



STATEMENT OF ENVIRONMENTAL EFFECTS

Project Details

Proposal:	'Install Manufactured Dwelling as Primary Dwelling and a detached Shed'
Subject Site:	Lot 126 / DP 754593 246 Bang Bang Road KOORAWATHA 2807
Zone:	RU5 – Village
Lot Size:	4,600ha
Date:	July 2026



PRIMARY DWELLING - 246 BANG BANG RD, KOORWATHA 2807

This statement has been prepared by IMG P/L as Progressive Project Solutions at the request of the Hitech Homes and the property owner in support of a Development Application to Hilltops Shire Council

TABLE OF CONTENTS

1.0	Project Summary & Public Interest	3
	Public Interest	3
1.1	Proposal	4
1.2	Summary of Planning Controls	5
1.3	Site Details / Context / Scope of Works	6
	Site Details	6
	Site Suitability	8
	Environmental Impacts	8
	Site Context	9
	Existing & Proposed Use	9
	Scope of Works	9
	Building Class	9
	Clearing of Vegetation	9
	Access & Parking	9
	Water, Sewer & Drainage	9
	Energy & Telecommunications	9
	Landscaping	10
	Other Considerations	10
1.4	Environmental Planning & Assessment Act 1979	11
1.5	State Specific SEPPS	13
1.6	Environmental Planning Instruments – HSC LEP 2022	14
	Aims of Plan	14
	Land Use Table	17
	Additional Provisions	18
1.7	Other Planning Instruments – HSC DCP 2025	19
1.8	Summary of Considerations & Impact of Proposal	31
1.9	Conclusion	33

1. PROJECT SUMMARY

This Statement of Environmental Effects (SoEE) provides information relative to the Development Application submitted for 246 Bang Bang Road Koorawatha 2807. It should be read in conjunction with the other submitted documentation.

It provides but is not limited to:

- A detailed description of the proposed development.
- Assessment of the application against State Legislation and Regulations (the requirements of S4.12 of the *Environmental Planning and Assessment Act 1979* (EP&A Act), the *Environmental Planning and Assessment Regulation, 2021*)
- The application is assessed against the State Environment Planning Policies (SEPPS)
- Assessment of the application against applicable Local Planning Instruments, Standards, Controls and Codes.
- Assessment of the impact on the local environment, neighbouring properties along with any mitigation measures proposed to minimise any impacts.

The document has been prepared through thorough investigation/research of the site, consultation with the client(s), designers, engineers and other consultants providing reports in support of the application.

Public Interest

The proposal is squarely within the public interest because it delivers new housing to the Hilltops Shire LGA without compromising the environment, neighbours or any public facility or infrastructure.

Social and Economic Contribution

The proposal is for the installation of a 'Manufactured Dwelling as Primary Dwelling and a detached Shed' that will benefit a local family and whilst not adding to economic growth the works will increase the quantity of housing stock in the area. Quality housing is in line with strategic goals of the council.

Environmental and Community Enhancement

The site requires no clearing and as such has no biodiversity impacts. The property has Bushfire constraint which is addressed in a report attached to the application.

The project respects the decision-making process of council and external experts regarding minimising any impact on the environmental features of the property and the immediate surrounding properties

Responsible, Compliant, and Sustainable Outcomes

Flood, bushfire, cultural heritage and other associated risks have been investigated to safeguard the health and safety for future and existing residents and with no issues that would affect this proposal.

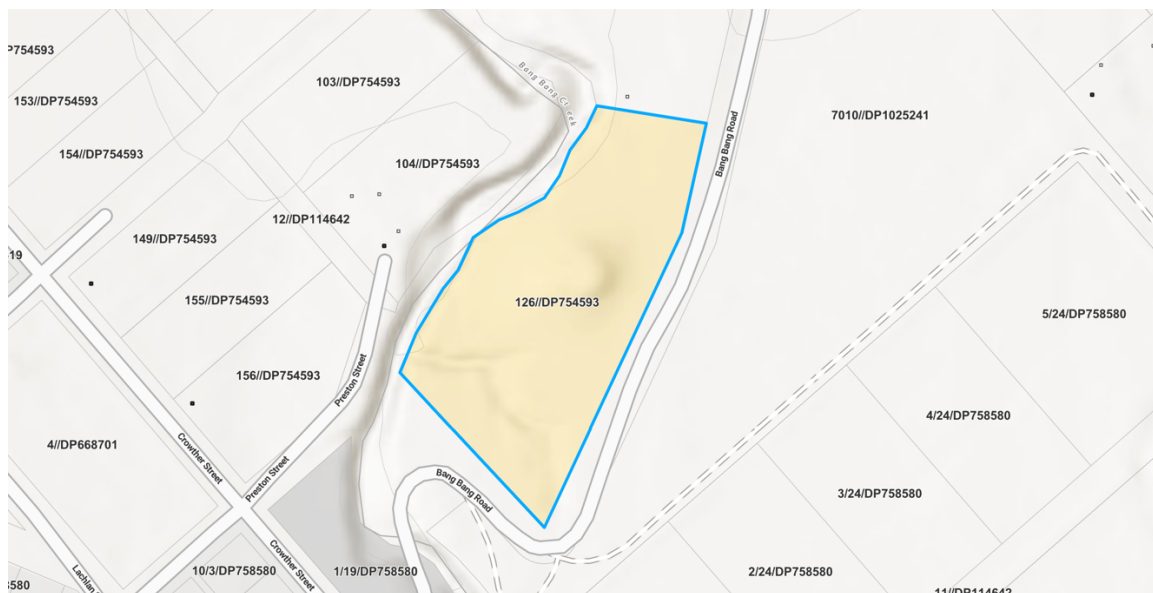
The measures taken in the preparation of this application address all the issues and constraints associated with the development and as such the proposal meets the standards of the public interest.

1.1 Proposal

The Statement of Environmental Effects (SoEE) is attached to a proposal at 246 Bang Bang Road Koorawatha. The proposal is for the installation of a 'Manufactured Dwelling as Primary Dwelling and a detached Shed'



Image of 246 Bang Bang Road - Six Maps



Lot ID Map – Six Maps

1.2 Summary of Planning Controls – NSW Planning Portal

Local Environmental Plans	<i>Hilltops Local Environmental Plan 2022</i>
Land Zoning R2	<i>RU5 - Village</i>
Height Of Building	<i>N/A</i>
Floor Space Ratio	<i>N/A</i>
Minimum Lot Size	<i>2,000 m²</i>
Heritage	<i>N/A</i>
Land Reservation Acquisition	<i>NA</i>
Foreshore Building Line	<i>NA</i>
Terrestrial Biodiversity	<i>Biodiversity</i>
Local Aboriginal Land Council	<i>Cowra</i>

Permissibility, Land Zoning & Lot Size

The site is zoned RU5 Village under the Hilltops LEP 2022 (HSC LEP 2022). Dwellings and Sheds are permitted under the HSC LEP and Manufactured Dwellings are permitted under the Local Government Act. The proposal satisfies the development standards and objectives contained within the EP&A Act, Local Government Act, HSC LEP 2022 & HSC DCP 2025.

Zone RU5 Village

1 Objectives of zone

- *To provide for a range of land uses, services and facilities that are associated with a rural village.*
- *To ensure that development is sustainable and does not unreasonably increase the demand for public services or public facilities.*
- *To promote and encourage development that will strengthen the character and economies of Hilltops villages.*
- *To enable a range of development, including diverse housing forms and complementary business uses taking into account the distinct character of each village.*

2 Permitted without consent

Environmental protection works; Home occupations

3 Permitted with consent

Centre-based child care facilities; Community facilities; Dwelling houses; Light industries; Liquid fuel depots; Neighbourhood shops; Oyster aquaculture; Places of public worship; Recreation areas; Recreation facilities (indoor); Recreation facilities (outdoor); Respite day care centres; Roads; Schools; Sewage reticulation systems; Tank-based aquaculture; Any other development not specified in item 2 or 4

4 Prohibited

Agriculture; Air transport facilities; Airstrips; Animal boarding or training establishments; Boat building and repair facilities; Boat launching ramps; Charter and tourism boating facilities; Co-living housing; Correctional centres; Creative industries; Crematoria; Eco-tourist facilities; Electricity generating works; Extractive industries; Farm buildings; Forestry; Garden centres; Hardware and building supplies; Heavy industrial storage establishments; Helipads; High technology industries; Home occupations (sex services); Industrial retail outlets; Industrial training facilities; Industries; Jetties; Landscaping material supplies; Local distribution premises; Marinas; Mooring pens; Moorings; Multi dwelling housing; Open cut mining; Residential flat buildings; Restricted premises; Rural industries; Rural workers' dwellings; Sewerage systems; Sex services premises; Specialised retail premises; Timber yards; Warehouse or distribution centres; Water recreation structures

Hilltops LEP 202

1.3 Site Details / Context / Scope of Works

Site Details

Location

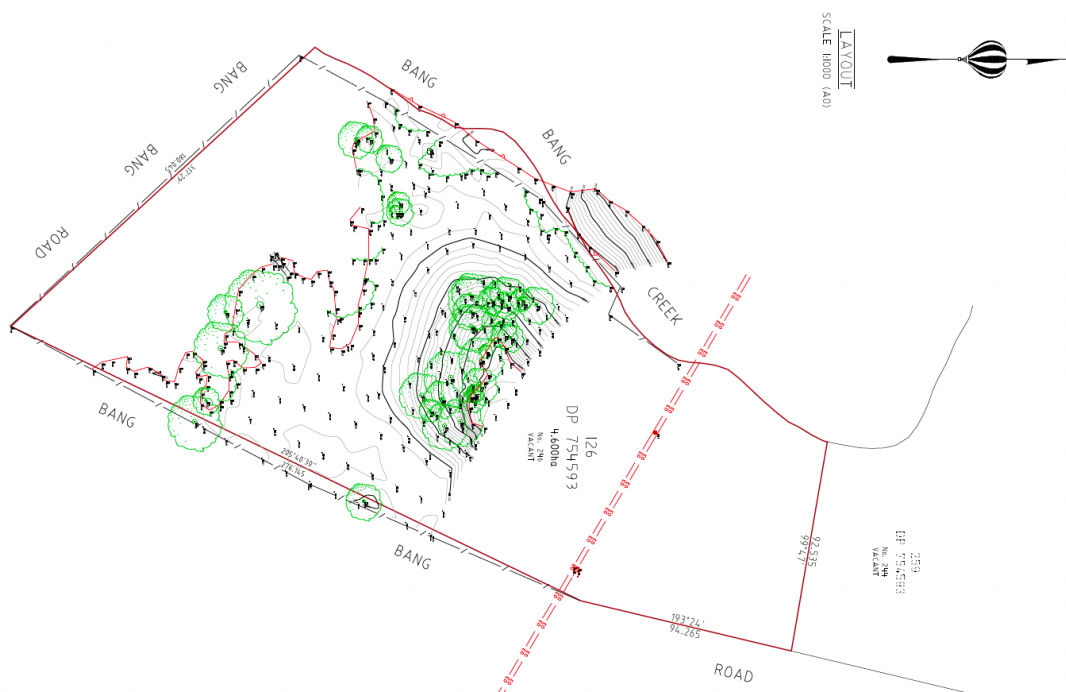
The subject site is located on an RU5 zoned lot just outside the Koorawatha village urban area.

Koorawatha is a quiet, historic village located in the Southwest Slopes region of New South Wales, midway between Cowra and Young on the Olympic Highway. Famous for its 1864 bushranger history, birdwatching, and 4WD tracks, it is a convenient 35-minute drive (approx. 45 km) directly south of your location in Woolgoolga if taking a regional road trip. (AI Overview)

The village is surrounded by active farming properties in all directions that drive the local economy and provides employment for the local population of approximately 500

Bang Bang Road is on the western edge of the the residential area of the Koorawatha.

The property is an odd shape with Bang Bang Creek along the northwest boundary with Bang Band Road along the southwestern and southeastern boundaries which is clearly depicted in the survey image below.



Site Survey Plan

Site Dimensions

The property is located on Bang Bang Road and is an irregular shaped lot laying predominately from north to south.

The northern boundary is approximately 92.5mtrs, the eastern boundary is approximately 360mtrs, the southwestern boundary is approximately 180mtrs with the western boundary being just over 350mtrs creating a total lot size of 4,600ha.

Site Characteristics

The site is predominately flat except for an elevated knoll in the middle of the property that rises approximately 5mtrs.

The area in and around this raised knoll still has substantial remanent native vegetation.

The area along the northwest boundary has trees along the edge of Bang Bang Creek whilst the remainder of the property has a handful of scattered patches of trees remaining. The images below depict the knoll and the remainder of the property.



Raised area in the middle of the property



Subject property depicting scattered native vegetation

The property is fenced albeit those fences old and in average condition and there are no other structures on the property except for a derelict shade structure.

Access to the property is currently at the southern end of the lot as depicted in the image below.



Neighbouring Properties

The properties adjoining 246 Banga Bang Road in all directions are active farming properties.

The nearest dwelling to the subject site is on the northwestern side of Bang Bang Creek and some 100+ metres away from the proposed dwelling.

Site Suitability

The site is located just outside the Koorawatha residential area on the eastern side of the village. The area has a village zoning and as such allows for dwellings.

Council has town water connected to the site and as such is an indication that the proposed residential use is in line with council's expectations for the property.

There are no constraints that affect this property apart from Bushfire which is addressed in a report attached to the application.

Environmental Impacts

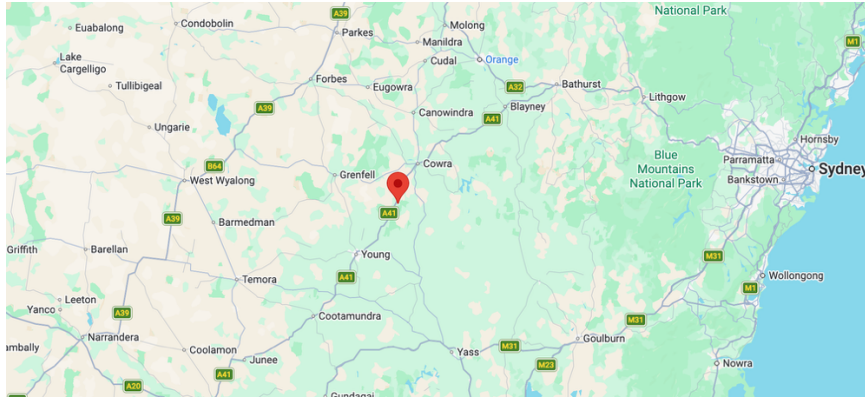
There are no restricting environmental factors with both natural and built form in this instance.

The property is in an older village area that is somewhat isolated from the urban area of the village. This separation is caused by the Bang Bang Creek along the western boundary.

The proposal will sit well in the existing rural/residential landscape. It is serviced by council water, power and telecommunications with wastewater being managed within the site via an OSSM that eliminates all possible environmental risks.

Site Context

The property is located approximately 2km's from the Koorawatha Post Office some 390 kilometres to the west of Sydney.



Existing and Proposed Use

The lot currently vacant and the proposed use is for 'Private Residential'

Scope of Works

The proposed works is for the installation of a 'Manufactured Dwellings as a Primary Dwelling and a detached Shed'.

Physical works resulting from these works requires limited interaction with all council services

Building Class

The proposed Building Classes are - 1A and 10A

Clearing of Vegetation

No clearing is proposed in this instance as the lot is clear of any vegetation

Access and Parking

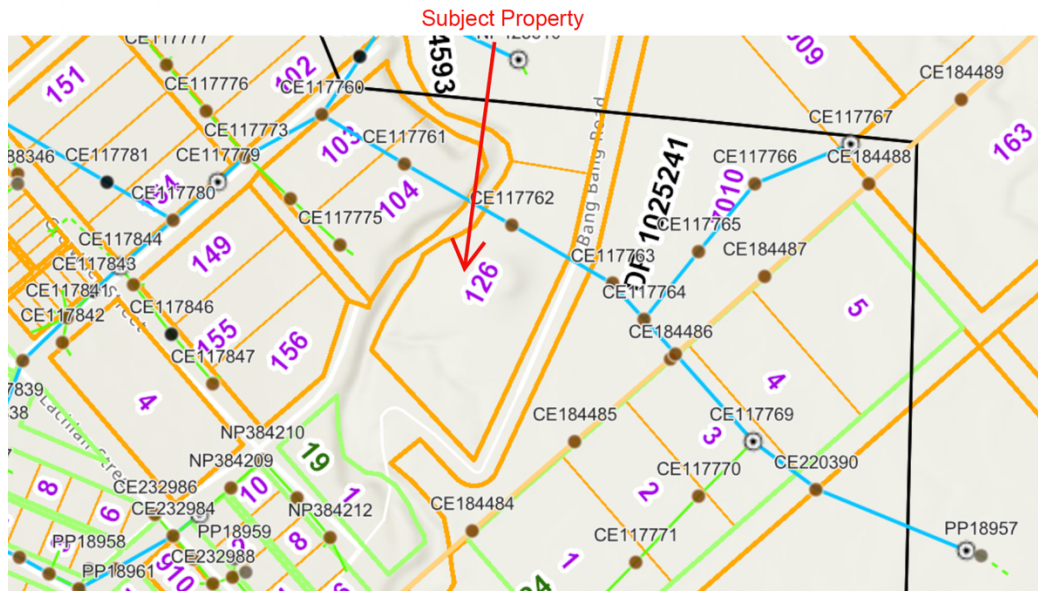
The driveway access is existing from Bang Bang Road which is not sealed.

Water, Sewer and Drainage

Reticulated water is connected to the site. Stormwater will be collected and managed within the property and an OSSM installed to manage wastewater

Energy and Telecommunications

Energy and telecommunications services are available to the site.



Essential Energy Services Map

Landscaping

The property has no evident landscaping and being a semi-rural lot limited with some landscaping proposed in the DA Plans Set.

Other Considerations

N/A



1.4 EP&A 1979 - Considerations

4.1 Environmental Planning and Assessment Act 1979

The Environmental Planning and Assessment (EPA) Act 1979 is the principal piece of legislation governing the use and development of land in NSW. The objects of the Act are:

(a) to promote the social and economic welfare of the community and a better environment by the proper management, development and conservation of the State's natural and other resources,

(b) to facilitate ecologically sustainable development by integrating relevant economic, environmental and social considerations in decision-making about environmental planning and assessment,

(c) to promote the orderly and economic use and development of land,

(d) to promote the delivery and maintenance of affordable housing,

(e) to protect the environment, including the conservation of threatened and other species of native animals and plants, ecological communities and their habitats,

(f) to promote the sustainable management of built and cultural heritage (including Aboriginal cultural heritage),

(g) to promote good design and amenity of the built environment,

(h) to promote the proper construction and maintenance of buildings, including the protection of the health and safety of their occupants,

(i) to promote the sharing of the responsibility for environmental planning and assessment between the different levels of government in the State,

(j) to provide increased opportunity for community participation in environmental planning and assessment.

The objects of the EPA Act are intended to guide land planning and management. Section 4.15 of the Act lists matters for consideration when assessing and determining an application for development.

Section	Comment(s)
Section 4.15(1)(a)(i) – Provisions of any environmental planning instrument	Satisfactory. See discussion on 'Environmental Planning Instruments' in this report.
Section 4.15(1)(a)(ii) – Provisions of any proposed planning instrument	The current planning controls for the subject site, as contained within the current Hilltops Shire Council LEP, are not proposed to change under any Draft LEP.

<i>Section 4.15(1)(a)(iii) – Provisions of any development control plan</i>	Satisfactory. See discussion on ‘Development Control Plans’ in this report. DCP Compliance Statement attached to the application
<i>Section 4.15(1)(a) (iiia) – Provisions of any planning agreement</i>	Non applicable.
<i>Section 4.15(1)(a)(iv) – Provisions of the Environmental Planning and Assessment Regulation 2000 (EP&A Reg)</i>	The Application has been made in accordance with the relevant matters prescribed by the Regulations.
<i>Section 4.15(1)(b) – the likely impacts of the development, including environmental impacts on the natural and built environments and social and economic impacts in the locality</i>	• The environmental impacts of the proposed development on the natural and built environments are addressed under the Development Control Plan section in this report and are satisfactory. • The proposed development will not have a detrimental social impact in the locality considering the nature of the proposal. • The proposed development will not have a detrimental economic impact on the locality considering the nature of the existing and proposed land use
<i>Section 4.15(1)(c) – the suitability of the site for the development</i>	The site is considered suitable for the proposed development.
<i>Section 4.15(1)(d) – any submissions made in accordance with the EP&A Act 1979 or EP&A Reg 2000</i>	Public Notification’ and submissions will be managed through the normal processes by council.
<i>Section 4.15(1)(d) – any submissions made in accordance with the EP&A Act 1979 or EP&A Reg 2000</i>	Public Notification’ and submissions will be managed through the normal processes by council.

This proposal satisfies these aims as referred to further in this document

1.5 State Environmental Planning Policies - Considerations

The State Environment Planning Policies SEPPs align with the new thematic framework developed by the Department of Planning and Environment. This framework includes the following focus areas: Housing, Transport and Infrastructure, Primary Production, Biodiversity and Conservation, Resilience and Hazards, Industry and Employment, Resources and Energy and Planning Systems.

State Environmental Planning Policy (Biodiversity and Conservation) 2021: Allowable Clearing Area (pub. 21-10-2022)

The land is Biodiversity mapped however no clearing is required.

State Environmental Planning Policy (Biodiversity and Conservation) 2021: Land Application (pub. 2-12-2021)

The land is not Biodiversity mapped at the location of the proposal and in any event no clearing is required.

State Environmental Planning Policy (Exempt and Complying Development Codes) 2008: Land Application (pub. 12-12-2008)

Not applicable to this application.

State Environmental Planning Policy (Housing) 2021: Land Application (pub. 26-11-2021)

Full Compliance

State Environmental Planning Policy (Industry and Employment) 2021: Land Application (pub. 2-12-2021)

Not Applicable to this application

State Environmental Planning Policy (Planning Systems) 2021: Land Application (pub. 2-12- 2021)

Not Applicable to this application

State Environmental Planning Policy (Primary Production) 2021: Land Application (pub. 2-12- 2021)

Not Applicable to this application

State Environmental Planning Policy (Resilience and Hazards) 2021: Land Application (pub. 2 -12-2021)

The property is not listed on the council register or the EPA register for potentially contaminated land and given it has been used for residential purposes for over 50 years contamination is highly unlikely.

State Environmental Planning Policy (Sustainable Buildings) 2022: Land Application (pub. 29- 8-2022)

A Basix Certificate is not required for this proposal.

State Environmental Planning Policy (Transport and Infrastructure) 2021: Land Application (pub. 2-12-2021)

Not Applicable to this application

State Environmental Planning Policy (Resources and Energy) 2021: Land Application (pub. 2- 12-2021)

Not Applicable to this application

State Environmental Planning Policy (Resilience and Hazards) 2021: Subject Land (pub. 23-9 -2022)

The property is not listed on the council register or the EPA register of contaminated lands.

Part 1. Preliminary

Aims of Plan

This Plan aims to make local environmental planning provision for land in Hilltops Shire Council LGA in accordance with the relevant standard Environmental Planning Instrument under Section 3.2 of the Act.

(2) The particular aims of this Plan are as follows—

(aa) to protect and promote the use and development of land for arts and cultural activity, including music and other performance arts,

The land is zoned R5 Village with the proposal being for the 'Installation of a Manufactured Homes as Primary Dwelling and a detached Shed' and as such has no bearing on this intent.

(a) to advance the environmental, economic and social goals of Hilltops,

This is a residential proposal that whilst directly not contributing to the environmental economic and social goals of the Hilltops LGA it does provide much needed additional housing to the region.

(b) to provide for the lifestyles sought by current and future residents of Hilltops, including by providing for the following—

(i) the rural lifestyle and liveability of Hilltops communities,

This is a residential proposal on a village lot on the edge of the Koorawatha village and as such add additional housing for local residents who enjoy the lifestyle and liveability of the region.

(ii) connected, safe and accessible communities,

The new dwelling on the outside edge of the Koorawatha village area and as such has limited connectivity with the village.

(iii) diverse and affordable housing options,

The proposed manufactured dwelling will provide a modern affordable home in the Koorawatha village.

(iv) timely and efficient provision of infrastructure,

This project will have little impact on existing infrastructure and requires no new or increased in infrastructure capacity.

(v) sustainable building design and energy efficiency,

The proposed dwelling is modern design and utilises energy efficient materials and construction principles.

(c) to build and sustain healthy, diverse and empowered communities that actively participate in planning and managing their future, including by providing for the following—

(i) social infrastructure that is appropriately planned and located in response to demand and demographic change,

Not applicable – this is a residential proposal.

(ii) *the protection and enhancement of cultural heritage values,*

This proposal has no effect on cultural heritage. A Due Diligence Report is attached to this application.

(iii) *land management practices that support sustainable outcomes, including water efficiency,*

This is a residential proposal and as such has little impact on water efficiency.

(iv) *the siting and arrangement of land uses for development in response to climate change,*

The proposed building is located on a lot that will be minimally affected by the supposed changing climate.

(v) *the planning of development to manage emissions,*

Being a residential proposal the emissions from this development will be negligible.

(vi) *planning decisions that recognise the basic needs and expectations of diverse community members,*

The proposed dwelling is on an established lot just outside the village and as such cannot further influence future planning needs.

(d) *to facilitate a strong and diverse economy by providing a range of services and opportunities for residents and investors, including by providing for the following—*

(i) *the protection of employment lands and rural lands from incompatible land uses to enhance productivity over time,*

Not applicable as this is a residential proposal on an established residential lot

(ii) *accessibility to expand markets for economic activity,*

Not applicable as this is a residential proposal on an established residential lot

(iii) *economic activity, value adding opportunities and job creation,*

Not applicable as this is a residential proposal on an established residential lot

(iv) *long-term sustainable productivity and intensive agriculture, subject to consideration of soil types, topography and environmental impact,*

Not applicable as this is a residential proposal on an established residential lot

(v) *major infrastructure projects,*

Not applicable as this is a residential proposal on an established residential lot

(vi) *innovative renewable energy projects,*

Not applicable as this is a residential proposal on an established residential lot

(e) *to recognise and sustain the diverse natural environment and natural resources that support the liveability and economic productivity of Hilltops, including by providing for the following—*

(i) *the avoidance of further development in areas with a high exposure to natural hazards,*

The property has Bush Fire constraints that are addressed in an attached report.

(ii) the minimisation of alterations to natural systems, including natural flow regimes and floodplain connectivity, through effective management of riparian environments,

The subject site is on the edge of the Koorawatha village and has no interaction and shares a boundary with Bang Bang Creek. The proposed dwelling is well removed from the creek and will have no impact on the creek.

(iii) the retention and protection of remnant vegetation,

The subject site is a large village lot outside of the village centre. There is remanent native vegetation on the lot with none impacted by the proposed dwelling.

(iv) the revegetation of endemic vegetation to sustain natural resource values, reduce the impact of invasive weeds and increase biodiversity,

No revegetation is planned as part of this application however there is also no reduction of vegetation with the proposal. Noxious weed controls will be implemented to reduce and control invasive weeds.

(v) buffers and setbacks to minimise the impact of conflicting land uses and environmental values, including potential impacts on noise, water, biosecurity and air quality,

The subject site is just outside of the village centre of the same zoning and as such limits any of the listed potential conflicts of this intent.

(vi) the management of water on a sustainable and total water cycle basis to provide sufficient quantity and quality of water for consumption, while protecting biodiversity and the health of ecosystems.

The subject lot is in an established village area and as such will not impact any of the items listed above. It does not directly impact any biodiversity affected area nor any ecosystems.



Land Use Table

The property is zoned RU5 Village in the Hilltops Shire Council LEP 2022.

Objectives of Zone RU5

- *To provide for a range of land uses, services and facilities that are associated with a rural village.*

This is a residential proposal and as such provides new accommodation but no new services or facilities.

- *To ensure that development is sustainable and does not unreasonably increase the demand for public services or public facilities.*

The proposal is for a single dwelling that will have no net increase in demand for services and facilities. The property has an existing town water supply with wastewater to be managed within the site. Power and telecommunications area available to the site.

- *To promote and encourage development that will strengthen the character and economies of Hilltops villages.*

This is a residential proposal that will not necessarily strengthen anything in the Hilltops Shire with the exception of providing more housing.

- *To enable a range of development, including diverse housing forms and complementary business uses taking into account the distinct character of each village.*

This proposal will provide a modern home on the outer edge of the Koorawatha Village and as such is simply a residential proposal with no business activities proposed.

The proposal meets the objectives of the zone. The site is mapped in the HSC LEP 2022 with no constraints with the exception of Bush Fire that is addressed in a report attached to the application

Part 6. Additional Local Provisions

- 6.1 *Earthworks*
Piers & Drainage Only – LEP & DCP Compliant
- 6.2 *Essential Services*
Not applicable
- 6.3 *Terrestrial Biodiversity*
Not applicable
- 6.4 *Riparian Land and Watercourses*
Not applicable
- 6.5 *Groundwater Vulnerability*
Not applicable
- 6.6 *Salinity*
Not applicable
- 6.7 *Highly Erodible Soils*
Not applicable
- 6.8 *Drinking Water Catchments*
Not applicable
- 6.9 *Development along Lachlan and Boorowa Rivers and Laker Wyangala*
Not applicable
- 6.10 *Development on Carinya Estate*
Not applicable
- 6.11 *Development Control Plan for Development in Urban Release Area.*
Not applicable

Hilltops Development Control Plan 2025

Chapter 2. Zone Based Controls

Section 2.1 Rural Dwellings

Not applicable

Section 2.2. Single Residential Development

Section 2.2A Single Residential Development

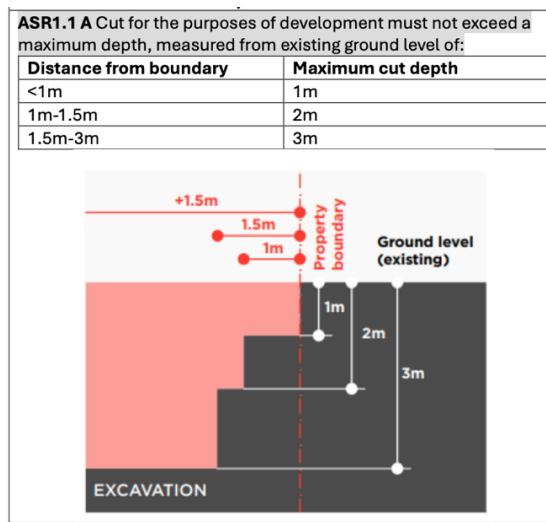
Objectives

To ensure that residential development is of:

- High visual quality
- High amenity, and
- Minimises amenity impacts on surrounding development

SRI Site Design

Performance Criteria	Acceptable Solutions	Comment(s)
PSR1.1 Residential dwellings are to be responsive to the slope of the land, orientation to the sun and other site attributes to achieve an appropriate design for the specific site. PSR1.2 Minimise the use of cut and fill associated with the development.	ASR1.1 A Cut for the purposes of development must not exceed a maximum depth, measured from existing ground level of: <i>Figure 1 - Cut and Excavation Illustration.</i> (Source: Guide to Complying Development - August 2022 4- NSW Department of Planning and Environment)	Complies with Control – No 'Cut or Fill' proposed.



	ASR1.1 B Fill must not be higher than 1m. ASR1.1 C Cut areas should be setback from boundaries a minimum of 0.9 metres and fill areas are to be setback from boundaries a minimum of 1.5 metres. ASR1.1 D A written variation to the maximum cut or fill may be considered if in Council's opinion, supporting information adequately demonstrates that the development will not have adverse impacts on adjoining properties and visual amenity. ASR1.1 E For steep sloping sites exceeding 10% grade Council may require a geotechnical study (prepared by a suitably qualified geotechnical engineer) to accompany and support a written variation request. ASR1.2 Construction within registered easements or over utilities is avoided. ASR1.3 Construction over any natural watercourse and natural drainage lines through the land is prohibited. ASR1.4 Development is not located within 50m of a waterway or 40m from the bank of any perennial watercourse identified on a 1:50,000 topographical map published by Spatial Services in the Department of Finance, Services and Innovation. ASR1.5 The property access is to be located respectful of street trees, structures or fixtures in the road reserve.	Complies with Control Not applicable Not applicable Not applicable Not applicable Not applicable Not applicable Complies with Control
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PSR2.1 Land for erection of a dwelling is safe and suitable for the purpose.	ASR2.1 Where land has been identified as former orchard or other potentially contaminating land use, a report from a suitably qualified consultant is submitted to Council demonstrating that the land is suitable for the intended use.	Not applicable
PSR2.2 Minimise the risks to human health and the environment from the development of potentially contaminated land.	ASR2.2 Development is to be in compliance with Council's Contaminated Lands Policy.	Not applicable

SR2 Character of the Neighbourhood

Performance Criteria	Acceptable Solutions	Comment(s)
PSR3 The development is to provide attractive streetscapes, comprising of trees, gardens, building facades, fences and walls.	ASR3.1A Fences within the front setback area of a primary or secondary road are to be: • 20-50% open construction such as use of pickets, vertical stiles, slats or palings; or • vegetative screening or plantings. ASR3.1B Fencing or screening vegetation along or near the front boundary is to be no greater than 1.2m in height. ASR3.2 Dwellings fronting a street are to address that street frontage by: • The primary entrance door to the dwelling facing the street frontage; and • The front elevation is to incorporate windows to habitable rooms. ASR3.3 Use of reflective materials should be limited to ensure they do not cause glare issues for surrounding neighbours or public roads. ASR3.4 Residential dwellings avoid fibrous cement and metal cladding of walls.	Complies with Control – property has existing fencing and is setback a considerable distance from the front boundary. Complies with Control Complies with Control Complies with Control – See DA Plans Set Complies with Control – See DA Plans Set

PSR4 Dwellings are to ensure that setbacks from the street alignment do not vary dramatically from those in the rest of the street to preserve neighbourhood and street presence.	ASR3.5 Landscaping is provided to the street frontage, which includes canopy trees, shrubs and grass. ASR4.1 Dwellings are to be set back as per the table below:	Complies with Control – See DA Plans Set Complies with Control – See DA Plans Set – See Villages Section of this document
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Zone	Control
R1 General Residential Zone and the R2 Low Density Residential zones	from the primary street frontage: - not less than 6m. from any secondary street frontage: - not less than 3m.
R5 Large Lot Residential Zone	from the primary street frontage: - not less than 10m. from any secondary street frontage: - not less than 6m.
R1, R2 and R5 zones	if the adjoining dwelling has differing setbacks: the average of those setback.

ASR4.2 Garages in dwellings are to: a) Directly address the street frontage. b) Be recessed behind the front facade of the dwelling; and c) Do not project in front of other parts of the dwelling. PSR5 The dwelling is to be appropriately located on the site with setbacks that ensure privacy, overshadowing and amenity are respected within the neighbourhood.	ASR5.1 Side and rear setbacks, excluding secondary street frontage, for dwellings in the R1 General Residential Zone and the R2 Low Density Residential zones are setback as follows: a) Single Storey Dwellings 3m, or	Not applicable – existing Garage on the property. Complies with Control – See DA Plans Set
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	• unless windows are offset to achieve a reasonable expectation of privacy between the new development and the existing adjoining development. b) Two storey dwellings (Figure 3) • have the upper-level set back from side or rear boundaries by 3m, plus 0.3m for every metre of height over 3.6 metres up to 6.9 metres, plus 1 metre for every metre of height over 6.9 metres. ASR5.2 Dwellings in the R5 Large Lot Residential Zone are setback not less than 10m from the rear and side boundaries, excluding secondary street frontages.	Not applicable Not applicable
PSR6 Dwellings are to respect and improve upon the quality of development in the neighbourhood, when viewed from the street.	ASR6.1A Dwelling design is to be drawn from surrounding dwellings including: a) window forms, b) external facade treatments c) roof materials d) roof pitches ASR6.1B Dwelling design is to complement the style and character of adjoining houses and gardens including: a) the scale, b) materials, c) roof forms, and d) types of trees.	Complies with Control – See DA Plans Set Complies with Control – See DA Plans Set

SR3 Dwelling Height, Bulk and Form

Performance Criteria	Acceptable Solutions	Comment(s)
PSR7 Dwellings are to minimise the building bulk, form and height on or near boundaries to avoid overshadowing and overlooking of neighbours.	ASR7.1 Dwellings are restricted to the following, whichever is the lesser: point, or	Complies with Control – See DA Plans Set

PSR8 Development is to minimise hardstand areas for aesthetics, stormwater, and surface water nuisance impacts. PSR9 Development is to create a usable outdoor living space for occupants' comfort, health, and enjoyment.	• a maximum of two storeys above natural ground level at any • 8.5 metres above existing ground level, as illustrated in figure 4 ASR7.2 Wall lengths exceeding 8m are to have wall offsets, openings or articulation to break up the building bulk and form avoiding blank walls. ASR8.1 Permeable areas are at least 40% of the site. ASR8.2 A maximum of 30% of the area forward of the front building setback is occupied by paving, access driveways or the like. ASR9.1 Private open space for the dwelling must be located adjoining living rooms, or the like, within the dwelling. ASR9.2 Opening up living areas directly onto courtyards and gardens which benefit from good sunlight. ASR9.3 At least 50% of the minimum required secluded private open space of a development, including within the development and adjoining developments, has sunlight between the hours of 9am and 3pm on 21 June. Shadow diagrams may be required to illustrate the extent of overshadowing of neighbours for all two-storey development, and for single storey development that is both up-slope and in the direction of the sun from existing residential development.	Complies with Control – See DA Plans Set Complies with Control – See DA Plans Set Complies with Control – See DA Plans Set Complies with Control – See DA Plans Set Not applicable Complies with Control – See DA Plans Set No Shadowing Impacts
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SR4 Access and Parking

Performance Criteria	Acceptable Solutions	Comment(s)
PSR10 To avoid site and street congestion, development is to provide adequate parking for the dwelling, respecting the configuration of the street.	ASR10.1 Car parking is provided in the following requirements: a) Two spaces, either covered or uncovered. Stacked parking is permitted. b) Car parking spaces, not including a 'parallel to wall' space, are to be a minimum of 2.6m wide by 5.5m long. c) Parallel to a Wall car parking spaces are to be a minimum of 2.8m wide by 5.5m long. d) Enclosed car parking spaces are to be a minimum of 3m wide by 6m long.	Complies with Control – See DA Plans Set
	ASR10.2 For dwellings in cul-de-sacs, if the site does not have a minimum frontage that enables one car to be parked in front of the site, the site is to contain the ability to park one visitor car on site in addition to the required number of parking spaces.	Not applicable
	ASR10.3 Vehicular parking should not be on the north side of a dwelling's high occupancy rooms.	Not applicable
	ASR10.4 Parking is to be in the shadow of the buildings, preferably on the southern boundary.	Not applicable
	PSR11 Access driveways are to be of a safe and suitable standard through the road reserve.	Complies with Control – See DA Plans Set
	ASR11.1 Access driveways, from road edge to property boundary, serving dwellings are to be constructed to the standards set in Council's Engineering Guidelines. ASR11.2 Cross grades for access driveways and parking areas do not exceed 4% grade.	Complies with Control – See DA Plans Set

	ASR11.3 Access driveways to any required parking spaces onsite are provided through a single width crossover, maximum 3.5m wide. Rear lane access will be considered where available. ASR11.4 Residential address for a dwelling is to be provided and clearly identifiable.	Complies with Control – See DA Plans Set Complies with Control – See DA Plans Set
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SR5 Utilities and Services

Performance Criteria	Acceptable Solutions	Comment(s)
PSR12 The dwelling is to be connected to Council's reticulated water and sewer systems where available or obligated to be connected under relevant legislation and Council's Development Servicing Plan.	ASR12.1 Council's reticulated water service is to be connected to the dwelling. ASR12.2 Council's reticulated sewer service is to be connected to the dwelling. ASR12.3 Dwellings on an allotment greater than 2ha in the R5 Large Lot Residential Zone may be considered by Council without reticulated water and sewerage. ASR12.4 Payment of any headworks contributions for water and or sewer. Refer to Council's and Golden Fields County Council Development Contributions Plans and Development Servicing Plans that may apply to the development. ASR12.5 Payment of any Section 7.11 or 7.12 development contributions applicable to the development.	Complies with Control – water is connected to the site. Not available to site Not applicable Not applicable To be determined

SR6 Vehicle and Occupant Safety

Performance Criteria	Acceptable Solutions	Comment(s)
PSR13 Residential development is to be designed to reflect vehicle and occupant safety principles. Ensure safe vehicle and occupant interaction within residential properties.	ASR13.1 PSR13 is satisfied if a means, manual or electronic, is put in place to restrict a dwelling's occupant or visitor from bringing into potential harm an occupant of that dwelling, whilst parking the motor vehicle. This may be done by any or a combination of the means contained in Section 2.4 Vehicle and Occupant Safety for Residential Development. See Section 2.4 Vehicle and Occupant Safety for Residential Development for further details.	Complies with Control

Section 2.2B Ancillary Development to Single Residential Dwellings

Not applicable

Section 2.2D Design Cues or Suggestions for Single Residential Dwellings

Design Cues & Suggestions	Comment(s)
- Landscaping is provided to the street frontage, which includes canopy trees, shrubs and grass. - Gables over garages facing streets are avoided. Note: Dutch gables are considered satisfactory. - Opening up living areas directly onto courtyards and gardens, which benefit from good sunlight. - Dwellings are provided with indoor living areas which are adjoined by outdoor living areas that have a northerly aspect. - Providing good sunlight to living areas and avoiding overshadowing of neighbours and established garden areas. - At least 50% of the minimum required secluded private open space of a development, including within the development and adjoining developments, has sunlight between the hours of 9am and 3pm on 21 June - Shadow diagrams may be required to illustrate the extent of overshadowing of neighbours for: i. all two-storey development,	Complies with Suggestion – See DA Plans Set Complies with Suggestion – See DA Plans Set Complies with Suggestion – See DA Plans Set Complies with Suggestion – See DA Plans Set Complies with Suggestion – See DA Plans Set Complies with Suggestion – See DA Plans Set Not required with this project

<i>ii. single storey development that is both up-slope and in the direction of the sun from existing residential development.</i> • <i>Planning the internal layout of a house to ensure good daylight to living areas.</i> • <i>Vehicular parking should not be on the north side of a dwelling's high occupancy rooms which have sunlight access during daylight hours.</i> • <i>Locating parking in the shadow of the buildings.</i> • <i>Habitable room windows have at least 2.4m separation from the wall of an adjoining building.</i> • <i>Water storage tanks are to not be located on the north side of that dwelling.</i>	<i>Complies with Suggestion – See DA Plans Set</i> <i>Complies with Suggestion – See DA Plans Set</i> <i>Not applicable</i> <i>Complies with Suggestion – See DA Plans Set</i>
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Section 2.3 Multi-Dwelling Residential Development

Not applicable

Section 2.11 Village Development – Zone RU5

Objectives

a) *To encourage and facilitate appropriate development within the village zones of Hilltops Local Government Area.*

b) *To maintain the low-scale and typically widely detached building character of the villages.*

Performance Criteria	Acceptable Solutions	Comment(s)
PVI <i>Residential building placement, scale and form, on lots wholly or partially within RU5 zones, are sympathetic to the surrounding neighbourhood character.</i>	AVI.1 <i>Residential building setbacks are at least:</i> • <i>6 metres to the front boundary line; or</i> • <i>Not be less than the average setback from the primary road of the 2 nearest dwelling houses on the same side of the primary road; and</i> • <i>At least 3 metres from the side boundaries</i> AVI.2 <i>All residential dwellings are single storey or appear as such from the street frontage.</i> AVI.3 <i>Residential dwellings avoid fibrous cement, unless painted, and metal cladding of walls, unless as an architectural feature.</i>	<i>Complies with Control – See DA Plans Set</i> <i>Complies with Control See DA Plans Set</i> <i>Not applicable</i> <i>Complies with Control – See DA Plans Set</i> <i>Complies with Control – See DA Plans Set</i> <i>Complies with Control – See DA Plans Set</i>

PV2 Dwelling sites are identified and are provided with safe connection to the public road network. PV3 Commercial or industrial developments respect neighbourhood character and provide adequate facilities appropriate to the proposed use. PV4 Where no reticulated water or sewer is available, roof areas, tank capacities and lot areas are large enough to enable the effective capture, storage, treatment and disposal of water in quantities appropriate to the development, without any negative impact on adjoining properties.	AV1.4 Use of reflective materials should be limited to ensure they do not cause glare issues for surrounding neighbours or public roads. AV2.1 Access to the dwelling from the public road network complies with the provisions of Section 4.1 of this DCP relating to access to rural properties, such as pipe crossing with headwalls or similar, and Transport for NSW requirements where they apply to development. AV3.1 Commercial or industrial uses are constructed with pre-painted metal with unpainted metal type finishes avoided. Alternate finishes such as face brick or decorative masonry block; or timber panelling, pre-coloured metal cladding, and glazing in conjunction with a reasonable proportion of brick or masonry block that is greater than 30% are acceptable. Other types of materials may be considered depending on the character and streetscape of the immediate area. AV3.2 All-weather parking areas are provided for commercial and industrial uses. AV4.1 Where there is no sewer available, the development is to comply with Council's On-site Wastewater Management Policy found on Council's website. Properties with an area of less than 1ha provide specific geotechnical investigation demonstrating the feasibility of on-site management.	Complies with Control – See DA Plans Set Complies with Control – See DA Plans Set Not applicable Not applicable OSSM Report attached
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	AV4.2 Where no reticulated water supply is available, roof areas and tanks are provided according to the Section V2 Guide to Tank Size Selection including a firefighting reserve of 20,000 L fitted with a Stortz fitting, such reserve to be over and above BASIX requirements, or as otherwise specified by NSW Planning for Bushfire Protection.	Water is connected to the site
PV5 The development is to contribute towards the provision of services and infrastructure.	AV5.1 Payment of any Section 7.11 or Section 7.12 development contributions applicable to the development.	To be determined

VI Design Suggestions and Variations

Design Cues & Suggestions	Comment(s)
a) Compliance with the relevant Chapter of this DCP for the development type proposed, such as residential, commercial and retail, industrial or rural development, is encouraged.	Compliance achieved in this instance
b) Within the Village zone, Council may exercise flexibility regarding compliance with planning controls, provided the basic needs of the development are satisfied, and the development is consistent with the character of the locality and	Variations not requested
c) Roof forms of residential buildings are encouraged to use hip or gable style and have a minimum pitch of approximately 20 degrees.	Does not reach 20 degrees but is believed to be suitable for the dwelling design in the location.

1.8 Summary of Environmental Considerations & Impact of Proposal

Historical & Current Use of Land

The lot is located just outside the urban area of the Koorawatha Village in the Hilltops Shire Council LGA.

Demolition

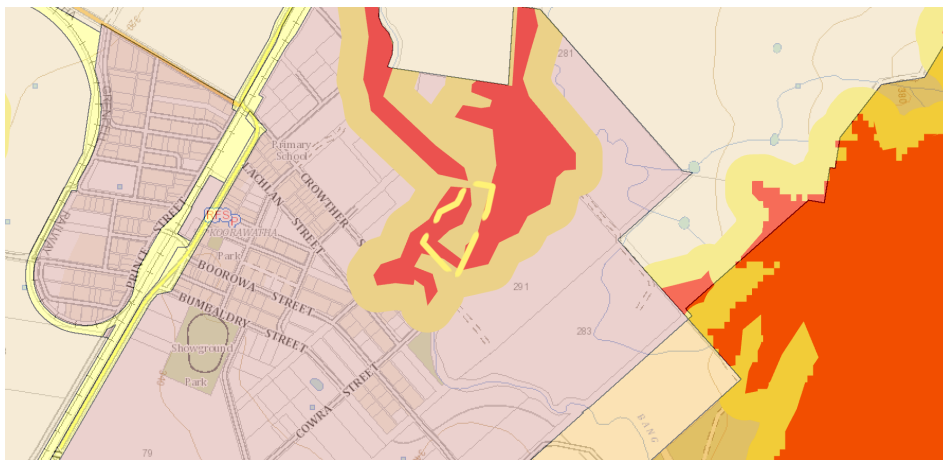
No demolition proposed in this instance.

Contamination

There is no known contamination on this site. It is not listed on the HSC or EPA list of contaminated sites.

Site Constraints

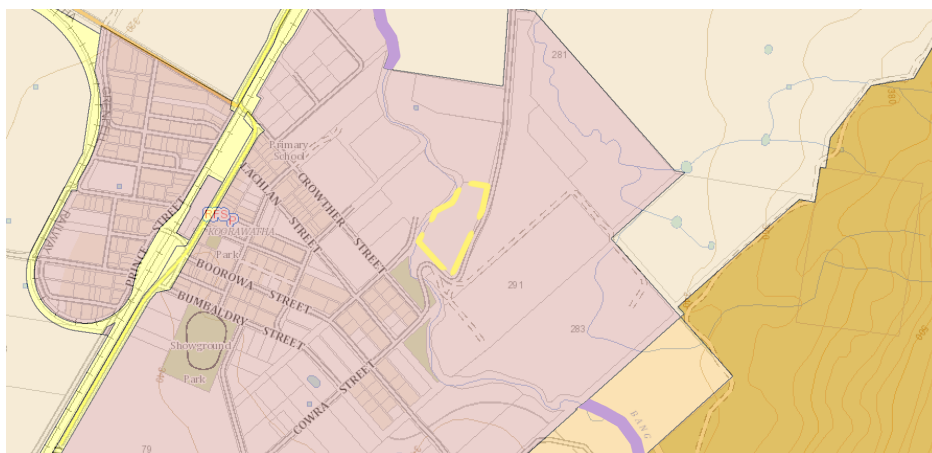
The lot is constrained by Bushfire and a report is attached to this application



Bush Fire Mapping – NSW Planning Portal Spatial Viewer

Clearing of Vegetation & Biodiversity Implications

The lot is not Biodiversity impacted and there is no clearing proposed with this application.



Biodiversity Mapping – NSW Planning Portal Spatial Viewer

Proposed Earthworks

The extent of earthworks is minimal set out in the DA drawings and does not exceed the LEP and DCP limits.

Sediment Control Measures

See attached DA documentation

Site Engineering Considerations

There are no engineering implications outside of the engineering requirements of the building.

Energy Efficiency

Basix Certificate is not required for this application.

Compliance

The construction to be undertaken is fully BCA compliant

Heritage Implications

There are no heritage implications with this proposal.

Indigenous Due Diligence

An Indigenous Due Diligence Report and an AHIMS search are attached to this application.

Existing Structures on Land

The site is vacant

Boundary Setbacks

Boundary setbacks comply.

Building Height

The building achieves full compliance with the height requirements of the DCP with the highest point of either structure finishing at a height of approximately 4.758mtrs at the highest point above NGL.

Bulk & Scale

There are no issues with the 'Bulk and Scale' of the proposal. The lot size is 4.600ha with proposed structures and hardstand area having a footprint of 486sqm or approximately 1.1% of the total site.

General Design Principles

The design of the dwelling has consideration for sound design principles in relation to solar access, energy efficiency, noise and privacy issues that provides a sound outcome for the property.

Shadowing

There are no shadowing issues with this proposal.

Streetscape Influence

This proposal will have no impact on Bang Bang Road because of the large setbacks.

Impacts on Neighbouring Properties

a. **Privacy Effects**

Nil effect on any neighbours.

b. **Noise Effects**

Nil effect on any neighbours.

c. **Loss of Views**

Nil effect on any neighbours.

Site Area – Private Open Space

Ample with this proposal as clearly indicated on DA plans.

Access to Site

Existing access is from Bang Bang Road.

Fencing

Fencing is not part of this proposal

Construction Management Plan

Attached to application

Waste Management Plan

Attached to this application

1.9 Conclusion

The site, described in this report, Lot 126 /DP 754593 is capable of having the Manufactured Home installed as a Dwelling and detached Shed’.

Considerations include impacts on all constraints, indigenous, heritage and other issues were investigated, and no evident constraints were found.

Dwellings and Sheds are permitted under the Hilltops Shire Council LEP 2022, and the proposal is satisfactory to the objectives of RU5 – Village Zone.

Modular/Manufactured/Transportable Dwellings are permitted under the Local Government Act.

The application is compliant with the other planning instruments, and the proposed development is consistent with the provisions of the EP&A Act, Local Government Act, SEPP’s, HSC LEP 2022 and the HSC DCP 2025.

In this regard, the subject site would be suitable for the proposed development as presented in this application.

