STATEMENT OF ENVIRONMENTAL EFFECTS

Prepared for:

Brimmond Investments Pty Ltd

Development:

Multi Dwelling Housing and Subdivision (Community Title)

Address:

Ina Drive, Cowra

Date:

8 April 2014

ADTP
Anthony Daintith
TOWN PLANNING

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DESCRIPTION: Medium Dwelling Housing and Community Title Subdivision

CLIENT: Brimmond Investments Pty Ltd

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<th>Date</th>
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This document has been authorised by

Anthony Daintith (Principal)
Date: 8 April 2014

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# CONTENTS

## 1 BACKGROUND ................................................................................................................................. 4
  1.1 INTRODUCTION .......................................................................................................................... 4
  1.2 APPLICANT AND OWNER ........................................................................................................... 4

## 2 SUBJECT LAND ................................................................................................................................... 5
  2.1 LOCATION AND TITLE ............................................................................................................... 5
  2.2 GENERAL SITE DESCRIPTION .................................................................................................. 5

## 3 PROPOSAL ........................................................................................................................................ 9

## 4 TOWN PLANNING CONSIDERATIONS ........................................................................................ 12

(A) (i) THE PROVISIONS OF ANY ENVIRONMENTAL PLANNING INSTRUMENT .................................. 13
(A) (ii) ANY DRAFT ENVIRONMENTAL PLANNING INSTRUMENT ......................................................... 17
(A) (iii) ANY DEVELOPMENT CONTROL PLAN .................................................................................... 17
(A) (iiiA) ANY PLANNING AGREEMENTS ............................................................................................. 23
(A) (iv) ANY MATTERS PRESCRIBED BY THE REGULATIONS: ............................................................... 23
(b) THE LIKELY IMPACTS OF THE DEVELOPMENT: .............................................................................. 24
(c) SUITABILITY OF THE SITE FOR THE DEVELOPMENT ...................................................................... 28
(d) ANY SUBMISSIONS .......................................................................................................................... 29
(e) THE PUBLIC INTEREST ....................................................................................................................... 29

## 5. CONCLUSION ................................................................................................................................... 30

<table>
<thead>
<tr>
<th>Figure/Photo/Table</th>
<th>Description</th>
</tr>
</thead>
<tbody>
<tr>
<td>Figure 1: Locality Plan</td>
<td>Locality plan</td>
</tr>
<tr>
<td>Figure 2: Aerial Photo</td>
<td>Aerial photo</td>
</tr>
<tr>
<td>Figure 3: Stage 1 - Community Title Plan</td>
<td>Stage 1 - Community Title plan</td>
</tr>
<tr>
<td>Figure 4: Stage 2 - Community Title Plan</td>
<td>Stage 2 - Community Title plan</td>
</tr>
<tr>
<td>Figure 5: Cowra LEP Zoning Map</td>
<td>Cowra LEP zoning map</td>
</tr>
<tr>
<td>Figure 6: Cowra LEP MLS Map</td>
<td>Cowra LEP MLS map</td>
</tr>
<tr>
<td>Photo 1: Subject Land looking SW from NE corner</td>
<td>Subject Land looking SW from NE corner</td>
</tr>
<tr>
<td>Photo 2: Looking south east towards the existing dwelling and rear of hospital</td>
<td>Looking south east towards the existing dwelling and rear of hospital</td>
</tr>
<tr>
<td>Photo 3: Looking east from NW corner of the Lot</td>
<td>Looking east from NW corner of the Lot</td>
</tr>
<tr>
<td>Photo 4: Existing Dwelling</td>
<td>Existing Dwelling</td>
</tr>
<tr>
<td>Table 1: Land Title Details</td>
<td>Land Title Details</td>
</tr>
<tr>
<td>Table 2: Dwelling Analysis</td>
<td>Dwelling Analysis</td>
</tr>
<tr>
<td>Table 3: Total Areas for Multi Dwelling Housing (Development Lot)</td>
<td>Total Areas for Multi Dwelling Housing (Development Lot)</td>
</tr>
<tr>
<td>Table 4: Proposed Lots – Stage 1</td>
<td>Proposed Lots – Stage 1</td>
</tr>
<tr>
<td>Table 5: Proposed Lots – Stage 2 (Subdivision of Development Lot)</td>
<td>Proposed Lots – Stage 2 (Subdivision of Development Lot)</td>
</tr>
<tr>
<td>Table 6: Landscaped and Private Open Space Areas</td>
<td>Landscaped and Private Open Space Areas</td>
</tr>
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</table>
1 BACKGROUND

1.1 INTRODUCTION

Brimmond Investments Pty Ltd 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 proposed construction of a multi dwelling housing development and Community Title Subdivision of the subject land.

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 Councils consideration.

The development application consists of the following components:

- Completed DA form;
- Statement of Environmental Effects;
- Site, Building & Subdivision Plans; and
- BASIX.

1.2 APPLICANT AND OWNER

The applicant is Design West, 44 Macquarie Street, Cowra NSW 2794.

The registered owners of the subject land are Brimmond Investments Pty Ltd.

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 identified as Lot 1 Ina Drive, Cowra. Refer to Figures 1 & 2, which depicts the site within the locality.

The area of the subject land is 5,814.45 m².

The land title description is:

<table>
<thead>
<tr>
<th>Lot</th>
<th>Deposited Plan</th>
</tr>
</thead>
<tbody>
<tr>
<td>1</td>
<td>1169527</td>
</tr>
</tbody>
</table>

2.2 GENERAL SITE DESCRIPTION

Topography

The land slopes from the north eastern corner (345m AHD) on Ina Drive down to the south western corner (334.6m AHD) on Brisbane Street.

Vegetation

The site contains some scattered trees on the site but is generally cleared (refer to site photos).

Waterways

There are no water courses traversing the site.

Buildings

The site contains an existing dwelling and car port that is located on the south eastern portion of the site.

Photos 1 - 4 provide a visual representation of the property.
Photo 1: Subject land looking SW from NE corner

Photo 2: Looking south east towards the existing dwelling and rear of hospital
Photo 3: Looking east from NW corner of the lot

Photo 4: Existing dwelling
3 PROPOSAL

The application seeks development consent for the following items:

Multi Dwelling Housing

*multi dwelling housing* means 3 or more dwellings (whether attached or detached) on one lot of land, each with access at ground level, but does not include a residential flat building.

*Note. Multi dwelling housing is a type of residential accommodation—see the definition of that term in this Dictionary.*

It is proposed to construct 10 dwellings (detached) and community centre (57.6m²) on the subject site. The proposal does not include a residential flat building.

**Table 2: Dwelling Analysis**

<table>
<thead>
<tr>
<th>Unit Number</th>
<th>Unit Area (m²)</th>
<th>Landscaped Area (m²)</th>
<th>Private Open Space (m²)</th>
</tr>
</thead>
<tbody>
<tr>
<td>1</td>
<td>125</td>
<td>143.2</td>
<td>88</td>
</tr>
<tr>
<td>2</td>
<td>144.2</td>
<td>150.74</td>
<td>102.27</td>
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<tr>
<td>3</td>
<td>144.2</td>
<td>155.3</td>
<td>103.3</td>
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<td>4</td>
<td>144</td>
<td>186.35</td>
<td>113.81</td>
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<td>5</td>
<td>147.25</td>
<td>168.28</td>
<td>113.18</td>
</tr>
<tr>
<td>6</td>
<td>147.25</td>
<td>167.41</td>
<td>103.47</td>
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<td>7</td>
<td>144.2</td>
<td>130.1</td>
<td>45.7</td>
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</tr>
<tr>
<td>9</td>
<td>144.2</td>
<td>130.1</td>
<td>45.7</td>
</tr>
<tr>
<td>10</td>
<td>125</td>
<td>135.1</td>
<td>76.4</td>
</tr>
<tr>
<td>Existing House</td>
<td>575.9</td>
<td>156.9</td>
<td>121.2</td>
</tr>
</tbody>
</table>

Each building will have cement rendered brickwork walls, Custom Orb Steel Metal Roof Cladding, aluminium framed windows and a panel-lift door. The construction will be based on brick veneer construction on a concrete slab.

**Table 3: Total Areas for Multi Dwelling Housing (Development lot)**

<table>
<thead>
<tr>
<th>Item</th>
<th>Area (m²)</th>
<th>Percentage</th>
</tr>
</thead>
<tbody>
<tr>
<td>Total Site Area</td>
<td>5816</td>
<td>100</td>
</tr>
<tr>
<td>Total Building Area</td>
<td>1595.8</td>
<td>27</td>
</tr>
</tbody>
</table>

Refer to building and site plans for greater detail.
Community Title Subdivision

The proposal seeks development consent to Community Title subdivide the site as per the following table and stages.

Table 4: Proposed Lots – Stage 1

<table>
<thead>
<tr>
<th>Lot Number</th>
<th>Description</th>
<th>Area (m²)</th>
</tr>
</thead>
<tbody>
<tr>
<td>1</td>
<td>Community Property</td>
<td>2157</td>
</tr>
<tr>
<td>2</td>
<td>Existing Dwelling</td>
<td>575.9</td>
</tr>
<tr>
<td>3</td>
<td>Development Lot – Stage 2</td>
<td>3082</td>
</tr>
</tbody>
</table>

Figure 3: Stage 1 - Community Title Plan
Table 5: Proposed Lots – Stage 2 (Subdivision of Development Lot 3)

<table>
<thead>
<tr>
<th>Lot Number</th>
<th>Area (m²)</th>
</tr>
</thead>
<tbody>
<tr>
<td>4</td>
<td>348.2</td>
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<tr>
<td>5</td>
<td>333</td>
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<td>6</td>
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<td>11</td>
<td>285.4</td>
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<td>12</td>
<td>309.9</td>
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<tr>
<td>13</td>
<td>311.8</td>
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</tbody>
</table>

Figure 4: Stage 2 - Community Title Plan

Each community title lot will contain a proposed unit, their landscaped area and garage.

Areas are approximate and subject to survey. Refer to Community Title Plan for greater detail.
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), 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.
SECTION 79(C) ASSESSMENT

(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; Help pads; 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 (refer to Figure 3).

Pursuant to Clause 6 of the LEP, the proposed multi dwelling housing development and Community Title subdivision is permissible subject to the consent of Council via the lodgement of a Development Application.

**multi dwelling housing** means 3 or more dwellings (whether attached or detached) on one lot of land, each with access at ground level, but does not include a residential flat building. Note. Multi dwelling housing is a type of residential accommodation—see the definition of that term in this Dictionary.

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

- The development provides for the housing needs of the community.
- The development provides for a variety of housing types and densities.
- The site is in locations accessible to public transport, employment, services and facilities.

Figure 5: Cowra LEP Zoning Map
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**

The MLS map (Figure 4) indicates that the MLS for the site is 700m². However, as per clause 4.1(4) of the LEP, this clause does not apply to the subdivision of individual lots in a community title scheme (2 stages).
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

The potential for contamination appears minimal. In terms of potential soil contamination, the subject land has been evaluated for:

- Evidence of previous mining activity;
- Evidence of existing and previous dip sites and other associated infrastructure;
- Evidence of orcharding or any other horticultural activities; and
- Vegetative and other features which could indicate possible soil contamination.

Accordingly, it is recommended that a detailed investigation is not necessary or warranted in this instance.

REGIONAL ENVIRONMENTAL PLANS

There are no known REP’s particularly applicable to this proposal.

(a)(ii) Any draft environmental planning instrument

Nil

(a)(iii) Any development control plan

COWRA SHIRE COUNCIL – DCP RESIDENTIAL FLAT CODE

2. Development Controls

2.1 Development Density- Minimum Site Area per Dwelling

Table 1 of the DCP provides the minimum site area for each dwelling.

Based on extra-large dwellings (>125m²), the FSR is to be 0.5:1. Accordingly, the follow applies (significantly less than 0.5:1):

Actual FSR: \[
\frac{1595.8 \text{m}^2}{5816 \text{m}^2} = 0.27
\]
2.2 Site Requirements:

There is 54 metres frontage to Brisbane Street and approximately 60 metres frontage to Ina Drive (both greater than 25 metres).

2.3 Building Setbacks:

(a) Front boundary Setback:

The DCP requires a minimum front setback of 7.5 metres for one or two storey developments and 9 metres for three or four storey developments.

The building setback on Ina Drive is 3.3m to the front porch and 5.1 to the front wall of the dwellings. The building setback on Brisbane Street is 5.745m.

Accordingly, a variation of 2 metres is sought from the DCP requirement of 7.5m requirement. The variation is supported by the following:

- There is existing buildings on both streets that have a nil or reduced setback that already establishes a building line.
- Brisbane Street road reserve is quite wide in this location.
- All access to Brisbane Street is via the internal road.
- There are a number of street trees planted on the Brisbane Street footpath.
- The reduced setback will not impact upon sight lines of motorists.
- A decorative fence will be erected along Brisbane Street.
- There are no other dwellings in Brisbane Street on this side of the road that will be compromised nor will there be any future precedent as there does not appear to be any further opportunity to develop in this locality.

<table>
<thead>
<tr>
<th>Dwelling Size</th>
<th>Low Density</th>
<th>Medium Density</th>
<th>Medium/High Density</th>
</tr>
</thead>
<tbody>
<tr>
<td>Small 55 sq.m.</td>
<td>130</td>
<td>100</td>
<td>70</td>
</tr>
<tr>
<td>Medium 55-84 sq.m.</td>
<td>200</td>
<td>135</td>
<td>110</td>
</tr>
<tr>
<td>Large 85-125 sq.m.</td>
<td>290</td>
<td>190</td>
<td>160</td>
</tr>
<tr>
<td>Extra Large 125 sq.m.</td>
<td>Up to FSR 0.5:1</td>
<td>Up to FSR 0.8:1</td>
<td>Up to FSR 0.9:1</td>
</tr>
</tbody>
</table>

(all measurements are in metres squared)
• Ina Drive only receives a small volume of traffic as it serves only 3 existing dwellings.
• The variation on Ina Drive only affects 2 units.

(b) Side or Rear Boundary Setbacks:

Side and rear boundary setbacks will be 2 metres for walls of a height greater than 3 metres. For walls less than 3 metres in height side or rear setbacks are to be 1 metre. As far as practicable, walls along boundary setbacks should be broken or staggered to avoid the appearance of unduly massive or long walls.

Comments

The walls are less than 3 metres and have side and rear setbacks of at least 1 metre.

(c) Projections into Setback Areas:

The projections permitted into setback areas include roof eaves, sunhoods, gutters, downpipes, chimney flues, light fittings, electricity or gas meters and aerials which may project up to 600 mm.

Comments

Not applicable as the side and rear setbacks far exceed the minimum.

2.4 Building Height:

The maximum height of the building at any point shall be measured from the natural ground level to the ceiling of the top most storey or the ridge of the roof.

For one or two storey developments, this height should not be more than 7.2 metres to the ceiling of the topmost storey or 10 metres to the top of the ridge.

For three or four storey developments, this height should not be more than 13 metres to the ceiling of the topmost storey or 16 metres to the top of the ridge.

Comments

All buildings are single storey and comply.
2.5 Open Space:

(a) All residential flat developments should include areas of landscaped open space. This area shall be designed to provide for both active and passive recreation of the residents. Areas used for driveways, car parking, drying yards and service areas shall not be included as landscaped open space.

(b) Private open space at ground level should have a minimum width and depth of 3 metres. Enclosing screen walls or fences should be designed to ensure privacy, both from adjoining communal open space or access ways, and from dwellings and their courtyards.

(c) In order to provide useable open space to dwellings above ground level, any balcony or terrace with a minimum dimension of 2 metres in any direction may be included as part of the required landscaped open space.

Comment

Based on Table 2 above, there is a requirement to provide 80m² per dwelling – this has been provided for each unit (refer to development plans). Private open space at ground level has been provided with a minimum width and depth of 3 metres.

This is depicted in the following table:
Table 6: Landscaped and Private Open Space Areas

<table>
<thead>
<tr>
<th>Unit Number</th>
<th>Landscaped Area (m²)</th>
<th>Private Open Space (m²)</th>
</tr>
</thead>
<tbody>
<tr>
<td>1</td>
<td>143.2</td>
<td>88</td>
</tr>
<tr>
<td>2</td>
<td>150.74</td>
<td>102.27</td>
</tr>
<tr>
<td>3</td>
<td>155.3</td>
<td>103.3</td>
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<tr>
<td>4</td>
<td>186.35</td>
<td>113.81</td>
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<td>45.7</td>
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<tr>
<td>10</td>
<td>135.1</td>
<td>76.4</td>
</tr>
<tr>
<td>Existing House</td>
<td>156.9</td>
<td>121.2</td>
</tr>
</tbody>
</table>

3. **General Provisions:**

3.1 **Privacy:**

Visual privacy for adjoining properties and within development projects can be achieved by:

- Using windows which are narrow, translucent or obscured;
- Ensuring that windows do not face directly onto the windows, balconies or courtyards of adjoining dwellings;
- Screening adjoining windows, balconies and courtyards.

**Comment**

The design of the development sets to offset windows and private open space areas to ensure an appropriate level of privacy of each unit.

3.2 **Noise:**

Developments should be carefully designed to minimise any noise impacts. In particular, the following issues should be considered:

(a) Locate active recreation facilities, such as swimming pools, away from the bedroom areas of other dwellings;
(b) Design courtyards and vehicle driveways to minimise reflected noise;
(c) Make provision for operating plant or equipment that does not disturb neighbours.
(d) Careful consideration of the layout of external and internal living spaces can increase the occupants enjoyment of their dwelling. For
example, a deck, terrace or balcony could provide an outdoor extension to an internal living room.

**Comment**

It is considered that the development meets these criteria. There is no active recreation areas on the site that would cause any impact. Private open space areas are located away from the internal roads.

### 3.3 Facilities and Amenities:

**(a) Garbage:**

For developments of fewer than 15 dwellings on any site, an accessible, suitably paved and screened bin-standing area adjacent to the street alignment should be provided. A cold water tap for cleaning bins should be provided in or adjacent to the bin stand. Where there are 15 or more dwellings proposed for a site, Council may require special arrangements to be made.

**Comment**

It is proposed that Councils Garbage service will drive through the development and collect bins in front of each dwelling.

**(b) Letterboxes:**

Letterboxes shall be provided in accordance with Australia Posts requirements as listed in its brochure “Requirements for the Positioning and Dimensions of Mail Boxes In New, Commercial and Residential Developments”.

**Comment**

Letter boxes will be provided to meet Australia Post requirements.

**(c) TV Antenna:**

A master TV antenna should be provided for any development of more than two dwellings.

**Comment**

A TV antenna will be provided to each individual dwelling.
(d) Clothes Drying Facilities:

Adequate clothes drying facilities should be provided and where these are in the form of external clothes lines, such should be located in a rear services area and should be screened from view from any nearby street or public place.

Comment

An external clothes line has been provided to each dwelling that is adequately screened.

DCP – PARKING CODE 2007

The DCP requires that:

- 1 car parking space be provided per unit (11 car parks)
- 1 visitor car parking space per 3 units (11 units/3 = 4 car parks)

The proposed plan provides for 1 car parking space per unit (including the existing house) and 4 visitor spaces including one disabled space.

In addition, it is proposed to provide 4 recreational vehicle (RV)/trailer car parks on the northern boundary of the site.

(a)(iii) 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

There is no building demolition.

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.

BASIX

BASIX Certificates will be provided for each dwelling.

(b) The likely impacts of the development:

CONTEXT AND SETTING

The surrounding area includes a number of mixed uses. The Cowra Hospital is located to the south of the land and the Water Works to the north. There is residential development to the east on Ina Drive and Carleton Street and residential development to the west on Bennelong Place and Brisbane Street.

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 new accesses off Ina Drive (separate entry and exit) to service the proposed development as shown on the site plans.
It is considered that the proposal will generate on average a maximum additional 60 vehicle movements per day (this is based on 6 vehicle movements per day for each dwelling). This additional loading is considered modest and can be accommodated by the existing street system without the need for any further upgrading.

The existing dwelling will continue to access directly off Ina Drive.

Proposed Units 1 and 2 will access directly off Ina Drive as shown on the site plan.

Refer to the DCP discussion with respect to car parking (more car spaces are provided than required by the DCP as it includes additional area for the parking of RVs or larger vehicles).

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

Each proposed unit will be connected to reticulated electricity service to the requirements of Essential Energy. Any necessary easements will be included on the plan of subdivision.

Gas

Each proposed unit will be connected to the gas service.

Telephone

Each proposed unit will be connected to the land line telephone service.

Water

Each unit will be connected to the reticulated water supply to the requirements of Cowra Shire Council.
Sewerage

Each unit will be connected to the reticulated sewerage system to the requirements of Cowra Shire Council.

Stormwater

A Stormwater Management Plan will be prepared by Heath Consulting Engineers.

HERITAGE

There are no listed heritage items on the subject land.

FLORA AND FAUNA

The site is essentially cleared of any vegetation.

There are no known critical habitat’s or threatened species on the subject land.

A landscape plan will be developed for the common property areas of the development site.

ENERGY

A BASIX certificate is provided for each dwelling that demonstrates that it has met Energy Efficiency and Water Consumption targets.

NOISE AND VIBRATION

There may be noise and vibration impacts as a result of the construction of the development. However, it is noted that Council will impose conditions in relation to controlling the hours of construction etc. to reduce any impact. These impacts will however be temporal and not ongoing.

NATURAL HAZARDS

It is considered that the land is not affected by bushfire, flood, subsidence or any other known hazard.

POTENTIAL CONTAMINATION

See comments under SEPP 55 – Remediation of Land.
SAFETY, SECURITY & CRIME PREVENTION

Crime prevention through environmental design (CPTED) seeks to influence the design of buildings and places by:

- increasing the perception of risk to criminals by increasing the possibility of detection, challenge and capture
- increasing the effort required to commit crime by increasing the time, energy or resources which need to be expended
- reducing the potential rewards of crime by minimising, removing or concealing ‘crime benefits’
- removing conditions that create confusion about required norms of behaviour

There are four principles that need to be used in the assessment of development applications to minimise the opportunity for crime:

- Surveillance
- Access control
- Territorial reinforcement
- Space management

No specific controls are proposed to be installed as a result of the development.

During the construction phase, appropriate site fencing will be erected along with any other measures recommended by NSW Work Cover and Cowra Shire Council.

SOCIAL & ECONOMIC IMPACTS IN THE LOCALITY

The likely social and economic impacts of the development are negligible. There will be a boost to the local economy through the construction of the dwellings.

CONSTRUCTION

All construction work will be undertaken in accordance with the BCA and Councils conditions of consent.

Construction impacts 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 developed and implemented during construction to minimise any erosion and sedimentation at the site. All disturbed areas rehabilitated as soon as practical.
All waste generated during construction would be taken and disposed of at Council’s Waste Disposal Facility.

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.

**SOILS**

It is considered that the development will have a negligible impact on soil conservation.

There are no known soil qualities (erodibility, permeability, expansion/contraction, fertility/productivity, salinity, acidity, contamination) that have had any impact on the design of the development.

The subject land is not known for any instability such as subsidence, slip and mass movement.

Obviously there will be the need to move soil to facilitate the construction of the development. The movement of soil will be minimised where possible. Erosion and Sediment control measures will need to be installed prior to the commencement of earth works and will need to be maintained throughout until the site is recovered, in accordance with Councils requirements for sediment and erosion control.

There are no known contaminated soils on the site, nor any acid sulphate soils.

**CUMULATIVE IMPACTS**

It is considered there will be no negative cumulative impacts as a result of the proposed development.

**(c) Suitability of the site for the development**

Does the proposal fit in the locality?

- There are no constraints posed by surrounding development 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;
• No upgrading to services is required (are all readily available for connection);
• 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;
• 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 development 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 development proceeding;
- The topography of the site can accommodate the proposal;
- There will be limited additional traffic generated that can be handled by the road network without upgraded;
- Utilities and services are already connected to the site; and
- The proposal is generally consistent with the objectives and provisions of Councils 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.