

Statement of Environmental Effects

Multiple lot residential subdivision of
Lots 2 & 3 DP 1275374, Elizabeth Street, Narrandera, NSW

2021.29

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Disclaimer:

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The client/proponent has authorised **Planningmatters** Development Service to liaise with Narrandera Shire Council on their behalf regarding this proposal.

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1.0 DESCRIPTION OF THE SITE & LOCALITY:

The subject land comprises Lots 2 & 3 DP 1275374 which front Elizabeth Street, Narrandera, NSW. References in this document to the subject allotments, site or land are considered to relate to all & both of these allotments.

The subject allotments used to form part of a larger property that comprised Lots 1-6 DP 1275734 which was occupied by the Forestry Commission of NSW. The portion of the Forestry Commission's site that now comprises Lots 2 & 3 DP 1275374 was used to be occupied by buildings and hardstand areas used for the purposes of a nursery. All buildings and hardstand areas have been removed from the subject site.

The surrounding locality comprises residential landuses to the north & west, a caravan park and swimming pool complex to the east and the Murrumbidgee River to the south of the site. In general the surrounding locality falls to the south towards the river.

Some of the relatively few trees that used to exist on the site when it was used as a nursery have been removed. Vegetation with the locality comprises: scattered on the allotment(s) to the north, south & west; street trees on Elizabeth Street & Lake Drive; and trees along and on the southern side of the Murrumbidgee River.

The surrounding locality can be serviced with essential services such as potable water, reticulated sewerage, electricity, telecommunications & natural gas.

The portion of Elizabeth Street that adjoins the site's western boundary is unformed with no kerb whereas the western side of the carriageway opposite the site and the remainder of Elizabeth Street & surrounding roads have a kerb.

Elizabeth Street runs from Whitton Street to Lake Drive and intersects with a number of streets including Victoria Avenue/Old Wagga Road to the north and Frederica Street to the south of the site. Elizabeth Street comprises a sealed carriageway that caters for the two-way movement of vehicles and has a speed limit of 50km/hr within proximity of the site.



Source: maps.six.nsw.gov.au

Figure 1.1: Aerial image of the locality identifying the development site.

2.0 DESCRIPTION OF THE PROPOSAL:

2.1 Nature of the proposal:

The proposed development relates to the ten (10) lot Torrens title subdivision of Lots 2 & 3 DP 1275374, which front Elizabeth Street, Narrandera in south-western NSW. The proposal includes for the creation of allotments with areas ranging from approximately 679m² to approximately 1,077m² and provides for an average lot area of approximately 826m².

The proposal includes the construction of a new public road off Elizabeth Street, installation of essential services and the construction of a concrete pathway linking the new public road with Lake Drive. At this point in time it is not proposed to stage construction of the subdivision or the creation/release of finished allotments.

The proposed allotments have purposefully been designed with different areas for a number of reasons and to provide variety in the selling market. Some of the allotments are larger than others because they have essential services running through them and/or because they adjoin the perimeter boundary of the site and they incorporate triangular shaped corners.

It is proposed to create easements for essential services such as sewerage & drainage infrastructure burdening some allotments in favour of other allotments and/or Council. If a pad-mounted electrical substation needs to be installed easements for electricity & multi-purpose electrical substations burdening some allotments in favour of Essential Energy will be created. Whilst an indication of some potential easements are shown on the submitted plans, confirmation of the exact location, width & terms of the proposed easements will be submitted to Council in conjunction with the Subdivision Certificate application

This proposal does not include the construction of any future residential buildings and/or associated outbuildings. Separate applications relating to buildings and the use of each proposed allotment will be submitted by future landowners at a later date.

2.2 External Design:

The proposed subdivision will alter the appearance of the subject site throughout the construction phase, upon completion of civil works and once future dwellings are constructed on the proposed allotments. Once future dwellings are constructed on the proposed allotments the final appearance of the subdivision is anticipated to compliment the streetscape along the western side of Elizabeth Street.

2.3 Open Space:

With the exception of the new public road and the concrete pathway that will link with Lake Drive, the proposed development does not include the creation of any new open space areas to be dedicated to Council.

2.4 Street trees & landscaping:

Street trees can be planted along the nature on each side of the new public road, if required by Council. The type, variety, location & spacing of street trees can be confirmed on a landscaping plan to be submitted to Council for approval prior to planting.

2.5 Pedestrian movement:

Council has recently constructed a concrete pathway along the eastern side of Elizabeth Street. It is proposed to slightly re-align the portion of this footpath where the new public road intersects with Elizabeth Street. The proposed development includes the construction of a concrete pathway linking the eastern end of the new public road to Lake Drive. Considering that the new public road will only be a cul-de-sac servicing ten (10) residential allotments it is understood that Council does not require the provision of a footpath along the new public road.

2.6 Traffic generation:

Whilst the subject allotments would have generated traffic when the site was occupied by a nursery operated by the Forestry Commission of NSW, the exact number of average daily vehicle movements is unknown. In any case, the proposed development will result in the generation of traffic that could potentially be more than what was originally associated with the site, especially considering that this DA only relates to re-development of a portion of the former Forestry Commission site. Traffic associated with the proposed development is considered to comprise construction related traffic and vehicles associated with future dwellings on the proposed allotments.

Construction related traffic will comprise light vehicles and heavy vehicles: floating plant/equipment; transporting fill and/or waste; and delivering materials. These vehicles will travel to & from the site on a daily & infrequent basis throughout the construction period. Whilst it is difficult to predict anticipated daily construction traffic volumes, it is anticipated that daily movements could range from anywhere between 0-20 initially and 20-50 or more per day when there may be a number of different contractors on the site. Considering that daily movements will be spread out over the course of the day, the volume of traffic associated with the construction period is not anticipated to significantly impact upon passing traffic travelling along Elizabeth Street or Lake Drive.

Traffic associated with future dwellings on the proposed allotments will generally comprise light & heavy vehicles during the construction of each house, heavy vehicles delivering furniture and predominantly light vehicles after occupation. On the basis that the average dwelling may generate up to 9 vehicle trips per day, the proposed subdivision could result in the generation of up to approximately 90-100 or so vehicle trips per day if every proposed allotment were only occupied by one (1) dwelling. Considering that daily movements will be spread out over the course of the day, the volume of traffic associated with future dwellings is not anticipated to significantly impact upon passing traffic travelling along Elizabeth Street or Lake Drive. The surrounding road network is anticipated to cater for the increase in traffic associated with the proposed subdivision.

2.7 Vehicular access:

Vehicular access to the proposed allotments will be via the new public road off Elizabeth Street. Neither proposed Lots 1 & 10 or 5 & 6 will be permitted to gain vehicular access of Elizabeth Street or Lake Drive, respectively. It is anticipated that Council will impose a condition of consent requiring the creation of a Restriction on the Use of Land preventing access to proposed: Lots 1 & 10 off Elizabeth Street; Lots 5 & 6 off Lake Drive.

It is not proposed to provide laybacks for the proposed allotments when the kerb & gutter is installed given that the location of future dwellings & garages is not yet known. Laybacks will be installed by future landowners of the proposed allotments in conjunction with the construction of their future dwellings.

Detailed road design plans will be submitted to Council in conjunction with the application for Civil Works Construction Approval.

A name for the new public road has to date not been determined. It is proposed to liaise with Council regarding a street name before the issue of a Subdivision Certificate. It is acknowledged that the new street name will need to be approved by Council and the NSW State Government.

2.8 Construction:

The proposed subdivision will require construction activity to be undertaken during daylight hours. This activity will comprise the: levelling of the site; construction of the new roadway; installation of essential services & drainage infrastructure; and the levelling of the proposed allotments & adjoining nature strips.

Adequate provision exists to store materials & contractor's vehicles on-site during the construction phase. It is acknowledged that Council may impose a condition of consent requiring the submission of a Construction Management Plan prior to the commencement of civil works.

2.9 Air Quality:

Construction activity associated with civil works & building future dwellings on the proposed allotments will result in the generation of dust. Construction activity that generates dust is anticipated to occur over a relatively short term and unlikely to affect surrounding residential receptors for an extended period of time, providing that adequate dust suppression measures are implemented. Adequate arrangements can be implemented throughout the construction phases of the subdivision to minimise the extent of dust likely to be generated on the site. It is anticipated that Council will impose a condition of consent requiring the submission of a Construction Management Plan that needs to address the proposed arrangements to mitigate the generation of dust whilst civil works associated with the subdivision are undertaken.

2.10 Essential services:

Essential services such as potable water, sewerage, electricity & telecommunications are currently available within the locality.

Potable water is available within the locality and will need to be extended along the new public road to service the proposed allotments. It is proposed to install a new watermain within the nature strip of the new public road. Detailed design plans relating to the location, size & capacity of proposed potable watermains can be submitted in conjunction with the application for Civil Works Construction Approval. It is understood that Council will require the payment of monetary contributions towards Water Headworks.

Reticulated sewerage is available within the locality and will be extended to service the proposed allotments. Detailed design plans relating to the location, size & capacity of proposed sewer mains can be submitted in conjunction with the application for Civil Works Construction Approval. It is understood that Council will require the payment of monetary contributions towards Sewer Headworks.

Overhead electricity is available within the locality off Lake Drive and will need to be extended to service the proposed allotments. Detailed design plans relating to electricity servicing the proposed allotments and streetlighting along the new public road will be submitted to Council for endorsement prior to approval being granted by Essential Energy. An infrastructure provisioning letter from Essential Energy can be submitted to Council prior to the issue of a Subdivision Certificate.

Telecommunications are available within the locality and will be extended to service the proposed development. Detailed design plans can be submitted to Council for review prior to the commencement of work, if required. An infrastructure provisioning letter from NBNCo can be submitted prior to the issue of a Subdivision Certificate.

Natural gas is available within the locality and can be extended to service the proposed development, if required. That being said, a recent trend has found that the number of new homes requiring a connection to natural gas has fallen in recent years. The trend is understood to be caused by increased natural gas prices and the in-efficiency of natural gas in comparison to other heating & cooking sources. Considering that Jemena/Zinfra no longer install natural gas for free into new residential estates, a concession is sought from having to provide natural gas along the new public road. If the developer does decide to install natural gas, detailed design plans can be submitted to Council for review prior to the commencement of work and an infrastructure provisioning letter from Jemena/Zinfra can be submitted prior to the issue of a Subdivision Certificate.

2.11 Noise:

Whilst the subdivision itself (when complete) will not result in any increase in the type or volume of noise generated within the locality, construction activity associated with civil works & building future dwellings will result in the generation of noise. Construction noise associated with civil works could occur over a relatively short period of time (eg: less than a year) if the subdivision is constructed at one time.

Construction noise associated with building future dwellings is anticipated to occur over an extended period of time (eg: many years) depending upon the up-take (ie: sale) of proposed allotments and when purchasers are able to build. Noise associated all both civil & building activity is anticipated to occur during daylight hours.

2.12 Drainage:

The subject allotments currently fall in a number of directions. The eastern portion of the site currently falls to towards Lake Drive whereas the western portion of the site currently falls towards Elizabeth Street.

It is proposed to direct stormwater from the new public road out to Elizabeth Street before it is discharged into an existing stormwater pit located on the eastern side of Frederica Street at the intersection with Elizabeth Street.

Stormwater from future buildings on proposed Lots 1-5 will be directed to stormwater pit located just inside the front boundary of these allotments which will connect into the back-of-kerb stormwater line running along the southern side of the new public road. stormwater from the future buildings on proposed Lots 6-10 will be directed to a new inter-allotment stormwater line running along the southern boundary of these allotments, which will discharge into the new stormwater line on Elizabeth Street. Detailed design drawings & calculations relating to the proposed arrangements for the collection & discharge of stormwater will be submitted to Council in conjunction with the application for Civil Works Construction Approval.

2.13 Waste:

Whilst the proposed subdivision itself (when complete) will not result in any increase in the type or volume of waste generated from the subject allotments, construction activity associated with civil works & building future dwellings on the proposed allotments will result in the generation of waste.

Construction related waste will comprise packaging & off-cuts from materials associated with the provision of essential services & infrastructure. Adequate arrangements can be made to store waste on-site in receptacles during the construction phase and for this waste to be removed on a regular basis to a licensed waste facility. It is acknowledged that waste materials shall not be burnt on-site and that Council may impose a condition of consent requiring documentary evidence relating to disposal of waste at an approved facility to be retained by the proponent's contractor(s) until after the subdivision has been constructed.

Waste generated by future dwellings on the proposed allotments will be similar to that generated by other dwellings throughout Narrandera and is anticipated to comprise solid & recyclable materials. It is proposed that each future dwelling will be provided with waste receptacles by Council prior to occupation of the house, which will be emptied by Council's kerb-side collection service. Provision has been made to ensure that the new public road incorporates a cul-de-sac that can accommodate a rigid truck so that waste receptacles can be emptied by waste collection vehicles.

Neither construction of the subdivision or the occupation of future dwellings on the proposed allotments are anticipated to generate any liquid waste that would require pre-treatment.

3.0 CONSIDERATION OF RELEVANT LEGISLATION:

3.1 Local Government Act 1993:

3.1.1 Section 68 Approvals:

This DA does not include an application to Council for any new connections to Council's reticulated water supply system under the provisions of Section 68 of the Local Government Act 1993. Detailed design plans & calculations relating to this infrastructure can be submitted to Council in conjunction with the submission of the application for Civil Works Construction Approval. Separate applications to install new potable water meters servicing each of the new allotments will be submitted to Council by future landowners at a later date.

This DA does not include an application to Council for any new connections to Council's reticulated sewerage system under the provisions of Section 68 of the Local Government Act 1993. Detailed design plans & calculations relating to sewerage infrastructure can be submitted to Council in conjunction with the submission of an application for Civil Works Construction Approval. Separate applications to connect future dwellings to the new sewer mains that will be installed as part of this subdivision can be submitted to Council by future landowners at a later date.

This DA does not include applications to Council to install or operate any on-site wastewater treatment systems under the provisions of Section 68 of the Local Government Act 1993.

This DA does not include an application to Council to dispose of stormwater from the proposed allotments under the provisions of Section 68 of the Local Government Act 1993. Detailed design plans & calculations relating to stormwater infrastructure can be submitted to Council as part of the application for Civil Works Construction Approval.

3.2 Roads Act 1993

The proposal includes the construction of a new public road off Elizabeth Street to service the proposed allotments.

3.3 Environmental Planning & Assessment Act, 1979:

3.3.1 Section 4.10 – Designated Development:

The proposal is not considered to be classified as 'Designated Development'.

3.3.2 Section 4.11 – The development consent process:

Noted.

3.3.3 Section 4.12 – Application:

Noted.

3.3.4 Section 4.13 – Consultation and Concurrence:

Noted.

3.3.5 **Section 4.14 – Consultation and development consent—certain bush fire prone land:**

A bushfire Assessment report has been submitted to Council. It is acknowledged that Council may refer this DA to the NSW Rural Fire Service for review.

3.3.6 **Section 4.15 – Evaluation of matters for consideration:**

3.3.6.1 **Provisions of any Environmental Planning Instruments:**

State Environmental Planning Policy (Transport & Infrastructure) 2021:

- cl 2.108: Not Applicable.
- cl 2.109: Not Applicable.
- cl 2.110: Not Applicable.
- cl 2.111: Not Applicable.
- cl 2.112: Not Applicable.
- cl 2.113: Not Applicable.
- cl 2.114: Not Applicable.
- cl 2.115: Not Applicable.
- cl 2.116: Not Applicable.
- cl 2.117: Not Applicable.
- cl 2.118: Not Applicable.
- cl 2.119: Not Applicable.
- cl 2.120: Not Applicable.
- cl 2.121: The proposal is not considered to be listed in Schedule 3 of the SEPP.

State Environmental Planning Policy (Resilience & Hazards) 2021:

- cl 4.6: It is understood that a Land Contamination Assessment report was previously prepared and submitted to Council for approval before the subject allotments were created after the Forestry Commission of NSW vacated the site.

Narrandera Local Environmental Plan 2013 (NLEP2013):

The following commentary is provided in relation to clauses of the NLEP2013 that are considered to apply to the proposal:

Part 2: The subject site is zoned *RU5 – Village* under the provisions of the NLEP2013 (see extract below).



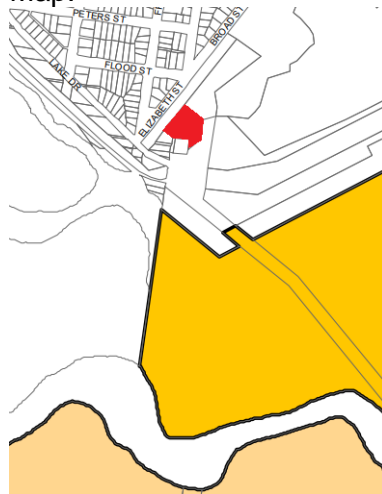
Source: legislation.nsw.gov.au

Figure 3.1: Extract of Sheet LZN_002AB from the NLEP2013 Land Zoning Map identifying the subject site.

The subdivision of land zoned *RU5* is considered to be permitted with consent. The proposal is not considered to be inconsistent with the objectives of land zoned *RU5*.

Part 3: Not Applicable.

Part 4: cl 4.1: The subject land is not identified on the NLEP2013 Minimum Lot Size Map.



Source: legislation.nsw.gov.au

Figure 3.2: Extract of Sheet LSZ_002A from the NLEP2013 Lot Size Map identifying the subject site.

cl 4.1AA: Not Applicable.

cl 4.2: Not Applicable.

cl 4.2A: Not Applicable.

cl 4.2B: Not Applicable.

cl 4.2C: Not Applicable.

cl 4.2D: Not Applicable.

cl 4.2E: Not Applicable.

cl 4.2F: Not Applicable.

cl 4.2G: Not Applicable.

cl 4.3: Noted.

cl 4.4: Noted.

cl 4.5: Noted.

cl 4.6: Noted.

Part 5: cl 5.1: Not Applicable.

cl 5.2: Not Applicable.

cl 5.3: Noted.

cl 5.4: Noted.

cl 5.5: Noted.

cl 5.6: Noted.

cl 5.7: Noted.

cl 5.8: Not Applicable.

cl 5.9: Noted.

cl 5.9AA: Not Applicable.

cl 5.10: Not Applicable.

cl 5.11: Noted.

cl 5.12: Not Applicable.

cl 5.13: Not Applicable.

cl 5.14: Not Applicable.

cl 5.15: Not Applicable.

cl 5.16: Not Applicable.

cl 5.13: Not Applicable.

cl 5.14: Not Applicable.

cl 5.15: Not Applicable.

cl 5.16: Not Applicable.

cl 5.17: Not Applicable.

cl 5.18: Not Applicable.

- cl 5.19: Not Applicable.
- cl 5.20: Not Applicable.
- cl 5.21: The subject site is not identified on the Flood Planning Map (see extract below).



Source: legislation.nsw.gov.au

Figure 3.3: Extract of Sheet FLD_0002AB from the NLEP2013 Flood Planning Map identifying the subject site.

- cl 5.22: Not Applicable.
- cl 5.23: Not Applicable.
- cl 5.24: Not Applicable.
- cl 5.25: Not Applicable.
- Part 6: cl 6.1: Noted.
- cl 6.2: Not Applicable.
- cl 6.3: Noted.
- cl 6.4: The subject site is not identified on the Terrestrial Biodiversity Map (see extract below).



Source: legislation.nsw.gov.au

Figure 3.4: Extract of Sheet CL1_002 from the NLEP2013 Terrestrial Biodiversity Map identifying the subject site.

- cl 6.5: The subject site is identified on the Groundwater Vulnerability Map (see extract below).



Source: legislation.nsw.gov.au

Figure 3.5: Extract of Sheet CL2_002 from the NLEP2013 Wetlands & Groundwater Vulnerability Map identifying the subject site.

The proposed development is not considered to result in the contamination of groundwater or have any significant impact on groundwater dependent ecosystems. Likewise the proposed development is not considered to result in any cumulative impact on groundwater.

- cl 6.6: Not Applicable.
cl 6.7: Not Applicable.
cl 6.8: Not Applicable.
cl 6.8: Noted.
cl 6.9: Noted.
cl 6.10: Noted.
cl 6.11: Not Applicable.
cl 6.12: Not Applicable.
cl 6.13: Not Applicable.

3.3.6.2 Provisions of any proposed Environmental Planning Instruments:

There are no draft Environmental Planning Instruments that are considered to relate to the proposed development.

3.3.6.3 Provisions of any Development Control Plans (DCPs):

Narrandera Community Participation Plan (Narrandera CPP) 2019:

It is noted that DAs relating to the subdivision of land are required to be publicly notified for a period of 14 days.

Narrandera Development Control Plan (Narrandera DCP) 2013:

The following commentary is provided in relation to the Narrandera DCP 2013:

- 2.1: Noted.
2.2: Noted.
2.3: Noted.
2.4: Noted.
3.1: Not Applicable.
3.2: Not Applicable.
3.3: Not Applicable.

- 4.1: Not Applicable.
- 4.2: Not Applicable.
- 4.3: Not Applicable.
- 5.1: Not Applicable.
- 5.2: Not Applicable.
- 5.3: Not Applicable.
- 6.1: Not Applicable.
- 6.2: Not Applicable.
- 6.3: Not Applicable.
- 7.1: Noted.
- 7.2: Noted.
- 7.3: Noted that the minimum lot size for a 'dual occupancy' allotment is 800 sq m. whilst some of the proposed allotments have areas less than 800 sq m these lots don't necessarily need to accommodate 'dual occupancy' developments. Considering that the site is not located close to the town centre and is on the periphery of the urban area a concession from all of the proposed allotments being capable of accommodating 'dual occupancy' development is sought as part of this DA.
- 7.4: Not Applicable.
- 7.5: Not Applicable.
- 7.6: Not Applicable.
- 8.1: Not Applicable.
- 8.2: Not Applicable.
- 9.1: Not Applicable.
- 9.2: Not Applicable.
- 9.3: Not Applicable.
- 9.4: Not Applicable.
- 9.5: Not Applicable.
- 9.6: Not Applicable.
- 9.7: Not Applicable.
- 9.8: Not Applicable.
- 9.9: Not Applicable.
- 9.10: Not Applicable.
- 9.11: Not Applicable.
- 9.12: Not Applicable.
- 9.13: Not Applicable.
- 10.1: Noted.
- 10.2: Noted. The site is considered to be outside the 'flood fringe' area.
- 10.3: Noted.
- 10.4: Noted.
- 10.5: Not Applicable.
- 10.6: Not Applicable.
- 10.7: Noted.
- 11.0: The subject land is identified as being with the 'buffer area' of the bushfire prone land on the map provided in Figure 4 in Chapter 11 of the DCP. A bushfire assessment report has been submitted to Council.
- 12.1: The subject land is not identified on Council's Terrestrial Biodiversity Map.
- 12.2: Noted.
- 13.1: Noted.
- 13.2: Noted.
- 13.3: Noted.
- 14.1: Noted.
- 14.2: Noted.

- 15.1: Not Applicable / Superseded by the Narrandera CPP2019.
- 15.2: Not Applicable / Superseded by the Narrandera CPP2019.
- 15.3: Not Applicable / Superseded by the Narrandera CPP2019.
- 15.4: Not Applicable / Superseded by the Narrandera CPP2019.
- 15.5: Not Applicable / Superseded by the Narrandera CPP2019.
- 15.6: Not Applicable / Superseded by the Narrandera CPP2019.
- 15.7: Not Applicable / Superseded by the Narrandera CPP2019.
- 15.8: Not Applicable / Superseded by the Narrandera CPP2019.
- 15.9: Not Applicable / Superseded by the Narrandera CPP2019.
- 15.10: Not Applicable / Superseded by the Narrandera CPP2019.
- 15.11: Not Applicable / Superseded by the Narrandera CPP2019.
- 15.12: Not Applicable / Superseded by the Narrandera CPP2019.
- 15.13: Not Applicable / Superseded by the Narrandera CPP2019.

3.3.6.4 Any Planning Agreements:

There are understood to be no Planning Agreements that relate to the subject land.

3.3.6.5 Any matters prescribed by the Regulations:

There are not considered to be any matters prescribed by the Regulations that specifically relate to the proposal.

3.3.6.6 The likely impact of the proposed development:

Context and Setting:

The subject site is located within a precinct that comprises residential land-uses to the north & west. The subject site has been identified as a 'key development site' on Council's land Use Strategy map dated 5 October 2021. The subject site is considered to be suitable for the proposed development.

Access, transport and traffic:

Adequate arrangements can be made for vehicular access to the site during construction and to the proposed allotments once civil works are complete.

Public Domain:

The proposal is not considered to have a detrimental impact on the public domain. If anything, the proposed subdivision, the creation of pedestrian link from Elizabeth Street to Lake Drive and the subsequent construction of future dwellings on the proposed allotments will compliment the residential precinct to the north & west.

Utilities:

Adequate provision can be made for utilities to cater for the proposed allotments.

Heritage:

The site is not listed as a Heritage item or within a heritage conservation area.

Other land resources:

The proposal is not considered to have any impact on other land resources.

Water:

Whilst the proposal will result in an increase in the demand & volume of potable water used in Narrandera, this increase will be relatively minor considering that the proposal only relates to the creation of ten (10) new/additional allotments. It is assumed that Council would have anticipated the likely increase in demand for potable water when the subject site was zoned for residential purposes and the subject allotments were created.

Considering that all future dwellings will need to comply with the requirements of the NSW State Government's energy efficiency program (BASIX), these dwellings are anticipated to be significantly more sustainable in terms of potable water use than the majority of dwellings located within the immediate locality.

Soils:

The proposal is not considered to have any impact on soil conservation. It is understood that a Land Contamination Assessment report was previously prepared before the subject allotments were created after the Forestry Commission of NSW vacated the site.

Air & Microclimate:

With the exception of dust generated during the construction phases associated with civil works & building future dwellings, the proposal is not anticipated to result in the generation of excessive dust or odour for extended periods of time that are likely to detrimentally affect nearby residential receptors, providing that adequate measures are implemented to mitigate dust during the constructions phases.

Flora & Fauna:

The proposal is not considered to have any significant impact on flora or fauna.

Waste:

Adequate arrangements can be made for the storage, collection & disposal of waste associated with civil works & building future dwellings on the proposed allotments.

Energy:

The proposal is not considered to be significantly inefficient in terms of energy demand. Whilst street lighting & future dwellings will require electricity, the dwellings to be built in this subdivision will be more efficient & sustainable in term of energy use than older dwellings within the immediate locality.

Noise & Vibration:

With the exception of noise associated with civil works & building future dwellings, the proposal is not anticipated to result in the generation of any "offensive noise" that could impact upon nearby residential dwellings for extended periods.

Natural hazards:

With the exception of bushfire risk, the proposal is not considered to result in any natural hazards. An assessment of bushfire risk has been addressed in a separate report submitted to Council.

Technological hazards:

The proposal is not considered to result in any technological hazards.

Safety, security & crime prevention:

The proposal is not considered to generate any significant safety or security issues. Whilst offices/amenities & plant/equipment stored on the site during the construction phase of the subdivision may be subject to vandalism or theft, the opportunity exists for these buildings & plant/equipment to be stored behind security fencing and/or at part of the site that is close to dwellings and/or streetlights.

The proposed concrete pathway that will link the south-eastern end of the new public road with Lake Drive will provide a link for pedestrians accessing the lake Talbot Swimming complex. Despite the recent trend to close-off pathways between roads by some regional Council's in NSW a pathway has been provided in this instance for a number of reasons. The pathway is considered to provide a shorter & potentially safer link to the swimming complex from Elizabeth Street that would not require pedestrians to walk along a relatively narrow section of Lake Drive that is unformed and has no dedicated pedestrian path.

Social impact:

The proposal is not considered to have a detrimental social impact on the locality.

Economic impact:

The proposal is not considered to have a detrimental economic impact. If anything, the release of more residential allotments onto the market is anticipated to increase the overall supply of land within Narrandera, which in turn is hoped to make land more affordable.

Site Design and Internal Design:

The proposed subdivision will result in a substantial change in the appearance of the subject allotments. In saying that, development of the locality for residential purposes was anticipated by Council when the precinct was re-zoned and the subject allotments were created.

Construction:

The proposal will require construction activity to be undertaken during daylight hours.

Cumulative impacts:

The proposal is not considered to have a negative cumulative impact on the locality in terms of the provision of essential services, access, traffic, noise or drainage.

3.3.6.7 The suitability of the site for the development:

The subject site is considered to be suitable for the proposed development.

3.3.6.8 Any submissions made in accordance with the Regulations:

It is requested that **Planning**matters Development Service and the proponent be given the opportunity to comment on any submissions received by Council.

3.3.6.9 The Public interest:

There are not considered to be any Federal, State or Local Government nor Community interests regarding the proposed development.

4.0 CONCLUSION:

The proposed development relates to the ten (10) lot Torrens title subdivision of Lots 2 & 3 DP 1275374, which front Elizabeth Street, Narrandera in south-western NSW. The proposal includes for the creation of allotments with areas ranging from approximately 679m² to approximately 1,077m² and provides for an average lot area of approximately 826m².

Adequate provision can be made for vehicular access, essential services & drainage. The proposal is considered to be permissible within the zone and not incompatible with surrounding land-uses. On this basis, the subject site is considered to be suitable for the proposed development.