

Applicant contact details

Title	Mr
First given name	Jason
Other given name/s	Robert
Family name	Hay
Contact number	[REDACTED]
Email	[REDACTED]
Address	[REDACTED]
Application on behalf of a company, business or body corporate	No

Owner/s of the development site

Owner/s of the development site	There are one or more owners of the development site and the applicant is NOT one of them
Owner #	1
Title	Mr
First given name	Herb
Other given name/s	Edward
Family name	Crowe
Contact number	[REDACTED]
Email	[REDACTED]
Address	[REDACTED]
Owner #	2
Title	Ms
First given name	Kerry
Other given name/s	
Family name	Tinker
Contact number	[REDACTED]
Email	[REDACTED]
Address	[REDACTED]

I declare that I have shown this document, including all attached drawings, to the owner(s) of the land, and that I have obtained their consent to submit this application. - Yes

Note: It is an offence under Section 10.6 of the Environmental Planning and Assessment Act 1979 to provide false or misleading information in relation to this application.

Site access details

Are there any security or site conditions which may impact the person undertaking the inspection? For example, locked gates, animals etc.	No
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Developer details

ABN	
ACN	
Name	
Trading name	Land Development / civil / building construction
Address	
Email Address	

Development details

Application type	Development Application
Site address #	1
Street address	37 JUDE STREET HOWLONG 2643
Local government area	FEDERATION
Lot / Section Number / Plan	2/-/DP1199379 <input checked="" type="checkbox"/>
Primary address?	Yes
Planning controls affecting property	Land Application LEP Corowa Local Environmental Plan 2012 Land Zoning R1: General Residential Height of Building NA Floor Space Ratio (n:1) NA Minimum Lot Size 550 m ² Heritage NA Land Reservation Acquisition NA Foreshore Building Line NA

Proposed development

Selected common application types	Subdivision
Description of development	Subdivide existing lot into 2 lots. Lot 1 to contain existing dwelling, Lot 2 to create vacant lot for future dwelling
Dwelling count details	
Number of dwellings / units proposed	
Number of storeys proposed	
Number of pre-existing dwellings on site	
Number of dwellings to be demolished	
Number of proposed occupants	0
Existing gross floor area (m2)	0
Proposed gross floor area (m2)	0
Total site area (m2)	0
Total net lettable area (m2)	0
What is the estimated development cost, including GST?	\$38,522.00
Estimated development cost	\$35,020.00
Do you have one or more BASIX certificates?	
Subdivision	
Number of existing lots	1
Type of subdivision proposed	Torrens Title
Number of proposed lots	2
Proposed operating details	
Number of staff/employees on the site	

Number of parking spaces

Category of development	Car parking spaces	Motorcycle spaces	Bicycle spaces
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Residential accommodation	2	0	0
Total	2	0	0

Number of loading bays	
Is a new road proposed?	No
Concept development	
Is the development to be staged?	No, this application is not for concept or staged development.
Crown development	
Is this a proposed Crown development?	No

Related planning information

Is the application for integrated development?	Yes
Acts under which licences or approvals are required	Roads Act 1993
Is your proposal categorised as designated development?	No
Is your proposal likely to significantly impact on threatened species, populations, ecological communities or their habitats, or is it located on land identified as critical habitat?	No
Is this application for biodiversity compliant development?	No
Does the application propose a variation to a development standard in an environmental planning instrument (eg LEP or SEPP)?	No
Is the application accompanied by a Planning Agreement ?	No
Section 68 of the Local Government Act	
Is approval under s68 of the Local Government Act 1993 required?	No
10.7 Certificate	
Have you already obtained a 10.7 certificate?	
Tree works	
Is tree removal and/or pruning work proposed?	No
Local heritage	
Does the development site include an item of environmental heritage or sit within a heritage conservation area.	No
Are works proposed to any heritage listed buildings?	No
Is heritage tree removal proposed?	No
Affiliations and Pecuniary interests	
Is the applicant or owner a staff member or councillor of the council assessing the application?	No
Does the applicant or owner have a relationship with any staff or councillor of the council assessing the application?	No
Political Donations	
Are you aware of any person who has financial interest in the application who has	

made a political donation or gift in the last two years?	No
Please provide details of each donation/gift which has been made within the last 2 years	

Sustainable Buildings

Is the development exempt from the State Environmental Policy (Sustainable Buildings) 2022 Chapter 3, relating to non-residential buildings?	Yes
Provide reason for exemption. Is the development any of the following:	Development that is wholly residential

Payer details

Provide the details of the person / entity that will make the fee payment for the assessment.

The *Environmental Planning and Assessment Regulation 2021* and Council's adopted fees and charges establish how to calculate the fee payable for your development application. For development that involves building or other works, the fee for your application is based on the estimated cost of the development.

If your application is for integrated development or requires concurrence from a state agency, additional fees will be required. Other charges may be payable based on the Council's adopted fees and charges. If your development needs to be advertised, the Council may charge additional advertising fees. Once this application form is completed, it and the supporting documents will be submitted to the Council for lodgement, at which time the fees will be calculated. The Council will contact you to obtain payment. Note: When submitting documents via the NSW Planning Portal, credit card information should not be displayed on documents attached to your development application. The relevant consent authority will contact you to seek payment.

The application may be cancelled if the fees are not paid:

First name	Herb
Other given name(s)	
Family name	Crowe
Contact number	██████████
Email address	████████████████████
Billing address	████████████████████

Application documents

The following documents support the application.

Document type	Document file name
Cost estimate report	Cost Report-Jude Street-15.07.2024
Owner's consent	Kerry Tinker - Owners Consent Herb Crowe - Owners Consent
Preliminary Engineering Drawings	1233_Sewer&Water_Plan_14-02-2025
Proposed Subdivision plan	20231011-PROPOSEDSUB-EXISTINGCONDITIONS
Statement of environmental effects	SoEE - 24262 - Statement of Environmental Effects - Final
Survey plan	20231011-EXISTINGCONDITIONS
Title Documentation / Certificate of Title	2025.02.06 Title for Lot 2 on DP1199379

Applicant declarations

I declare that all the information in my application and accompanying documents is , to the best of my knowledge, true and correct.	Yes
I understand that the development application and the accompanying information will be provided to the appropriate consent authority for the purposes of the assessment and determination of this development application.	Yes
I understand that if incomplete, the consent authority may request more information, which will result in delays to the application.	Yes
I understand that the consent authority may use the information and	

materials provided for notification and advertising purposes, and materials provided may be made available to the public for inspection at its Offices and on its website and/or the NSW Planning Portal	Yes
I acknowledge that copies of this application and supporting documentation may be provided to interested persons in accordance with the Government Information (Public Access) 2009 (NSW) (GIPA Act) under which it may be required to release information which you provide to it.	Yes
I agree to appropriately delegated assessment officers attending the site for the purpose of inspection.	Yes
I have read and agree to the collection and use of my personal information as outlined in the Privacy Notice	Yes
I confirm that the change(s) entered is/are made with appropriate authority from the applicant(s).	

WATER, SEWER, STORMWATER, ELECTRICITY, GAS

- EXISTING SEWER MAIN
- EXISTING STORMWATER MAIN
- EXISTING WATER MAIN
- EXISTING BORE
- EXISTING COMMUNICATIONS
- EXISTING ELECTRICITY POLE
- EXISTING GAS MAIN



REV	DATE	REF DRAWING No	DRAWN	DRAFT CHK	DESIGNED	ENG CHK	APPROVED	CUSTOMER REVISION	DESCRIPTION	REFERENCE DRAWING TITLE
1	26/02/24	20231011-EXISTINGCONDITONS.	DJH	JRH		JRH				

A3 SHEET SCALE 1: 600
 Sheet 1 of 1

LOT 2 IN DP1199379
 37 JUDE STREET
 HOWLONG, NSW 2641

EXISTING CONDITIONS PLAN
 -LOT 2 IN DP1199379
 -Date of Survey: 16/01/2024

JHay LandSurvey
 JhayLandsurvey@tpg.com.au

DATE - 26/02/2024 REV 1

- WATER, SEWER, STORMWATER, ELECTRICITY, GAS
- EXISTING SEWER MAIN
 - EXISTING STORMWATER MAIN
 - EXISTING WATER MAIN
 - EXISTING BORE
 - EXISTING COMMUNICATIONS
 - ⊕ EXISTING ELECTRICITY POLE
 - EXISTING GAS MAIN



A3 SHEET SCALE 1: 600										
LOT 2 IN DP1199379 37 JUDE STREET HOWLONG, NSW 2641										
Sheet 1 of 1										
REV	DATE	REF DRAWING No	DRAWN	DRAFT	CHK	DESIGNED	ENG	CHK	APPROVED	CUSTOMER REVISION DESCRIPTION
1	23/04/24	20231011-PPOS03-V1	DJH	JRH					JRH	

EXISTING CONDITIONS/
PROPOSED SUB PLAN

—LOT 2 IN DP1199379
—Date of Survey: 16/01/2024

JHayLandSurvey

JhayLandsurvey@tpg.com.au

DATE – 23/04/2024

REV 1



<p>Proposed Two (2) Lot Subdivision 37 Jude Street, Howlong</p>	<p>JANUARY 2025</p>
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Submitted to Federation Council
On behalf of K Tinker & H Crowe

Contact

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PROJECT NUMBER
 24262

REVISION NO	ISSUE DATE	VERSION STATUS	AUTHOR	APPROVED
1.0	23/01/2025	Draft	RR	CM
2.0	31/01/2025	Final	RR	CM

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1. Introduction

1.1. Overview

This Statement of Environmental Effects (SEE) has been prepared by Habitat Planning on behalf of K Tinker & H Crowe and is submitted to Federation Council in support of a Development Application (DA) for a two (2) Lot Torrens Title subdivision at Lot 2 in DP1199379 as addressed as 37 Jude Street, Howlong NSW 2641.

The DA and this report have been prepared in accordance with the Environmental Planning and Assessment Act 1979 (“EP&A Act”) and the Environmental Planning and Assessment Regulation 2021 (“EP&A Regs”).

This report addresses the relevant heads of consideration listed under Section 4.15(1) of the EP&A Act and provides an assessment of the proposed development against the relevant Environmental Planning Instruments (EPIs) and other planning controls applicable to the site and to the proposal. It also describes the site, its environs, the proposed development, and provides an assessment of the environmental impacts and identifies the steps to be taken to protect or lessen the potential impacts on the environment.

1.2. Background

The site contains an existing dwelling that was previously occupied and used as a childcare facility. The current owners converted the premise to a dwelling in 2014 pursuant to Development Consent 2014/160 issued by Corowa Shire on 4 September 2014. A copy of the Consent is provided attached at Appendix A.

The Development Consent also consented to the establishment of a Colorbond shed on the site. The shed was installed in 2014/15 and is presently contained within proposed Lot 1. The purpose of the shed was and remains for storage purposes associated with the general maintenance of the land including mowers, tractors and other vehicles.

The shed approved by Development Consent 2014/160 will be retained on proposed Lot 1 and used for secure storage of machinery and maintenance equipment in association with the ongoing maintenance of the land.

1.3. Supporting Plans and Documentation

This application is accompanied by:

- Plan Set, prepared by J Hay Land Survey
- Infrastructure Services Mapping

2. Site Analysis

2.1. Site location and context

The subject site is addressed as 37 Jude Street, Howlong 2643, and is located approximately 2km northwest of Howlong's town centre.

The legal description of the land is Lot 2 DP1199379. The locality and context of the area is outlined in the map below.

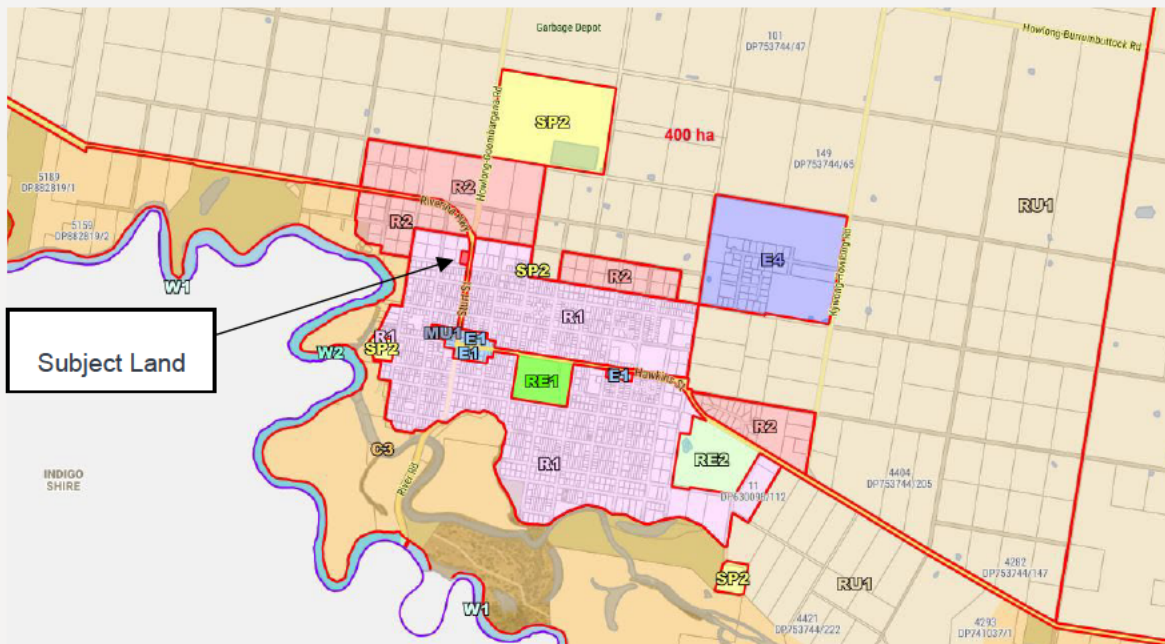


Figure 1: Context map

2.2. Site description

The site is located on the northwestern corner of Jude and Sturt Street and the fringe of the Howlong township. The site is generally rectangular in shape and adjoins residential properties to the north and west. The subject land has existing access to Jude Street, with fencing surrounding the property on all boundaries. The land contains an existing dwelling, carport, one large shed with three smaller sheds as well as a bore. The property has established landscaping, as shown on the accompanying plans.



Figure 2: Aerial of subject land

2.3. Surrounding development

The surrounding context is predominantly residential, being at the northwestern fringe of the Howlong township. Housing to the north consists of large lot residential, with housing to the south is typical of the Howlong township, consisting of single detached residential dwellings varying in size from approximately 800m². Land to the east of the development site has recently been subdivided with lot sizes varying in size from approximately 643m² to 980m². The Murray River is located to the west, at the conjunction of Jude and Lord Street.

3. Description of Proposal

3.1. Overview

The application seeks approval for a two (2) Lot Torrens Title subdivision, as illustrated on the accompanying plans at Appendix B and as reproduced at Figure 3 below.



Figure 3: Proposed subdivision plan

To facilitate the subdivision, demolition of the carport and two small, galvanised sheds on Proposed Lot 1 is required. It is proposed to retain the existing larger galvanised shed in unused procession until such time that a dwelling is constructed on the site and where the shed will become an ancillary to the dwelling and residential use of the land.

No earthworks or new road works are required. It is proposed to extend the infrastructure services to proposed Lot 1, as shown in the below extract and accompanying plans. An additional access point is proposed from Sturt Street to service Proposed Lot 1.

The purpose of the proposal is to subdivide the existing dwelling, to create the opportunity of an additional dwelling potential. The proposed lot areas are shown below.

Table 1: Proposed Lot areas and use

Proposed Lot	Proposed Lot size	Proposed land use
Proposed Lot 1	2800.1m ²	Vacant residential development Lot
Proposed Lot 2	3179.9m ²	Single dwelling house

4. Planning Assessment

Under Section 4.15(1) of the EP&A Act when considering an application for development, the consent authority must take into consideration the relevant environmental planning instruments. This section details and responds to the relevant planning framework applicable to the proposal.

4.1. Applicable Environmental Planning Policies, Instruments and Controls

- Environmental Protection and Biodiversity Conservation Act 1999
- Environmental Planning and Assessment Act 1979
- Murray River Lands - SEPP (Biodiversity and Conservation) 2021
- State Environmental Planning Policy (Resilience & Hazards) 2021
- Corowa Local Environmental Plan 2012
- Corowa Development Control Plan 2013

Compliance with the applicable legislation and policies is discussed below.

4.2. Environmental Protection and Biodiversity Conservation Act 1999

The *Environmental Protection and Biodiversity Conservation Act 1999* (“the EPBC Act”) is the principal Commonwealth legislation relating to environmental protection. Specifically, it sets out a framework for identification, protection and management of significant flora, fauna, ecological communities and heritage places as specified within the EPBC Act. The EPBC Act stipulates that approval from the Commonwealth Environment Minister is required if a development is likely to have a significant impact on matters considered to be of “national environmental significance”.

4.3. Environmental Planning and Assessment Act 1979

Section 4.15 of the EP&A Act 1979 sets out the statutory matters for consideration against which the proposed development is to be evaluated. The matters for consideration under Section 4.15 are as follows:

(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 proposed instrument that is or has been the subject of public consultation under this Act and that has been notified to the consent authority (unless the Secretary has notified the consent authority that the making of the proposed instrument has been deferred indefinitely or has not been approved), and

(iii) any development control plan, and

(iiia) any planning agreement that has been entered into under section 7.4, or any draft planning agreement that a developer has offered to enter into under section 7.4, and

(iv) the regulations (to the extent that they prescribe matters for the purposes of this paragraph), and

- (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,*
- (e) *the public interest.”*

The matters for consideration identified in Section 4.15(1) of the EP&A Act 1979 are addressed in the following section. Subsections (b) to (e) of Section 4.15(1) of the EP&A Act 1979 are addressed in Section 5 of this Statement of Environmental Effects.

4.3.1. Division 4.8 – Integrated Development

The application is identified as Integrated Development under Section 4.46 of the Environmental Planning and Assessment Act 1979 as the subject development requires concurrence under the Roads Act 1993 as the development proposes to connect a classified road, as per Part 9 Division 3 Section 138 (1) (e) of the Act. Sturt Street is identified as a classified road, also known as B58 Riverina Highway.

4.4. State Environmental Planning Policy (Resilience & Hazards) 2021

4.4.1. Chapter 4 – Remediation of Land

Chapter 4 of *State Environmental Planning Policy (Resilience & Hazards) 2021* sets out considerations relating to land contamination across the state. The intention of the SEPP is to establish ‘best practice’ guidelines for managing land contamination through the planning and development control process.

In the context of this application, clause 4.6 of Chapter 4 generally requires that consideration be given to whether or not land proposed for development is contaminated and fit for use for its intended purpose. The SEPP requires the consent authority to consider whether the subject land is contaminated when determining a development application. If the land is contaminated, the consent authority must be 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.

The subject land has been previously developed for residential purposes and is not known to be contaminated, nor is it expected to be at risk of contamination given its historical use and surrounding context.

4.5. State Environmental Planning Policy (Biodiversity & Conservation) 2021

4.5.1. Chapter 5: River Murray Lands

The proposed subdivision of the land is not a type of development specified and will not impact the adjacent and downstream local government areas. Subsequently the application does not require consultation with the listed agencies or authorities.

4.6. Corowa Local Environmental Plan 2012

Corowa Local Environmental Plan 2012 (“the LEP”) is the principal planning instrument that guides development within the LGA.

The applicable provisions of the LEP are:

- Clause 2.3 – Zone objectives and land use table
- Clause 2.6 – Subdivision – consent requirements
- Clause 2.7 – Demolition required development consent
- Clause 4.1 – Minimum subdivision lot size
- Clause 7.3 – Stormwater management
- Clause 7.9 – Essential services

The sections below provide an assessment of consistency and compliance of the proposal against the relevant provisions.

4.6.1. Clause 2.3 – Zone objectives and land use table

The subject land is within the R1 General Residential Zone (“R1 zone”) for which the objectives are:

- *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*

The proposal is consistent with the objectives of the R1 zone as the development will allow for an additional parcel of land applicable for dwelling potential which will therefore provide a variety of density types for the housing needs of the community.

The permissibility of the subdivision is established by Clause 2.6 of the LEP, discussed below.

The retention of the shed development on proposed Lot 1 is permitted by virtue of the shed being ‘development’ that is not prohibited or permitted without consent. The shed development was established with development consent and does not establish a land use contrary its original intent and approval. The sheds retention is neither prohibited or permitted without consent and is intended to remain accordingly.

4.6.2. Clause 2.6 – Subdivision – consent requirements

Under the LEP the proposed development is defined as a subdivision which specifies:

- (1) Land to which this Plan applies may be subdivided, but only with development consent.*

The proposed development seeks consent for the subdivision of land pursuant to this clause.

4.6.3. Clause 2.7 – Demolition required development consent

To facilitate with the development, demolition of the carport and two small, galvanised sheds is proposed. Under the LEP, the demolition of a building may be carried out with development consent.

The proposal in Figure 4 below identifies three (3) buildings which are proposed to be demolished to facilitate the subdivision. The buildings are all located on proposed Lot 1 and are to be removed to ensure compliance with the Nation Construction Code and because they are superfluous to the vacant occupation of the proposed Lot. The larger shed is being retained and will remain vacant and unused until such time that a dwelling house is constructed and occupied. A restriction as to user will be placed on the Title to such affect.



Figure 4: Existing conditions and proposed subdivision plan

4.6.4. Clause 4.1 – Minimum subdivision lot size

Section 4.1 of the LEP refers to the minimal subdivision lot size and applies to the development due to the proposed two lot subdivision.

The minimum subdivision Lot size designation for the land is 550m²

The objectives of this clause are as follows:

- a) to maintain and protect the productive capacity of rural lands,
- b) to ensure urban lots are of a shape and size to accommodate future development,
- c) to encourage a diversity of lot sizes, housing forms and densities in residential zones,
- d) to facilitate the sustainable and economic servicing of future subdivision.

The development satisfies the objectives of this section and will not result in any lot being less than the mapped minimum lot size, being 550m².

4.6.5. Clause 7.3 – Stormwater management

The objective of this clause is to minimise the impacts of urban stormwater on land to which this clause applies and on adjoining properties, native bushland and receiving waters.

The development does not propose to alter or change the current stormwater management over the land. As shown on the accompanying Infrastructure Services Mapping and Preliminary engineering service plan, the site does not include any existing stormwater infrastructure within the immediate vicinity of the site. Further development of proposed Lot 1 will include a proposed stormwater management plan.

4.6.6. Section 7.9 – Essential services

Section 7.9 of the LEP required that development consent must not be granted unless the consent authority is satisfied that services that are essential for the proposed development are available or that adequate arrangements have been made to make them available when required.

The subject land is residentially zoned and therefore has access to all relevant infrastructure and services including reticulated water, sewerage, electricity, gas, telecommunications, and vehicular access. The existing site contains the provision of relevant services, and it is considered that an extension to all essential services with separate connections to each lot will be adequate to facilitate the development, as shown on the accompanying plans.

4.7. Corowa Development Control Plan 2013

The Corowa Development Control Plan 2013 (“the DCP”) provides specific requirements for development within the LGA, including the subject site.

The following chapter of the DCP is applicable to the proposal:

- Chapter 2.17 – Subdivision

These matters are addressed in the following sections below.

4.7.1. Chapter 2.17 – Subdivision

Chapter 2.17 of the DCP provides details for the subdivision of residential land. notification of development applications.

Assessment against the standards is provided below.

Table 2: Section 2.17 – Subdivision standards.

Control	Comment
<p><i>1. Compliance with Council’s Design Manual for the Subdivision of Land in regards to:</i></p> <ul style="list-style-type: none"> • <i>Road layout</i> • <i>Road pavement</i> • <i>Sub-surface drainage</i> • <i>Stormwater drainage</i> • <i>Site works (e.g. cut & fill)</i> • <i>Soil & water management (e.g. erosion)</i> • <i>Waterfront development</i> • <i>Cycleway & pedestrian paths</i> • <i>Bushfire protection</i> • <i>Water reticulation</i> • <i>Sewerage system</i> 	<p>Complies – The proposal complies with Council’s standards where applicable, as described in section 4.2 above, and as shown on the accompanying plan set.</p>

Control	Comment
<p>2. <i>Minimum lot widths:</i></p> <ul style="list-style-type: none"> - <i>Corner lot* 15m</i> 	<p>Complies – The proposal complies with the minimum lot widths, as shown on the accompanying plans.</p>
<p>3. <i>A minimum of 70% of allotments in a subdivision are to have favourable northern orientation as per the figure opposite.</i></p>	<p>Complies – The proposed lot layout is compliant with the favourable northern orientation.</p>
<p>4. <i>Allotments orientated in a north-south direction can be longer and narrower than required to allow good solar access to yards and living areas.</i></p>	<p>Complies – The proposed lot layout will allow for sufficient solar access due to the size of the proposed lot layout.</p>
<p>5. <i>Allotments orientated in east-west direction need to be wider than required to provide greater opportunity for solar access to yards and living areas.</i></p>	<p>Complies – The proposed lot layout will allow for sufficient solar access due to the size of the proposed lot layout.</p>
<p>6. <i>Battle-axe allotments are not encouraged. However, where they are necessary the minimum access handle within is to be 5m and the maximum length to the land is to be 30m. Shared access handles may be a minimum of 5m in width.</i></p>	<p>Complies – The proposal will not result in a battle-axe.</p>
<p>7. <i>No more than two battle-axe allotments should adjoin on another or share an access handle.</i></p>	<p>Not applicable – The proposal will not result in a battle-axe.</p>

5. Assessment of Environmental Impacts

This section of the SEE identifies potential impacts which may occur as a result of the proposed development and are relevant matters for the consideration of the DA under Section 4.15(1)(b) to (e) of the EP&A Act 1979.

These impacts and mitigating measures have been identified following comprehensive analysis of the site and the proposed plans.

The analysis and impact identification under this section is informed by:

- Site analysis and visual inspection of the subject land and surrounding properties.
- Analysis of the proposed plans for development (provided attached for reference)
- Desktop review of applicable Environmental Planning Instruments
- Consideration of the Councils Development Plans and Policies including the DCP
- Assessment of relevant strategic planning documents.
- Consultation with Council and other authorities

Table 3: Assessment of impacts Summary

Impact	Impact Identification	Response
Context & setting	<p>Consideration the DCP.</p> <p>Inspection of the property.</p>	<p>The site is appropriate for the proposed two lot residential subdivision as proposed. The proposal provides an opportunity to expand the dwelling potential within the community and residential neighbourhood of Howlong which is consistent with the existing and desired character of the surrounding area.</p> <p>The development is not expected to create any adverse off-site impacts in terms of odour, noise, stormwater drainage, light spill or traffic.</p>
Access & Traffic	<p>Analysis of plans and supporting details.</p> <p>Review and consultation with Council and relevant service authorities.</p>	<p>Access is existing from Jude Street, with additional access for proposed Lot 1 from Sturt Street. It is anticipated that the creation of one additional lot will not adversely impact on the current road network or access, with concurrence to be obtained from TfNSW required prior to consent received.</p>
Car Parking	<p>Consideration of the DCP.</p> <p>Inspection of the property.</p>	<p>Parking for the existing dwelling is as existing. Any further development of the additional lot will be assessed with any subsequent application.</p>
Infrastructure	<p>Analysis of plans and supporting details.</p> <p>Review and consultation with Council and relevant service authorities.</p>	<p>The development is to be serviced by extension of existing services which are available to the property. A separate connection for each service is to be provided to each lot. Refer to accompanying plans for further details.</p>

Impact	Impact Identification	Response
Heritage	Review of Heritage Items & Conservation Areas in the LEP and DCP.	The development is not within a heritage conservation area, and there are no heritage items in the immediate surrounds.
Cultural Heritage	<p>Search of NSW AHIMS database for registered cultural heritage items.</p> <p>Consideration of the Due Diligence Code of Practice for the Protection of Aboriginal Objects in NSW, Department of Environment, Climate Change and Water NSW, 2010</p>	The subject land is a highly modified site and has very little likelihood of any items of containing cultural heritage. Previous urban development has occurred on the property. In the event that the applicant does identify or uncover archaeological items during works, the items will be left in place and appropriate protocols for dealing with such instances will be observed.
Social & Economic Impacts	Anticipated	<p>The development will have an overall positive social impact as it will increase the availability of dwelling potential within a suitable zoned location.</p> <p>The existing dwelling will remain, with proposed Lot 1 resulting in a vacant lot for future residential development.</p> <p>It is expected that the proposal will also generate flow on effects, including to local trades and services and indirect impacts of additional spending in the town with further development anticipated to be obtained from this development.</p>

6. Conclusion

The application seeks consent for a two (2) Lot Torrens Title subdivision of Lot 2 DP1199379 and addressed as 37 Jude Street, Howlong NSW 2643.

The application seeks development consent under Part 4 of the EP&A Act and has been assessed against the provisions of Section 4.15(1) of the EP&A Act.

As demonstrated by the detailed assessment above, the proposal satisfies the intent of the provisions of the applicable EPIs and will result in a positive development outcome in terms of social, environmental, and economic impacts.

Having regard for the content of this report, the proposal deserves the support of Council because:

- it is consistent with the relevant environmental planning instruments and development control plan, where applicable
- it provides an appropriate subdivision opportunity having regard to its zoning and location
- it will not result in any significant environmental impacts; and
- all existing necessary urban infrastructure is available.

In light of the above considerations, it is our opinion that the proposal is appropriate from a planning point of view and is in the public interest. The proposed development warrants support by Council.

Appendix A: Development Consent 2014/160

Appendix B: Development Plans