILITY

It is important to evaluate the suitability of the development with the subject site. Table 4.1 provides an overview of the suitability of the site.

Table 4.1: Suitability of site

Site Constraint (Flooding):	Refer to part 25.2 of this SoEE
Site Constraint (Bushfire):	Refer to part 25.1 of this SoEE
Site Constraint (urban salinity):	Refer to part 26.4 of this SoEE

Site Constraint (native vegetation profile planting):	Refer to part 26.3 of this SoEE
Proximity to transport services:	The development benefits from having close proximity to local bus routes
Proximity to shops:	The development benefits from having close proximity to shops
Proximity to community facilities:	The development benefits from having close proximity to local community medical facilities
Proximity to recreational facilities:	The development benefits from having close proximity to recreational facilities
Compatibility with adjoining development:	The development is considered compatible with other development either adjacent or in the vicinity
Compatibility with visual setting (streetscape):	The development is surrounded by similar patterns of development and visual setting
Compatibility with planning objectives:	The development is considered compatible with the planning objectives (refer to Part 3.4.1 of this SoEE)
Compatibility with land zoning:	The development is considered compatible with the land zone (refer to Part 3.4.2 of this SoEE)
Shape and size of the land:	The subject site size and shape is considered suitable for the development to occur.
Age and condition of the building:	Fair

5. PRESENT AND PREVIOUS LAND AND BUILDING USES

5.1 LAND & BUILDING USE

It is important to establish the subject site's previous and present building and land uses. Table 5.1 provides an overview of the present and previous land and building uses.

Table 5.1: present and previous land and building uses

Subject Site Previous Zone:	Unknown
Subject Site Present Zone:	RU5 – Village
Subject Site Previous Use:	Unknown
Subject Site Present Use:	Residential
Present Use of Adjoining Land:	Residential
Contaminated Land:	Refer to Part 17 of this SoEE
Contaminated Land Testing:	Refer to Part 17 of this SoEE

6. OPERATIONAL AND MANAGEMENT

6.1 BUSINESS OVERVIEW

N/A. The development is a type of residential accommodation.

6.2 BUSINESS OPERATION & MANAGEMENT

Table 6.2 provides an overview of the development's operations and management

Table 6.2: operational and management overview (vehicle repair station)

Type of Business:	
Business Operation:	
Number of Staff / Employees:	
Expected number of Customers / Clients:	
Days of Operation:	
Hours of Operation:	
Delivery / Handling of Goods:	
Delivery / Truck Movements:	
Size of Vehicles:	
Hazardous Material Control:	
Noise Control:	
Complaints Management:	
Servicing Arrangements:	

The developments operations will be consistent with the existing and established operations undertaken at the subject site and/or will be in accordance with the Protection of the Environment Operations Act 1997 No 156

7. TRAFFIC, PARKING AND GENERAL ACCESSIBILITY

7.1 OFF-STREET CAR PARKING RATES

Table 7.1 provides the off-street car parking rates for the development in accordance with the DCP.

Table 7.1: Off-street car parking rates

Use	Rate	Response
Dwelling House	<i>Two off-street car parking spaces. 1 space behind the building line.</i>	The subject site provides the required off-street car parking requirement as per the DCP.

7.2 OFF-STREET CAR PARKING CALCULATIONS

Existing off-street car parks = 2

Development required off-street car parks = 2

Development provided off-street car parks = 2 (refer to site plan)

Visitor parking = 0 (not a requirement for this type of development)

All off-street car parking in accordance with AS2890.1 & 2890.6 (where required)

7.3 TRAFFIC, PARKING AND GENERAL ACCESSIBILITY - GENERAL

The development seeks to satisfy the required amenity for the density proposed by the development in relation to traffic generation, parking and accessibility.

7.3.1 EXISTING SITE CONDITIONS

The development provides vehicular access to and from Neerim Close.

7.3.2 TRAFFIC

The development is not considered traffic generating development. The development either allows vehicles to enter and leave the site in a safe and forward fashion or has traffic movements consistent with other similar developments in the immediate and surrounding area. The development provides the minimum apron (hardstand) width in front of the proposed garage for B85 vehicles in accordance with Figure 5.4 of AS2890.1.

7.3.3 PARKING

The development provides the required off-street car parking spaces in accordance with the DCP (refer to table 7.1 and 7.2 of this SoEE).

7.3.4 ACCESSIBILITY

There are no accessibility requirements for this development.

8. SIGNAGE

Development does not propose any signage.

9. SAFETY AND SECURITY

The development is designed with appropriate setbacks consistent with the immediate and surrounding area. The design of the development allows for passive surveillance from the public domain. The development will also incorporate sensed lighting to entrances and driveways, which will be designed to mitigate spill and cause nuisance to adjoining properties.

10. PRIVACY, VIEWS AND OVERSHADOWING

10.1 PRIVACY

No privacy issues associated with the development. As the development is 'cut into' the subject site, the dwellings will be lowered into the site and there will be no privacy issues from the dwelling located to the north. Notwithstanding, external fixed screening to first floor windows on the northern façade will be installed to mitigate any potential privacy issues (refer to elevation plans). The private outdoor spaces of the dwellings located to the south is protected by their own landscaping treatment and there will be no privacy / overlooking impacts envisaged due to the development's setback from the southern boundaries and the location of the adjoining private open space areas.

10.2 VIEWS

Significant views to Lake Albert (south and south-west) are designed to be captured in the design of the development hence the siting and location of the dwellings on the subject site.

10.3 OVERSHADOWING

No overshadowing issues associated with the development – refer to overshadowing plans.

11. AIR AND NOISE

11.1 AIR

Waste bins will be located onsite so that there is adequate separation from adjoining uses to mitigate nuisance. The development does not seek to increase waste production that creates odour sources other than general waste (refer to Part 15 of this SoEE for waste management control of odour).

11.2 NOISE

Noise – the proposed development will have minimal impact on noise levels and will be typical with noise levels produced by activities undertaken at the subject site or other existing surrounding development. Suitable noise mitigation measures must be implemented during construction (refer to Table 19.1.1 of this SoEE).

12. DRAINAGE, SOIL AND WATER

12.1 DRAINAGE

12.1.1 EXISTING DRAINAGE

The development (if existing) may contain earthenware plumbing. All earthenware to be replaced with uPVC. All plumbing and drainage work in accordance with the NCC3.

12.1.2 STORMWATER DRAINAGE

The development may require new stormwater services to be directed to kerb and gutter and/or connected into the existing stormwater infrastructure. All plumbing and drainage work in accordance with the NCC3. All stormwater runoff to be designed to not adversely affect any adjoining properties. All stormwater overland flow capture and disposal to be either directed to kerb and gutter and/or stormwater infrastructure.

12.1.3 SEWERAGE DRAINAGE

The development may require new sewerage services to be connected into the existing sewer infrastructure and to be directed towards an appropriate point of discharge (ie infrastructure sewer spur or select onsite sewerage management system). All plumbing and drainage work in accordance with the NCC3.

12.2 SOIL

The development provides designated landscaping areas to permit required or necessary water infiltration into the ground and to minimise potential large areas of water runoff.

12.3 WATER

12.3.1 WASTEWATER

Wastewater (as identified at part 15 of this SoEE) must be placed in an onsite designated chemical container and must be appropriately disposed of offsite. No wastewater shall be disposed of into onsite gullies, sinks or wastes where the eventual location for the wastewater will be the Consent Authority sewer main. The development must ensure that any wastewater will not impact on downstream waterways.

13. HERITAGE CONSERVATION

13.1 LEP SECTION 5.10

This part of the LEP does not apply as the subject site is located more than 1km away from the nearest Heritage Item (St Paul's Church – 50 Lampe Street).



Image 7 – subject site is not in a HCA or a heritage item (source: Tumut LEP Heritage Map – Sheet HER_004E)

14. ENERGY EFFICIENCY & SUSTAINABILITY

A BASIX certificate/s outlining the development's water, thermal and energy saving commitments is provided as part of this development. These commitments qualify the development to the definition of *sustainability* in accordance with the EP&A (DC&FS) Regs. Refer to supplied BASIX certificate/s.

15. WASTE MANAGEMENT

The development, throughout the use, will store construction waste in a skip bin with a lockable lid. This skip bin should allow waste to be sorted into recycling groups where applicable. Skip bin lids to be closed majority of the time to ensure loose rubbish will not blow away or disturb adjoining properties or community areas and to mitigate potential odour sources affecting adjoining uses. All chemical waste (eg paints, oils, solvents etc) will be placed in an onsite designated chemical container and must be appropriately disposed of offsite. All waste will be disposed of in accordance with Consent Authority guidelines.

16. EROSION AND SEDIMENT CONTROL

The development, throughout the duration of construction until practical completion, will install and keep in No sediment and erosion control measures applicable with the development as the development does not seek to disturb any soil or earth.

17. LAND CONTAMINATION

17.1 INITIAL EVALUATION

17.1.1 INITIAL EVALUATION OVERVIEW

An Initial Evaluation is essential to determine whether contamination is an issue and whether sufficient information is available to carry out a planning decision in 'good faith'. The Initial Evaluation can be based on readily available factual information. If, after carrying out an initial evaluation, none of the enquiries suggest that the land might be contaminated or that further enquiry is warranted, the planning process should proceed in the normal way.

17.1.2 READILY AVAILABLE FACTUAL INFORMATION

Table 17.1.2 provides the readily available factual information in accordance with Managing Land Contamination - Planning Guidelines in relation to the SEPP (Resilience and Hazards) 2021.

Table 17.1.2: Readily Available Factual Information

Information	Response
Current zoning	RU5 – Village
Permissible uses	Dwelling House
Records from previous re-zonings or rezoning request	None
Development applications and building applications for the site	Refer to part 17.1.4 of this SoEE
Property files	No property files or GIPA searches were obtained. The existing use and the proposed change of use are activities not listed at Table 1 of Managing Land Contamination - Planning Guidelines.
Information provided by the proponent such as a development application or rezoning request or an investigation	N/A
Knowledge of Council staff	To be determined during the development assessment.

17.1.3 INFORMATION PROVIDED BY THE PROPONENT

In addition to Table 17.1.2, Table 17.1.3 provides information from the proponent in accordance with Managing Land Contamination – Planning Guidelines.

Table 17.1.3: Information provided by the proponent

Information	Response
Historical aerial photography	Refer to below images (if provided).
Adjoining properties	Refer to images 1 & 2
Site inspection	A site inspection was undertaken prior to the date of this SoEE and revealed no visible contaminations found at the subject site.

17.1.4 DEVELOPMENT APPLICATIONS AND BUILDING APPLICATIONS FOR THE SITE

In addition to Table 17.1.3, Table 17.1.4 provides a list of Development Applications and Building Applications for the site in accordance with Managing Land Contamination - Planning Guidelines.

Table 17.1.4: Development applications and building applications for the site

Reference	Consent Date	Development Description

17.2 INITIAL EVALUATION – CHECKLIST

Table 17.2 is a suggested checklist for Initial Evaluations in accordance with part 3.2.1 of Managing Land Contamination - Planning Guidelines.

Checklist	Response
Is the planning authority aware of any previous investigations about contamination on the land? What were the results, including any previous initial evaluations?	To be investigated by the planning authority. There are no known previous contaminated land investigations available for the subject site.
Do existing records held by the planning authority show that an activity listed in Table 1 has ever been approved on the subject site? (The use of records held by other authorities or libraries is not required for an initial valuation.)	No. There are no known records that suggest that the subject site has ever been approved for an activity listed at Table 1 of the Planning Guideline.
Was the subject site at any time zoned for industrial, agricultural or defence purposes?	No.
Is the subject site currently used for an activity listed in Table 1?	No. The current use of the subject site is not for an activity listed at Table 1 of Managing Land Contamination - Planning Guidelines.
To the planning authority's knowledge was, or is, the subject site regulated through licensing or other mechanisms in relation to any activity listed in Table 1?	To be investigated by the planning authority.
Are there any land use restrictions on the subject site relating to possible contamination, such as notices issued by the EPA or other regulatory authority?	Unknown
Does a site inspection conducted by the planning authority [optional] suggest that the site may have been associated with any activities listed in Table 1.	To be investigated by the planning authority.
Is the planning authority aware of information concerning contamination impacts on land immediately adjacent to the subject site which could affect the subject site?	To be investigated by the planning authority.

18. DEMOLITION

18.1 DEMOLITION – GENERAL

If demolition is required in the work, then all work must be undertaken in accordance with the current version of the SafeWork NSW Codes of Practice document titled 'Demolition work' and AS 2601 – the demolition of structures. All work and activities must be undertaken in accordance with the current version of the following:

- Work Health and Safety Act (NSW) – as amended
- Work Health and Safety Regulation (NSW) – as amended
- Safe Work New South Wales Codes of Practice – relevant codes of practice where applicable

18.2 HAZARDOUS SUBSTANCES

18.2.1 ASBESTOS

If the work involves an existing building that was constructed prior to 1990, it may either contain or likely to contain asbestos. The asbestos can be found in various locations including but not limited to external cladding material (roof & wall), external linings, interior linings, insulation and/or insulative material, pipework, electrical metre boards, floor coverings, bituminous membranes, adhesives, vents, compressed sheet flooring, appliances, fixtures and fittings. In any instance, a suitably qualified person should investigate and identify the presence of asbestos in accordance with the current version of AS4964 – method for the qualitative identification of asbestos, prior to the commencement of any work including but not limited to demolition, cutting, sanding, drilling or otherwise disturbing the existing structure. An asbestos removal contractor with a friable asbestos removal licence (Class A) is to be engaged to undertake any necessary asbestos removal and remediation. All work should be carried out in accordance with the current version of the SafeWork NSW Codes of Practice document titled 'How to Safely Remove Asbestos' and 'How to manage and control asbestos in the workplace'. Personal Protective Equipment (PPE) including protection against inhalation of harmful material should be used when removing or working near identified asbestos material. Handling and disposal of asbestos waste material is regulated and is required to be carried out in accordance with relevant Consent Authorities guidelines under the current version of the Protection of the Environment Operations Act and the Protection of the Environment Operations (Waste) Regulation.

18.2.2 POWDERED MATERIALS

Many materials used in the construction of this building can cause harm if inhaled in powdered form. Persons working on or in the building during construction, operational maintenance or demolition should ensure good ventilation and wear Personal Protective Equipment (PPE) including protection against inhalation while using powdered material or when sanding, drilling, cutting or otherwise disturbing or creating powdered material. Always refer to and execute work in accordance with the manufacturer's Material Safety Data Sheet (MSDS).

All spray painting and powder coating work must be undertaken in accordance with the current version of the SafeWork NSW Codes of Practice document titled 'Spray painting and powder coating'.

18.2.3 TREATED TIMBER

The design of this building may include provision for the inclusion of treated timber within the structure. Dust or fumes from this material can be harmful. Persons working on or in the building during construction, operational maintenance or demolition should ensure good ventilation and wear Personal Protective Equipment (PPE) including protection against inhalation of harmful material when sanding, drilling, cutting or using treated timber in any way that may cause harmful material to be released. Do not burn treated timber. Always refer to and execute work in accordance with the manufacturer's Material Safety Data Sheet (MSDS).

18.2.4 VOLATILE ORGANIC COMPOUNDS

Many types of glue, solvents, spray packs, paints, varnishes and some cleaning materials and disinfectants have dangerous emissions. Areas where these are used should be kept well ventilated while the material is being used and for a period after installation. Personal Protective Equipment (PPE) may also be required. Always refer to and execute work in accordance with the manufacturer's Material Safety Data Sheet (MSDS). All work involving chemicals must be undertaken in accordance with the current version of the SafeWork NSW Codes of Practice document titled 'Labelling of workplace hazardous chemicals', 'Managing risks of hazardous chemicals in the workplace', and 'Preparation of safety data sheets for hazardous chemicals'.

18.2.5 SYNTHETIC MINERAL FIBRE

Fibreglass, rockwool, ceramic and other material used for thermal or sound insulation may contain synthetic mineral fibre which may be harmful if inhaled or if it comes in contact with the skin, eyes or other sensitive parts of the body. Personal Protective Equipment (PPE) including protection against inhalation of harmful material should be used when installing, removing or working near bulk insulation material. Always refer to and execute work in accordance with the manufacturer's Material Safety Data Sheet (MSDS).

18.2.6 TIMBER FLOORS

This building may contain timber floors which have an applied finish. Areas where finishes are applied should be kept well ventilated during sanding and application and for a period after installation. Personal Protective Equipment (PPE) may also be required. Always refer to and execute work in accordance with the manufacturer's Material Safety Data Sheet (MSDS).

18.3 PRE-DEMOLITION

Prior to any demolition works, disconnection of all services by licensed tradesman only shall be executed including (but not limited to) electrical and plumbing.

18.4 SERVICE LOCATIONS

Before the entry of large machinery to the site, the principal contractor must identify the location of all existing services below and above ground including overhead powerlines. Conduct a 'dial before you dig' and 'look up and live'.

18.5 PROCESS – GENERAL

Demolition generally will commence from the top (roof) down to mitigate injury from falling heavy debris. All debris to be stockpiled as indicated on the drawings provided. The demolition must be executed in compliance with the Consent Authorities consent including waste removal policy and building hours of operation. Barricades if required are to be erected to reduce the risk of damage to adjoining properties. All persons entering the site must be authorised and poses an OH&S white card. No traffic management required. No exclusion zones to be enforced other than protective warning signs placed at the front of the block indicating 'demolition zone - no unauthorized access - keep out'.

19. SITE MANAGEMENT

19.1 SITE MANAGEMENT – GENERAL

19.1.1 SITE MANAGEMENT PROVISIONS

The development, throughout the duration of construction until practical completion, will provide site management provisions including (but not limited to) items identified in Table 19.1.1

Table 19.1.1 Site management provisions

Item	Response
Builders Sign	The principal contractor shall arrange for a builders sign to be placed at a suitable location onsite which can be readily visible from the road and can identify the subject site. Information to be contained on the builders sign shall include the builders name / business name, builders license number, builders after hours contact number, Australian Business Number, lot number of the subject site, the nominated principal certifying authority including contact details and any relevant work health safety instructions or warnings (eg Personal Protective Equipment (PPE), building site restricted access etc).
Security & Restricted Access	Where applicable, appropriate or required, the principal contractor shall erect approved temporary site fencing to mitigate the entry of unauthorised person/s onto the subject site. Where material or stockpiles are required to be placed on the road reserve, an application for permission to do so must be lodged with the Consent Authority. If approved,

	requirements may include the erection of hoarding fence / barricade and for the area to be illuminated at night.
Vehicular Access	Where applicable, appropriate or required, the principal contractor shall arrange for clearly visible vehicular access point at the subject site for the delivery of material and required trades and services. Locations for each vehicle must be designated onsite and must take into consideration the most appropriate and suitable location with regard to safety and vehicular manoeuvrability. A shakedown area at the vehicular point of entry must be maintained throughout the duration of construction until practical completion and if any soil for whatever reason carried onto the street, then the principal contractor must take action to remove and rectify. If kerb and gutter is found at the subject site where vehicular point of entry occurs, the principal contractor must implement reasonable measures to mitigate damage to the kerb and gutter.
Temporary Toilet Facility	Where applicable, appropriate or required, the principal contractor shall arrange for a working and fully operational temporary toilet to be placed at a suitable location onsite throughout the duration of construction until practical completion, which can be easily located, serviced, maintained and collected.
First Aid Kit	The principal contractor shall ensure an approved first aid kit is maintained and kept onsite throughout the duration of construction until practical completion.
Power and Water	The principal contractor shall ensure that the subject site has access to power and potable water supply for the use of trades and services throughout the duration of construction until practical completion.
Site Induction Register	The principal contractor shall ensure a site induction register is kept and maintained onsite throughout the duration of construction until practical completion. This register is to track all trades and services who enter the site so that a record of persons who are WHS site induction (national white card) compliant. No person/s shall enter the site if not compliant and are deemed to be unauthorised.
Material Safety Data Sheets	The principal contractor shall ensure a collection of MSDS's are kept and are easily accessible to all trades and services throughout the duration of construction until practical completion. This collection must be read before performing any work with potentially dangerous / harmful products or materials. If any trade or service is in doubt before using such a product or material then further instructions or information must be obtained from the principal contractor, supplier or manufacturer before use.
Hours of Operation	The principal contractor shall ensure that construction activity must only commence and complete each day during the hours of operation outlined in the Development Application conditions of consent and/or in accordance with the Protection of the Environment Operations Act.
Environmental Issues	The principal contractor shall take reasonable steps to ensure and/or mitigate construction activity that has the potential to produce environmental issues (eg dust generation and drift, excessive noise pollution, light spill causing nuisance, rubbish drift etc). All construction activity that has the potential to produce environmental issues must be mitigated as outlined in the Development Application conditions of consent and/or in accordance with the Protection of the Environment Operations Act.
Public Safety	The principal contractor shall take reasonable steps to ensure and/or mitigate construction activity that has the potential to cause harm or injury to all members of the public including (but not limited to) all trades and services personnel conducting activities onsite (eg traffic management control, footpath crossing control, fall from heights within the construction site / subject site etc).

19.1.2 WORK HEALTH & SAFETY PROVISIONS

The development must adhere to the most recent version of the Work Health & Safety Act and must implement all current and relevant Work Health & Safety (WHS) Codes of Practice throughout the duration of construction until practical completion.

20. ACCESSIBILITY

20.1 DISABLED ACCESS PROVISIONS

20.1.1 REQUIRED PROVISIONS

Developments that require accessibility provisions and considerations in the design must be made in accordance with the current versions of the Disability Discrimination Act and Regulations, the Disability (Access to Premises – Buildings) Standard and AS 1428 – Design for access and mobility. The requirement for disabled access provisions will be triggered by the Construction Certificate.

20.1.2 INTERNAL AND EXTERNAL DESIGN

In relation to new developments, or the alterations and additions of existing developments, or change of use, some design considerations may be required for internal and external access including (but not limited to) level access and egress, tactile ground and surface indicators, door hardware, handrail requirements, ramps, treads, doorway widths, circulation spaces at doorways, circulation spaces within sanitary compartments, signage etc).

20.1.3 PARKING ARRANGEMENTS

In relation to new developments, or the alterations and additions of existing developments, or change of use, some design considerations may be required for off-street car parking spaces including (but not limited to) number of disabled spaces, shared spaces, aisle width, design and layout conformity etc.

20.1.4 ASSESSMENT

The Consent Authority must consider the provided plans in relation to all matters described at 20.1.2 and 20.1.3 of this SoEE against the provisions of 20.1.1 of this SoEE.

21. FIRE SAFETY AND BUILDING UPGRADES

The development will be constructed in accordance with the NCC2 and may include, but may not be limited to, fire safety provisions including, hydrants, fire hose reels, emergency lighting, smoke detectors, fire extinguishers, fire blankets etc.

22. SOCIAL IMPACTS

The development will have no perceived negative social impacts.

23. ECONOMIC IMPACTS

The development will contribute positively to the local economy by providing employment opportunities for local trades and services.

24. LANDSCAPING

24.1 LANDSCAPING PLAN

Where the development requires a landscaping plan to be provided, the Consent Authority is to refer to the Landscaping plan for landscaping provisions in accordance with the DCP and/or identified urban salinity identified land.

25. ENVIRONMENTAL HAZARDS AND MANAGEMENT

25.1 BUSH FIRE PRONE LAND

25.1.1 PRELIMINARY

The subject site is identified as a 'designated bush fire prone' area according to NSW RFS mapping data (APPENDIX B) and is surrounded by managed land. The development is therefore considered not to be 'Bushfire Prone Land'.

25.1.2 DISCLAIMER

Sewell Design is not a suitably qualified bush fire consultant. Sewell Design does not warrant the accuracy of the information contained within this part of the SoEE. Notwithstanding, the Consent Authority is to determine the BAL for the development and all other relevant matters in the assessment and evaluation of the development. The BAL shall be determined by the Consent Authority and reflected in the Development Application's conditions of consent.

25.2 FLOODING

The subject site is not identified in Council's LEP maps as being affected by flooding.

26. NATURAL RESOURCE AND LANDSCAPE MANAGEMENT

26.1 DEVELOPMENT ON RIDGES AND PROMINENT HILLS

This section does not apply to the development.

26.2 PRESERVATION OF TREES

This section does not apply to the development.

26.3 NATIVE VEGETATION COVER

This section does not apply to the development.

26.4 ENVIRONMENTALLY SENSITIVE LAND

This section does not apply to the development.

27. ADDITIONAL INFORMATION

27.1 EXISTING CONSENT

The

28. CONCLUSION

The development should be approved as it is considered consistent with:

- The EP&A Act and EP&A Regs,
- All relevant SEPP's,
- The LEP,
- The DCP.