STATEMENT OF ENVIRONMENTAL EFFECTS

Prepared for:

John Abraham and Mouhamad El-Cheikh

Development:

Subdivision (41 lots)

Address:

72-78 Grenfell Road, Cowra

Date:

28 August 2014
DESCRIPTION: Subdivision – Cowra

CLIENT: John Abraham and Mouhamad El-Cheikh

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QUALITY ASSURANCE

This document has been prepared, checked and released in accordance with the Quality Control Standards established by Anthony Daintith Town Planning.

<table>
<thead>
<tr>
<th>Version</th>
<th>Date</th>
<th>Description</th>
<th>By</th>
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<tr>
<td>1.0</td>
<td>28/8/2014</td>
<td>Approved</td>
<td>AD</td>
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This document has been authorised by

Anthony Daintith (Principal)
Date: 28 August 2014

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1. BACKGROUND

1.1 Introduction

John Abraham and Mouhamad El-Cheikh has engaged Anthony Daintith Town Planning (ADTP) to prepare a Statement of Environmental Effects (SOEE) to support a Development Application to Cowra Shire Council, for a proposed 41 lot subdivision 72-78 Grenfell Road, Cowra.

The purpose of this document is to:

- Describe the existing environment;
- Outline the proposed development;
- Consider relevant statutory matters; and
- Make conclusions and recommendations for Council’s consideration.

The development application consists of the following components:

- Completed DA form;
- Statement of Environmental Effects;
- Preliminary Contamination Investigation; and
- Subdivision Plans.

1.2 Applicant and Owner

The applicant is John Abraham and Mouhamad El-Cheikh, C/- Anthony Daintith Town Planning PO Box 1975, Orange NSW 2800.

The registered owner of the subject land John Abraham and Mouhamad El-Cheikh. The owners have provided their written consent to the lodgement of the Development Application.
2. SUBJECT LAND

2.1 Location and Title

The subject land is located at 72-78 Grenfell Road, Cowra. The area of the subject land is 3.961 ha. Refer to Figures 2 & 3 which depicts the site within the locality.

The land title description is as per Table 1 below.

It is noted that there is an easement for the drainage or water & sewage through the subject land.

<table>
<thead>
<tr>
<th>Lot</th>
<th>DP</th>
</tr>
</thead>
<tbody>
<tr>
<td>1</td>
<td>1196568</td>
</tr>
</tbody>
</table>

Figure 1: Extract of DP 1196568
2.2 General Site Description

Topography

The site is a lower-slope with a gentle inclination of 4% to 5% with two aspects of north eastern and western.

Vegetation

Surface cover on the site was dominated by unmaintained grass and broadleaf weed species including kikuyu, couch grass, flat weed, spear grass, red grass, paspalum, clover, black thistle, windmill grass, privet and slender rat’s tail grass.

Unmaintained olive trees also cover the area.

Waterways

The soil is expected to have a moderate permeability. Surface water flows north east and west. A stormwater channel drains water from the south west to the north.

One groundwater bore was located on site, the bore is no longer used.

Buildings

There are two locations of buildings on the site. The first located in the northern section is believed to predominately be the pickers living quarters for the olive orchard with a caravan, demountable and a shed with an olive cool store area as well as a storage shed.

The second building on the site was used for the storage of machinery and chemicals.

2.3 Surrounding Land Use

North – Light industrial/commercial
South – Residential
East – Large lot residential and then light industrial/commercial
West – Residential

Historical and present neighbouring land-uses not expected to impact of the site.

Photos 1 -5 provide a visual representation of the site.
Figure 2: Locality Map
Figure 3: Aerial Photo
Photo 1: Existing olive trees

Photo 2: Looking north east toward olive orchard
Photo 3: Living quarters including caravan and cool storage room

Photo 4: Looking west within olive grove
3. PROPOSAL

The proposed subdivision consists of 41 allotments (and open space areas) with a number of new proposed internal roads providing access to the residential lots.

The proposed allotment sizes satisfy the requirements specified in the Councils LEP and Subdivision DCP. The proposed sizes of the allotment range from 700m\(^2\) to 1070m\(^2\) and are larger than the minimum requirement of 700m\(^2\) for lots under the LEP. Each lot will be fully serviced (reticulated water & sewer, gas, electricity and telecommunications).

It is proposed that the subdivision will be constructed in the following stages as follows (subject to change based on market demands).

Table 2: Staging of Lots

<table>
<thead>
<tr>
<th>Stage</th>
<th>Lots</th>
</tr>
</thead>
<tbody>
<tr>
<td>1</td>
<td>1-9</td>
</tr>
<tr>
<td>2</td>
<td>10-19</td>
</tr>
<tr>
<td>3</td>
<td>20-33</td>
</tr>
<tr>
<td>4</td>
<td>34-41</td>
</tr>
<tr>
<td>TOTAL</td>
<td>41</td>
</tr>
</tbody>
</table>

Figure 4: Proposed Subdivision layout
4. TOWN PLANNING CONSIDERATIONS

In determining the application, Council must take into consideration the relevant matters under Section 79C (1) of the Environmental Planning and Assessment Act, 1979.

79C Evaluation

(1) 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:

(a) the provisions of:

(i) any environmental planning instrument, and
(ii) any draft environmental planning instrument that is or has been placed on public exhibition and details of which have been notified to the consent authority (unless the Director-General has notified the consent authority that the making of the draft instrument has been deferred indefinitely or has not been approved), and
(iii) any development control plan, and
(iiiia) any planning agreement that has been entered into under section 93F, or any draft planning agreement that a developer has offered to enter into under section 93F, and
(iv) the regulations (to the extent that they prescribe matters for the purposes of this paragraph),
(v) any coastal zone management plan (within the meaning of the Coastal Protection Act 1979), that apply to the land to which the development application relates,

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

(c) the suitability of the site for the development;

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

(e) the public interest.
(a)(i) The provisions of any environmental planning instrument

LOCAL ENVIRONMENTAL PLANS

COWRA LOCAL ENVIRONMENTAL PLAN 2012

Applicable LEP Clauses

Zone R1 General Residential

1 Objectives of zone

- To provide for the housing needs of the community.
- To provide for a variety of housing types and densities.
- To enable other land uses that provide facilities or services to meet the day to day needs of residents.
- To provide attractive, affordable, well located and market-responsive residential land.
- To ensure that any non-residential land uses permitted within the zone are compatible with the amenity of the area.
- To ensure that housing densities are broadly concentrated in locations accessible to public transport, employment, services and facilities.
- To maximise public transport patronage and encourage walking and cycling.

2 Permitted without consent

Environmental protection works; Home occupations

3 Permitted with consent

Attached dwellings; Boarding houses; Building identification signs; Business identification signs; Child care centres; Community facilities; Dwelling houses; Food and drink premises; Group homes; Home industries; Hostels; Kiosks; Multi dwelling housing; Neighbourhood shops; Places of public worship; Residential flat buildings; Respite day care centres; Roads; Semi-detached dwellings; Seniors housing; Shop top housing; Any other development not specified in item 2 or 4

4 Prohibited

Agriculture; Air transport facilities; Airstrips; Amusement centres; Animal boarding or training establishments; Biosolids treatment facilities; Boat building and repair facilities; Boat launching ramps; Boat sheds; Car parks; Charter and tourism boating facilities; Commercial premises; Correctional centres; Crematoria; Depots; Extractive industries; Farm buildings; Farm stay accommodation; Forestry; Freight transport facilities; Heavy industrial storage establishments; Helipads; Highway service centres; Industrial retail outlets; Industrial training facilities; Industries; Jetties; Marinas; Mooring pens; Moorings; Mortuaries; Open cut mining; Public administration buildings; Recreation facilities (major); Research stations; Restricted premises; Rural industries; Rural workers’ dwellings; Service stations; Sewage treatment plants; Sex services premises; Signage; Storage premises; Transport depots; Truck depots; Vehicle body repair workshops; Vehicle repair stations; Warehouse or distribution centres; Waste or resource management facilities; Water treatment facilities; Wharf or boating facilities; Wholesale supplies
Comment

The subject land is zoned R1 General Residential under the provisions of the Cowra Local Environment Plan 2012.

The proposed subdivision is permissible subject to the consent of Council via the lodgement of a Development Application.

As detailed throughout this report, the proposed subdivision can generally be shown to be consistent with the relevant objectives of the zone.

The subdivision will provide for the housing needs of Cowra by providing a variety of housing types (predominantly single dwellings) and densities. The land is close to retail and commercial development in West Cowra and the Cowra CBD

4.1 Minimum subdivision lot size

(1) The objectives of this clause are as follows:

(a) to ensure that new subdivisions reflect characteristic lot sizes and patterns in the surrounding locality.
(b) to ensure that lot sizes for dwelling houses are consistent with lot sizes on adjoining land,

(c) to ensure that lot sizes have a practical and efficient layout to meet the intended use of the lot,

(d) to prevent the fragmentation of rural land.

(2) This clause applies to a subdivision of any land shown on the Lot Size Map that requires development consent and that is carried out after the commencement of this Plan.

(3) The size of any lot resulting from a subdivision of land to which this clause applies is not to be less than the minimum size shown on the Lot Size Map in relation to that land.

(3A) Despite subclause (3), if the consent authority is satisfied that each lot is, or will be, serviced by a water reticulation system:

(a) land identified as “Area A” on the Lot Size Map may be subdivided to create lots of at least 2 hectares, and

(b) land identified as “Area D” on the Lot Size Map may be subdivided to create lots of at least 5 hectares.

(3B) Despite subclause (3), if the consent authority is satisfied that each lot is, or will be, serviced by a sewage reticulation system:

(a) land identified as “Area B” on the Lot Size Map may be subdivided to create lots of at least 4,000 square metres, and

(b) land identified as “Area C” on the Lot Size Map may be subdivided to create lots of at least 1,000 square metres.

(4) This clause does not apply in relation to the subdivision of individual lots in a strata plan or community title scheme.

Comments

Each lot is greater than 700m$^2$ as required by the MLS map.

The lot sizes are characteristic of lot sizes and patterns in the locality.

The lots are nearly all generally rectangular in shape that will enable the construction of suitable future dwellings. The land does gently slope down to the north east resulting in minimal cut and fill for future dwellings. It is noted that the land has been zoned for residential purposes for a considerable period of time.
7.2 Flood planning

(1) The objectives of this clause are as follows:

(a) to minimise the flood risk to life and property associated with the use of land,

(b) to allow development on land that is compatible with the land’s flood hazard, taking into account projected changes as a result of climate change,

(c) to avoid significant adverse impacts on flood behaviour and the environment.

(2) This clause applies to:

(a) land identified as “Flood planning area” on the Flood Planning Map, and

(b) other land at or below the flood planning level.

(3) Development consent must not be granted to development on land to which this clause applies unless the consent authority is satisfied that the development:

(a) is compatible with the flood hazard of the land, and
(b) is not likely to significantly adversely affect flood behaviour resulting in detrimental increases in the potential flood affectation of other development or properties, and

(c) incorporates appropriate measures to manage risk to life from flood, and

(d) is not likely to significantly adversely affect the environment or cause avoidable erosion, siltation, destruction of riparian vegetation or a reduction in the stability of river banks or watercourses, and

(e) is not likely to result in unsustainable social and economic costs to the community as a consequence of flooding.

(4) A word or expression used in this clause has the same meaning as it has in the Floodplain Development Manual (ISBN 0 7347 5476 0) published by the NSW Government in April 2005, unless it is otherwise defined in this clause.

(5) In this clause, flood planning level means the level of a 1:100 ARI (average recurrent interval) flood event plus 0.5 metre freeboard.

Figure 7: LEP - Flooding Map
Comments

As can be seen by Figure 7 above, the north eastern portion of the subject land is flood affected.

Based on the extract of the SMEC Flood Study (see Figure 8) the 1:100 year flood event is at 288.81m AHD. This means that the finished floor level of future dwellings will be 289.31m AHD (i.e. 500mm above flood height).

**STATE ENVIRONMENTAL PLANNING POLICYS**

**STATE ENVIRONMENTAL PLANNING POLICY NO 55—REMEDIATION OF LAND**

Council must consider Clause 7 of the SEPP when determining a Development Application:

7 **Contamination and remediation to be considered in determining development application**

(1) A consent authority must not consent to the carrying out of any development on land unless:
(a) it has considered whether the land is contaminated, and  

(b) if the land is contaminated, it is satisfied that the land is suitable in its contaminated state (or will be suitable, after remediation) for the purpose for which the development is proposed to be carried out, and  

(c) if the land requires remediation to be made suitable for the purpose for which the development is proposed to be carried out, it is satisfied that the land will be remediated before the land is used for that purpose.

Comment

A Preliminary Contamination Investigation was undertaken by Envirowest Consulting over the site.

Executive summary

Background

A change in land-use is proposed for Lot 100 DP249174 Grenfell Road, Cowra NSW. Land-use will change from an olive orchard to residential. An investigation of the site is required to determine the soil contamination status and suitability for residential land-use.

Objectives of the investigation

A preliminary site investigation was conducted in accordance with the contaminated land management planning guidelines State Environmental Planning Policy No. 55 (SEPP 55) to determine the soil contamination status of the Lot 100 DP249174 Grenfell Road, Cowra NSW.

Investigation and conclusions

An inspection of the site was made on 28 April 2014. The site is located in a developing residential area and has an area of approximately 4.2ha.

The site has an agricultural land-use of an olive orchard which was established on grazing land in the 1950’s. There is no evidence of mines, sheep dips, or contaminating industrial activities on the site from the review of site history or site walkover. The use of agricultural pesticides over the area in the past is expected. Several small galvanised sheds are located on the site.

The contamination status of the site was assessed from a soil sampling and laboratory analysis program. Soil samples were collected over the orchard area in a grid pattern at 16 locations. The soil samples was analysed for arsenic, cadmium, chromium, copper, lead, nickel, zinc and organochlorine pesticides (OCP). Two samples were also collected from around buildings which may have contained machinery or chemical storage.

The soil sampling program did not detect elevated levels of the analysed metals or pesticides. The levels of all substances evaluated were below the EPA investigation threshold for residential land-use with access to soil. The machinery shed was not able to be inspected. Additional inspections are required to check internal areas for contamination.

Recommendations

Inside the tractor shed needs to be inspected for potential contamination from lubricant and pesticide spills.
A further investigation was undertaken by Envirowest Consulting in relation to the machinery shed. The inspection concluded as follows:

**Conclusions**

There was no evidence of soil contamination in the machinery shed and pickers hut. The batteries and 5L oil containers should be disposed of at an appropriately licensed landfill site. Further investigation is not necessary the site is suitable for residential land-use.

**(a)(ii) Any draft environmental planning instrument**

Nil

**(a)(iii) Any development control plan**

**DEVELOPMENT CONTROL PLAN – DCP 2014 PART D**

Following is an assessment of the relevant parts of the DCP:

**Table 3: DCP Analysis**

<table>
<thead>
<tr>
<th>Clause</th>
<th>Heading</th>
<th>Comment</th>
</tr>
</thead>
<tbody>
<tr>
<td>2.4</td>
<td>Lot size, Layout and Dimensions</td>
<td>The subdivision design ensures that all lots are compliant. All lots are greater than 700m(^2). Allotments are of a sufficient size and shape to enable efficient siting of a dwelling and provision for outbuildings, acceptable private outdoor space, vehicle access and parking.</td>
</tr>
<tr>
<td>2.5</td>
<td>Movement network</td>
<td>The road system has been designed in accordance with the provisions outlined.</td>
</tr>
<tr>
<td>2.6</td>
<td>Street Design</td>
<td>Each road has been designed in accordance with the required specification for each road type.</td>
</tr>
<tr>
<td>2.7</td>
<td>Access Provision</td>
<td>Pedestrian and cycling facilities will be accommodation where possible. There is adequate sight distances provided throughout the development. All individual accesses will be off the internal roads and not directly off Grenfell Road. All works to be undertaken in accordance with Councils Engineering Standards.</td>
</tr>
<tr>
<td>2.8</td>
<td>Utility Provision</td>
<td>Concept water, sewer and stormwater plans have been provided. Detailed analysis will be undertaken at Construction Certificate stage. All services to be provided to the utility/service provider requirements.</td>
</tr>
<tr>
<td>2.9</td>
<td>Stormwater, Drainage &amp; Waterways</td>
<td>Preliminary stormwater calculations indicate approximately 490m(^3) on-site detention will be required for the site &amp; this will be achievable within the 700m(^2) lot proposed (refer to subdivision plans for location at the front of the site)... subject to detailed design &amp; inverts of downstream S.W.P. Design parameters using Rare v2.19:</td>
</tr>
<tr>
<td></td>
<td></td>
<td>- 0% pre development impervious area</td>
</tr>
<tr>
<td></td>
<td></td>
<td>- 50% impervious area post development (assumed)</td>
</tr>
<tr>
<td></td>
<td></td>
<td>- Tc 5 min</td>
</tr>
<tr>
<td></td>
<td></td>
<td>- 50m slope distance @ 2% grade (post development) 260m @ 2.7% (pre-development)</td>
</tr>
<tr>
<td></td>
<td></td>
<td>- Pre Dev Runoff 100Y ARI 255 l/s</td>
</tr>
<tr>
<td></td>
<td></td>
<td>- Post Dev Runoff 100Y ARI 1311 l/s</td>
</tr>
</tbody>
</table>
### (a)(iia) Any Planning Agreements

There are no known planning agreements affecting the property.

### (a)(iv) Any matters prescribed by the regulations:

#### Government Coastal Policy

Not applicable to Cowra LGA.

#### Building Demolition

Not applicable.

#### Upgrading of Buildings

Not applicable.

#### Fire Safety

Not applicable.

#### Temporary Structures

Not applicable to this proposal.

#### Deferred Commencement Consent

Not applicable to this proposal.

#### Modification or Surrender of Development Consent or Existing Use

Not applicable.

#### Ancillary Development

Not applicable to this proposal.

<table>
<thead>
<tr>
<th>2.10</th>
<th>Public Open Space</th>
<th>- 483m³ required storage (OSD Hydrograph) with outflows limited to pre-development flow. More detailed design analysis would occur at CC time using ILSAX or similar.</th>
</tr>
</thead>
<tbody>
<tr>
<td>2.11</td>
<td>Naming of New Roads</td>
<td>Public open space has been provided on Lot 19 (the amount provided exceeds the DCP requirement) The developer will consider suitable names for the new roads in accordance with Councils Policy.</td>
</tr>
</tbody>
</table>
BASIX

Not applicable to this proposal.

(b) The likely impacts of the development:

CONTEXT AND SETTING

The subject land is located to the south and west and existing light industrial/commercial land uses and to the east and north of existing residential development.

The proposal is considered compatible with the surrounding area and will have minimal impact in regards to:

- Impacts on adjacent properties and land uses; and
- Interruptions of important views and vistas.

The proposal is within the context of the locality and Council's current planning provisions.

ACCESS AND TRANSPORT

It is proposed to construct one new road off Grenfell Road as shown on the subdivision plans (this will be suitably offset from both Hartley Street and Showground Lane). There will be a number of internal roads constructed each having a road reserve width in accordance with DCP.

Based on an average of 6 vehicle movements per allotment, when fully developed the subdivision may generate approximately 246 vehicle movements per day.

The intersection works will be constructed in accordance and in consultation with Cowra Shire Council and the Roads and Maritime Services. It is understood that Grenfell Road is a Classified Road. Grenfell Road is a two lane bitumen road of good quality (it is 50km/hr speed zone in this locality).

The existing public transport, pedestrian and cyclist facilities are likely to be sufficient to serve the future demand of the proposed development. Therefore additional facilities are unlikely to be required.

Lots with frontage to Grenfell Road will gain access solely off the internal road network.
PUBLIC DOMAIN

It is considered that the development will have a negligible impact on the public domain in terms of:

- Public recreational opportunities in the locality;
- Amount, location, design, use and management of public spaces in and around the development; and
- Pedestrian linkages and access between the development and public areas.

UTILITIES & SERVICES

Electricity

The provision of electricity to all allotments will be to the requirements of Essential Energy.

Telephone

The provision of telecommunications to all allotments will be to the requirements of Telstra.

Water

All allotments will be connected to the reticulated water supply in accordance with Council’s connection requirements.

Sewerage

All allotments will be connected to the reticulated sewer in accordance with Council’s requirements.

The proposed location of the sewer lines are depicted on the proposed subdivision plan.

Stormwater

Detailed stormwater engineering plans will be prepared and submitted as part of the Construction Certificate application.

The proposed location of the drainage lines are depicted on the proposed subdivision plan. There are a number of drainage easements on the plan. Land has been set aside for stormwater detention.

Appropriate erosion and sediment control works will be installed prior to the construction of civil works.
HERITAGE

There are no listed heritage items on the subject land.

FLORA AND FAUNA

Surface cover on the site was dominated by unmaintained grass and broadleaved weed species including kikuyu, couch grass, flat weed, spear grass, red grass, paspalum, clover, black thistle, windmill grass, privet and slender rat’s tail grass.

Unmaintained olive trees also cover the area. It is proposed that these trees be removed to facilitate the construction of the subdivision.

There is no known threatened species or critical habitat located on the land.

ENERGY

A BASIX certificate is not required for the proposed subdivision; however the layout of the subdivision has considered solar access. The design of the subdivision ensures that each allotment has the potential to maximise solar access, thereby minimising energy needs.

NATURAL HAZARDS

It is considered that the land is not affected by bushfire, subsidence or any other known hazard (except for flooding – refer to DCP analysis).

Accordingly, the land is considered suitable for the construction of future dwellings.

POTENTIAL CONTAMINATION

See comments under SEPP 55 – Remediation of Land.

SAFETY, SECURITY & CRIME PREVENTION

Future development of open spaces is to be designed in conjunction with Council and guided by the principles of Crime Prevention Through Environmental Design (CPTED).

Street lighting will be provided throughout the subdivision in accordance with Australian Standards.
SOCIAL & ECONOMIC IMPACTS IN THE LOCALITY

The likely social and economic impacts of the subdivision are positive. There will be positive benefits by:

- Economic and employment flow-ons to the real estate, surveying and construction industry with the commencement of development and the ongoing support of service businesses such as shops will be required by the occupiers of the future dwellings; and
- An increased need for community services, such as schools, bus services, bushfire services and road maintenance.
- The provision of additional open space areas.

CONSTRUCTION/NOISE

The proposed subdivision will be subject to a Construction Certificate prior to any civil construction works commencing.

However, construction works are not anticipated to have an adverse impact on the locality. Works would occur during daytime hours, thus not impacting on the local amenity. The site would have temporary containment fencing erected and signage to warn and exclude the public from entering the site during the construction phase.

Erosion and sedimentation control measures would be implemented during construction to minimise any erosion risk at the site. All measures will be established prior to the commencement of staged engineering works and maintained for an agreed period after completion of all subsequent stages.

Construction activities would be tailored to minimise the impact on site, with all disturbed areas rehabilitated as soon as practical. All construction machinery would be fitted with appropriate muffling devices to limit noise generation during construction. The construction period would be for a limited period, and thus any impacts would be limited to that time frame.

All construction work will be undertaken in accordance with conditions of consent and stamped plans.

CUMULATIVE IMPACTS

The development is proposed next to an established residential area, within a residential zone. The land has been zoned for residential uses for a considerable period of time, with the expectation that the land would be developed similarly to what has been proposed. This was also reflected in the residential zoning in the repealed Cowra LEP 1990.
It is considered there will be no negative cumulative impacts as a result of the proposed subdivision.

(c) Suitability of the site for the development

Does the proposal fit in the locality?

- There are no constraints posed by surrounding subdivision to render the proposal prohibitive;
- The proposal is complimentary to the surrounding land use pattern and zoning;
- It is considered that the proposal will not create any unmanageable access or transport concerns in the locality;
- No impact on public spaces will eventuate as a result of the proposal proceeding;
- Extension to all services will be required to enable connection to each allotment. It is understood that these services are readily available to the property;
- There are no issues in relation to air quality and microclimate; and
- There are no identified surrounding hazardous land uses or activities.

Are the site attributes conducive to development?

It is considered that the site is conducive to the subdivision based on the following:

- The site is not affected by any natural hazards (except for flooding which has been addressed);
- There are no heritage considerations;
- There is no known soil characteristics that would render the proposal prohibitive; and
- There are no known flora and fauna considerations that will have an impact on the proposal.

(d) Any submissions

The application may be notified to adjoining neighbours for comment.

(e) The public interest

The proposed development is considered to be only of minor interest to the wider public due to the relatively localised nature of potential impacts. It is believed that by the imposition of appropriate conditions of consent and the safeguards discussed in this report, potential impacts would be modest.
5. CONCLUSION

This report includes an analysis of the existing environment, details of the proposed subdivision and consideration of applicable statutory requirements.

Based upon the investigations of the proposal it can be concluded that:

- The impacts upon or by surrounding development will not be altered significantly as a result of the subdivision proceeding;
- The topography of the site can accommodate the proposal;
- There will be additional traffic generated – this can be accommodated by the existing road network with new roads to be constructed to the requirements of Council;
- Upgrading to utilities and services will be required to enable connection to each allotment. It is understood that these services are readily available to the property; and
- The proposal is generally consistent with the objectives and provisions of Council’s relevant planning documents.

The proposal is considered to be acceptable in terms of Section 79C of the Environmental Planning and Assessment Act 1979 (as amended) and potential impacts are expected to be minor.

Accordingly, it is recommended that the Development Application be approved subject to appropriate standard conditions.