

Statement of Environmental Effects

to Accompany Application to Subdivide

Lot 13 DP 1212714

Manganese Road, Grenfell

Address

64-84 Manganese Road, Grenfell

Proposed Development

The subdivision of the land into four lots.

Site Constraints

A dwelling envelope restricts the location of dwellings while a Right of Access adjoining the eastern boundary restricts development on that site. There are no trees on site to influence development.

Flooding

The Erin Creek Floodplain Risk Management Study denotes part of the south east portion of the property as Intermediate Floodplain. However, this lies outside of the dwelling envelope. The contour survey indicates a contour bank which will affect the direction of flow of overland water. While the majority of it lies within Lot 101 which will benefit by its presence, it is suggested that it be removed from within Lots 102 and 103 who should make their own arrangement to control overland flow.

Services

Overhead electricity is located within the road reserve and upon issue of a determination in the matter, enquiries will be made as to availability of power to the individual lots.

Hydrants along the road indicate the location of a water main with enquiries as to availability of potable water to be made of Central Tablelands Water upon the issue of a determination.

Telstra pits are shown and the availability of NBN will be enquired of.

Town sewage system is not available, so suitable onsite sewage disposal systems will need be installed upon construction of dwellings. Connection to the existing town sewage system by gravity is most probably impractical, while connection via low pressure – E one type service may well prove to be uneconomical.

Potential Impacts

There are no trees to be removed – the site may well be described as green fields.

The visual impact of the development on adjoining properties is considered as minimum due to:

- (i) the line of shrubs along both the eastern and western boundaries
- (ii) properties on the south side of Manganese Road are sited on large lots and are well camouflaged from the proposed development
- (iii) land adjoining to the north appears to be of a semi-rural nature
- (iv) in common with subject property the surrounding lands are zoned R5 Large Lot Residential

Traffic Generation

Additional traffic commensurate with an additional four lot subdivision will be generated. Manganese Road is considered a minor road, is bitumen sealed, leads to both Bradley Street and Brundah Street with the latter viewed as a major road.

Overland Flows

Contours generated on the attached map indicate that the overland flow is directed to a table drain on the northern side of Manganese Road which in turn is drained via a two cell 350mm diam culvert under the road and eventually to a well maintained open drain to the south.

Whilst the existing contour bank well serves Lot 101 and so should remain, that bank within Lots 102 and 103 should be removed so as to not concentrate water onto an adjoining property. Lots 102, 103, 104 should make their own arrangements with respect to the control of overland flow.

Waste

Waste products will be presented for collection by Grenfell town garbage service for responsible disposal.

Siting of Proposed Dwellings

Each lot enjoys a minimum of 25m width in which to erect their respect dwellings.

Heritage

Subject property is identified as a heritage item being due to formerly being part of an heritage item lying to the west. Given that the development has been subdivided from the original heritage item such status should be reappraised.

