STATEMENT OF ENVIRONMENTAL EFFECTS

Prepared for:

Catholic Diocese of Bathurst

Development:

Subdivision (118 lots)

Address:

Redfern and Pridham Streets, Cowra

Date:

18 July 2013
DESCRIPTION: Subdivision – Cowra

CLIENT: Catholic Diocese of Bathurst

Anthony Daintith Town Planning Pty Ltd
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ACN 121 454 153

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QUALITY ASSURANCE

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<table>
<thead>
<tr>
<th>Version</th>
<th>Date</th>
<th>Description</th>
<th>By</th>
</tr>
</thead>
<tbody>
<tr>
<td>1.0</td>
<td>7 May 2013</td>
<td>Draft</td>
<td>AD</td>
</tr>
<tr>
<td>2.0</td>
<td>13 July 2013</td>
<td>Draft</td>
<td>AD</td>
</tr>
<tr>
<td>3.0</td>
<td>18 July 2013</td>
<td>Approved</td>
<td>AD</td>
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</tbody>
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This document has been authorised by

Anthony Daintith (Principal)
Date: 18 July 2013

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1. BACKGROUND

1.1 Introduction

The Catholic Diocese of Bathurst 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 118 lot subdivision at the corner of Redfern and Pridham Streets, 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; and
- Subdivision Plans.

1.2 Applicant and Owner

The applicant is Catholic Diocese of Bathurst, C/- Anthony Daintith Town Planning PO Box 1975, Orange NSW 2800.

The registered owner of the subject land is the Trustees of the Roman Catholic Church for the Diocese of Bathurst. The owner has provided their written consent to the lodgement of the Development Application.
2. SUBJECT LAND

2.1 Location and Title

The subject land is located on the corner of Redfern and Pridham Streets, Cowra. The area of the subject land is 14.986 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 through the subject land.

<table>
<thead>
<tr>
<th>Lot</th>
<th>DP</th>
</tr>
</thead>
<tbody>
<tr>
<td>1</td>
<td>882095</td>
</tr>
</tbody>
</table>

Table 1: Land Title Description

Figure 1: Extract of DP 882095

Proposal: Subdivision (118 lots) Redfern and Pridham Streets, Cowra
2.2 General Site Description

The site is a vacant allotment currently used for grazing. The Deposited Plan shows a easement for drainage of water affecting the property.

Topography

The subject land is gently undulating and generally slopes from the north (elevation approx. 355m) down to the south west on Pridham Street (elevation approx. 315m).

Vegetation

The site is essentially cleared of vegetation.

Waterways

There is a drainage line that traverses the site in a generally east-west direction (protected by easement).

Buildings

The site is vacant of buildings.

2.3 Surrounding Land Use

There is residential development to the west and south of the site and a dwelling on small average to the north. Cowra High school is located to the east across Redfern Street.

Photos 1 -5 provide a visual representation of the site.
Photo 1: Looking north east from Pridham Street (south western corner)

Photo 2: Subject land looking north close to Redfern Street/Pridham Street
Photo 3: Subject land looking south west from Dowell Street intersection

Photo 4: Drainage easement looking south west
Photo 5: Looking south west from north eastern corner of land
3. PROPOSAL

The proposed subdivision consists of 118 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 Council's LEP and Subdivision DCP.

The proposed sizes of the allotment range from 715.7m$^2$ to 4036m$^2$ 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>
<thead>
<tr>
<th>Stage</th>
<th>Lots</th>
</tr>
</thead>
<tbody>
<tr>
<td>1</td>
<td>101-111</td>
</tr>
<tr>
<td>2</td>
<td>201-211</td>
</tr>
<tr>
<td>3</td>
<td>301-314</td>
</tr>
<tr>
<td>4</td>
<td>401-411</td>
</tr>
<tr>
<td>5</td>
<td>501-511</td>
</tr>
<tr>
<td>6</td>
<td>601-616</td>
</tr>
<tr>
<td>7</td>
<td>701-716</td>
</tr>
<tr>
<td>8</td>
<td>801-813</td>
</tr>
<tr>
<td>9</td>
<td>901-915</td>
</tr>
<tr>
<td>TOTAL</td>
<td>118</td>
</tr>
</tbody>
</table>

Refer to the subdivision plan for greater details.
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
(iii) 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
Figure 4: Zoning Map - LEP

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 (a unit site has been identified). The land is adjacent to Cowra High School and is close to retail and commercial development in Redfern

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 700m² as required by the MLS map.

The lot sizes are characteristic of lot sizes and patterns in the locality (similar to the lots proposed to the west, and to the north of Evans Street).

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 south 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.
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.

STATE ENVIRONMENTAL PLANNING POLICY (INFRASTRUCTURE) 2007

104 Traffic-generating development

(1) This clause applies to development specified in Column 1 of the Table to Schedule 3 that involves:

(a) new premises of the relevant size or capacity, or
(b) an enlargement or extension of existing premises, being an alteration or addition of the relevant size or capacity.

(2) In this clause, relevant size or capacity means:

(a) in relation to development on a site that has direct vehicular or pedestrian access to any road—the size or capacity specified opposite that development in Column 2 of the Table to Schedule 3, or
(b) in relation to development on a site that has direct vehicular or pedestrian access to a classified road or to a road that connects to a classified road where the access (measured along the alignment of the connecting road) is within 90m of the connection—the size or capacity specified opposite that development in Column 3 of the Table to Schedule 3.

(3) Before determining a development application for development to which this clause applies, the consent authority must:

(a) give written notice of the application to the RTA within 7 days after the application is made, and
(b) take into consideration:

(i) any submission that the RTA provides in response to that notice within 21 days after the notice was given (unless, before the 21 days have passed, the RTA advises that it will not be making a submission), and
(ii) the accessibility of the site concerned, including:

(A) the efficiency of movement of people and freight to and from the site and the extent of multi-purpose trips, and
the potential to minimise the need for travel by car and to maximise movement of freight in containers or bulk freight by rail, and

(iii) any potential traffic safety, road congestion or parking implications of the development.

(4) The consent authority must give the RTA a copy of the determination of the application within 7 days after the determination is made.

Schedule 3 Traffic generating development to be referred to the RTA

<table>
<thead>
<tr>
<th>Column 1</th>
<th>Column 2</th>
<th>Column 3</th>
</tr>
</thead>
<tbody>
<tr>
<td>Purpose of development Note.</td>
<td>Size or capacity—site with access to any road</td>
<td>Size or capacity—site with access to classified road or to road that connects to classified road (If access within 90m of connection, measured along alignment of connecting road)</td>
</tr>
<tr>
<td>The development may be the erection of new premises or the enlargement or extension of existing premises</td>
<td>300 or more dwellings</td>
<td>75 or more dwellings</td>
</tr>
<tr>
<td>Apartment or residential flat building</td>
<td>200 or more motor vehicles</td>
<td>50 or more motor vehicles</td>
</tr>
<tr>
<td>Area used exclusively for parking or any other development having ancillary parking accommodation</td>
<td>10,000m² in area</td>
<td>2,500m² in area</td>
</tr>
<tr>
<td>Commercial premises</td>
<td>15,000 m² in area</td>
<td>4,000m² in area</td>
</tr>
<tr>
<td>Commercial premises and industry</td>
<td>200 or more motor vehicles</td>
<td>50 or more motor vehicles</td>
</tr>
<tr>
<td>Drive-in theatres</td>
<td>200 or more motor vehicles</td>
<td>50 or more motor vehicles</td>
</tr>
<tr>
<td>Drive-in take away food outlets</td>
<td>200 or more motor vehicles</td>
<td>Any size or capacity</td>
</tr>
<tr>
<td>Educational establishments</td>
<td>50 or more students</td>
<td></td>
</tr>
<tr>
<td>Freight intermodal facilities and freight terminals</td>
<td>Any size or capacity</td>
<td></td>
</tr>
<tr>
<td>Heliports, airports or aerodromes</td>
<td>Any size or capacity</td>
<td></td>
</tr>
<tr>
<td>Hospital</td>
<td>200 or more beds</td>
<td>100 or more beds</td>
</tr>
<tr>
<td>Industry</td>
<td>20,000m² in area</td>
<td>5,000m² in area</td>
</tr>
<tr>
<td>Landfill, recycling facilities, waste transfer station</td>
<td>Any size or capacity</td>
<td></td>
</tr>
<tr>
<td>Motor showrooms</td>
<td>200 or more motor vehicles</td>
<td>50 or more motor vehicles</td>
</tr>
<tr>
<td>Parking</td>
<td>200 or more motor vehicles</td>
<td>50 or more motor vehicles</td>
</tr>
<tr>
<td>Places of assembly or places of public worship</td>
<td>200 or more motor vehicles</td>
<td>50 or more motor vehicles</td>
</tr>
<tr>
<td>Premises licensed under the Liquor Act 1982 or the Registered Clubs Act 1976</td>
<td>200 or more motor vehicles</td>
<td>50 or more motor vehicles</td>
</tr>
<tr>
<td>Refreshment rooms</td>
<td>200 or more motor vehicles</td>
<td>300m²</td>
</tr>
<tr>
<td>-------------------</td>
<td>-----------------------------</td>
<td>-------</td>
</tr>
<tr>
<td>Roadside stalls, where only primary products produced on the property on which the building or place is situated are exposed or offered for sale</td>
<td>200 or more motor vehicles</td>
<td>Any size or capacity</td>
</tr>
<tr>
<td>Service stations (including service stations which have retail outlets)</td>
<td>200 or more motor vehicles</td>
<td>Any size or capacity</td>
</tr>
<tr>
<td>Shops</td>
<td>2,000m²</td>
<td>500m²</td>
</tr>
<tr>
<td>Shops and commercial premises</td>
<td>4,000m²</td>
<td>1,000m²</td>
</tr>
<tr>
<td>Subdivision of land</td>
<td>200 or more allotments where the subdivision includes the opening of a public road</td>
<td>50 or more allotments</td>
</tr>
<tr>
<td>Tourist facilities, recreation facilities, showgrounds or sportsgrounds</td>
<td>200 or more motor vehicles</td>
<td>50 or more motor vehicles</td>
</tr>
<tr>
<td>Transport terminals, bulk stores, container depots or liquid fuel depots</td>
<td>8,000m²</td>
<td></td>
</tr>
<tr>
<td>Any other purpose</td>
<td>200 or more motor vehicles</td>
<td></td>
</tr>
</tbody>
</table>

**Comment**

Schedule 3 of the SEPP (Infrastructure) lists those traffic generating developments that require referral to the Roads and Maritime Services (RMS).

(a)(ii) Any draft environmental planning instrument

Nil

(a)(iii) Any development control plan

**3.39 DEVELOPMENT CONTROL PLAN – SUBDIVISION CODE**

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

<table>
<thead>
<tr>
<th>Clause</th>
<th>Heading</th>
<th>Comment</th>
</tr>
</thead>
<tbody>
<tr>
<td>5</td>
<td>Zoning and Land Use</td>
<td></td>
</tr>
<tr>
<td>5.01</td>
<td>The land is zoned R1 General Residential</td>
<td></td>
</tr>
<tr>
<td>5.02</td>
<td>The proposed subdivision is permissible in the zone</td>
<td></td>
</tr>
<tr>
<td>5.03</td>
<td>The Cowra LEP 2012 is now the principal planning scheme for Cowra.</td>
<td></td>
</tr>
<tr>
<td>5.04</td>
<td>It is proposed that each residential allotment will be fully serviced as outlined.</td>
<td></td>
</tr>
<tr>
<td>5.05</td>
<td>Each lot will be provided with a low voltage electricity service in consultation with Essential Energy at the full cost of the developer.</td>
<td></td>
</tr>
<tr>
<td>5.06</td>
<td>Roads, Water, Sewerage and Drainage</td>
<td>Road access is provided to each allotment. Engineering plans for all utilities and services will be prepared by a suitably qualified engineer.</td>
</tr>
<tr>
<td>5.07</td>
<td>Telephone</td>
<td>The service will be provided to each lot.</td>
</tr>
<tr>
<td>5.08</td>
<td>Provision of All Facilities</td>
<td>The developer will work with Council with respect to provision of facilities.</td>
</tr>
<tr>
<td>7</td>
<td>Subdivision Layout Plans</td>
<td>Plans have been prepared to meet Council requirements and form part of the development application.</td>
</tr>
<tr>
<td>8</td>
<td>Street Names</td>
<td>Street names will be determined in consultation with Council.</td>
</tr>
<tr>
<td>9</td>
<td>Allotment Layout</td>
<td></td>
</tr>
<tr>
<td>9.01</td>
<td>Lot frontages</td>
<td>All lot frontages meet the requirement</td>
</tr>
<tr>
<td>9.02</td>
<td>Lot frontages proportions</td>
<td>All lot frontages meet the requirement</td>
</tr>
<tr>
<td>9.03</td>
<td>All lots are greater than 700m²</td>
<td></td>
</tr>
<tr>
<td>9.04</td>
<td>Not applicable</td>
<td></td>
</tr>
<tr>
<td>9.05</td>
<td>There are 2 battle axe allotments (Lots 404 &amp; 405). Both lots are greater than 900m² (exclusive of the access corridor) and a frontage of 4.5m. The lots join the public open space and drainage reserve which provides adequate &quot;visual freedom&quot; and an unhindered outlook.</td>
<td></td>
</tr>
<tr>
<td>9.06</td>
<td>All lots are compliant</td>
<td></td>
</tr>
<tr>
<td>9.07</td>
<td>Appropriate splay has been provided for corner allotments</td>
<td></td>
</tr>
<tr>
<td>13</td>
<td>Public Open Space</td>
<td>Public open space has been provided within the design.</td>
</tr>
<tr>
<td>13.01</td>
<td></td>
<td></td>
</tr>
<tr>
<td>13.02</td>
<td>There is a requirement to provide 13,357.6m² of public open space. There is 12,468.8m² of open space provided. It is requested that Council accept this slight variation (6.7%) of the provision.</td>
<td></td>
</tr>
<tr>
<td>19</td>
<td>Development Requirements (Construction)</td>
<td>The roads have been designed to comply with the DCP requirements. All roads have a 20m road reserve. Kerb and gutter will be provided. Water and sewer services to be provided in consultation with Council. Appropriate drainage will be provided for each lot and for the road system.</td>
</tr>
</tbody>
</table>

(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
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.

BASIX
Not applicable to this proposal.

(b) The likely impacts of the development:

CONTEXT AND SETTING

The land to the west has recently been developed by a residential subdivision. There is an existing house on small acreage to the north. Cowra High School and residential development is located to the east of the site and there is residential development on the southern side of Pridham 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 two new roads off Redfern Street as shown on the subdivision plans (these will be suitably offset from both Dowell and Evans Street). There will be a number of internal roads constructed each having a road reserve width of 18 metres. There is a road connection provided to the west (Burgundy Street - Lot 3 DP 882095). All construction works will be undertaken in accordance with Council's DCP – Subdivision Code.

Based on an average of 6 vehicle movements per allotment, when fully developed the subdivision may generate approximately 708 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 Redfern Street is a Classified Road. Redfern Street 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 Pridham Street 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.

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

No vegetation removal is considered necessary as a result of the proposed subdivision and subsequent future dwellings, as no trees are located upon the section of the allotment the subject of this application.

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, flooding, subsidence or any other known hazard.

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;
- 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 and RMS;

- 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.