

Applicant contact details

Title	
First given name	SKYWALKER CONSULTING
Other given name/s	
Family name	SKYWALKER CONSULTING
Contact number	
Email	
Address	
Application on behalf of a company, business or body corporate	Yes
ABN	58634072012
ACN	634072012
Name	SKYWALKER CONSULTING GROUP PTY LTD
Trading name	SKYWALKER CONSULTING GROUP PTY LTD
Is the nominated company the applicant for this application	Yes

Owner/s of the development site

Owner/s of the development site	I am the only owner of the development site
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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	58 634 072 012
ACN	634 072 012
Name	SKYWALKER CONSULTING GROUP PTY LTD
Trading name	SKYWALKER CONSULTING GROUP PTY LTD
Address	
Email Address	

Development details

Application type	Development Application
Site address #	1
Street address	89-91 KENNEDY STREET HOWLONG 2643
Local government area	FEDERATION
Lot / Section Number / Plan	5/67/DP758528 <input checked="" type="checkbox"/>
	6/67/DP758528 <input checked="" type="checkbox"/>
Primary address?	Yes
	Land Application LEP Corowa Local Environmental Plan 2012 Land Zoning R1: General Residential

Planning controls affecting property	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 residential land into four (4) lots, with associated works.
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?	\$170,500.00
Estimated development cost	\$155,000.00
Do you have one or more BASIX certificates?	
Subdivision	
Number of existing lots	2
Type of subdivision proposed	Torrens Title
Number of proposed lots	4
Proposed operating details	
Number of staff/employees on the site	

Number of parking spaces

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?	No
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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:

Company Name	Premise Australia
ABN	82 620 885 832
ACN	
Trading Name	
Email address	[REDACTED]
Billing address	[REDACTED]

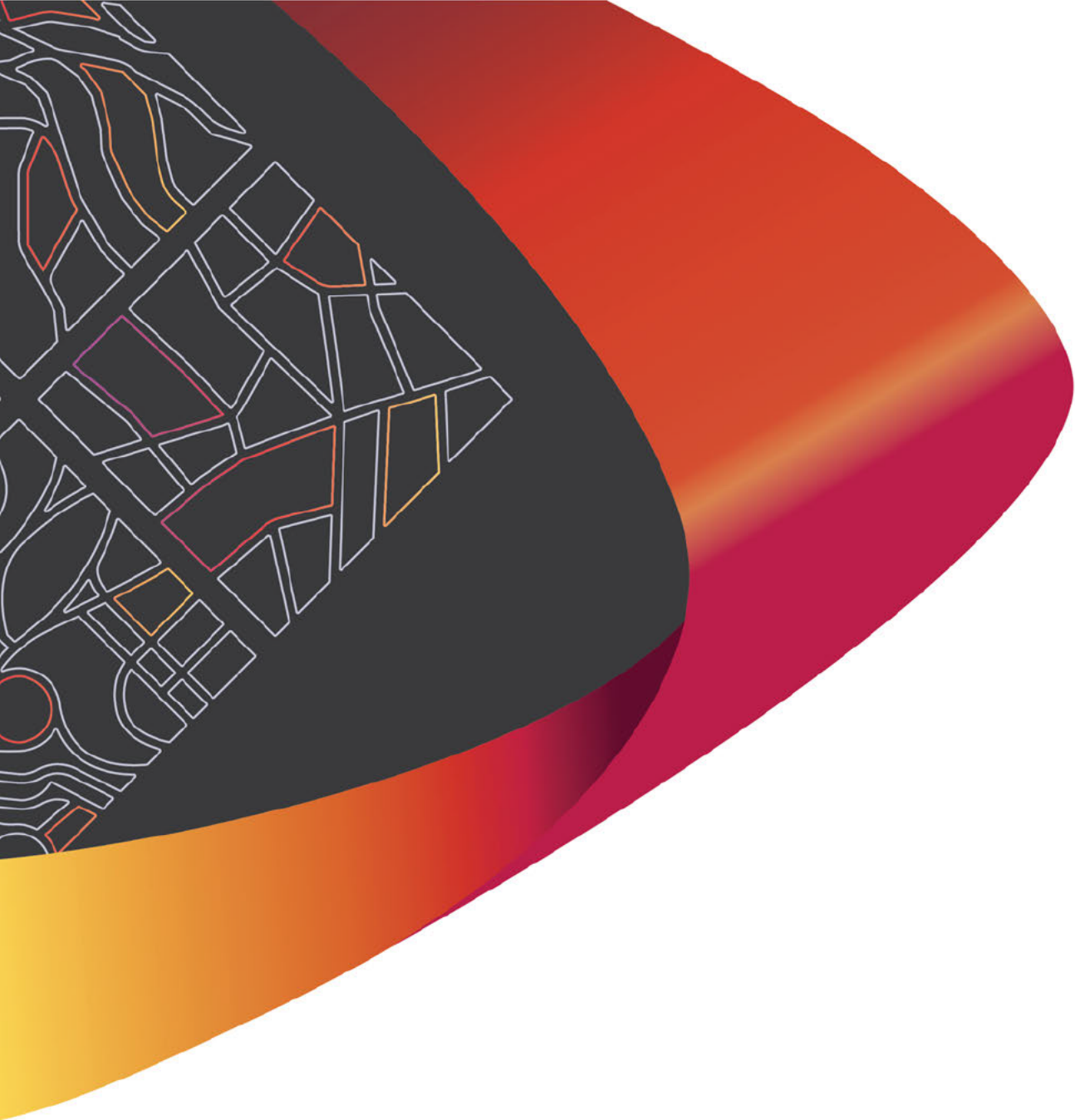
Application documents

The following documents support the application.

Document type	Document file name
Biodiversity development assessment report	17471 - DA BMAT Report for Biodiversity Offset Scheme - 89-91 Kennedy Street, Howlong
Cost estimate report	17471 - DA Cost of Works -89-91 Kennedy Street, Howlong - Rev H
Geotechnical report	17471 - Civil Test Geotechnical Site Investigation -1 Site - 89-91 Kennedy Street, Howlong
Other	17471 - DA AHIMS Search - 89-91 Kennedy Street, Howlong
Owner's consent	17471 - DA Application Owner Consent - 89-91 Kennedy Street, Howlong
Preliminary Engineering Drawings	17471 Eng REV H 19-09-2024
Statement of environmental effects	17471 Kennedy Street Howlong application report
Stormwater drainage plan	17471 - Report for Stormwater Storage updated 15-11-24
Subdivision Plan	17471 Eng REV H 19-09-2024

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).	



Premise

THE PROPRIETOR

Subdivision of land

LOTS 5 AND 6 SECTION 67 IN DP758528, KNOWN AS 89-91
KENNEDY STREET, HOWLONG

19 November 2024

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DOCUMENT AUTHORISATION					
Revision	Revision Date	Proposal Details			
A	19/11/24	Draft for internal review			
B	19/11/2024	Final for Council submission			
Prepared By		Reviewed By		Authorised By	
Daniel Balkin		Ian Bignell			

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1. INTRODUCTION

It is proposed to subdivide existing residential land into four (4) lots, with associated works.

Located in Howlong, within the Federation municipality, the subject land is currently described as Lots 5 and 6 Section 67 in DP758528 and known as 89-91 Kennedy Street, Howlong [referred to hereafter as 'the subject site'].

Within the local planning instrument, namely the Corowa Local Environmental Plan 2012, the subject site is classified as R1: General Residential. At present the site is improved with one existing dwelling, some minor ancillary fencing and scattered trees.

This report is, for the purpose of Statement of Environmental Effects, to meet the relevant provisions of the Environmental Planning and Assessment Act 1979 and subordinate regulations in order to outline and assess the effects of the proposal to subdivide the land and to conduct necessary works to make that subdivision appropriate for future development.

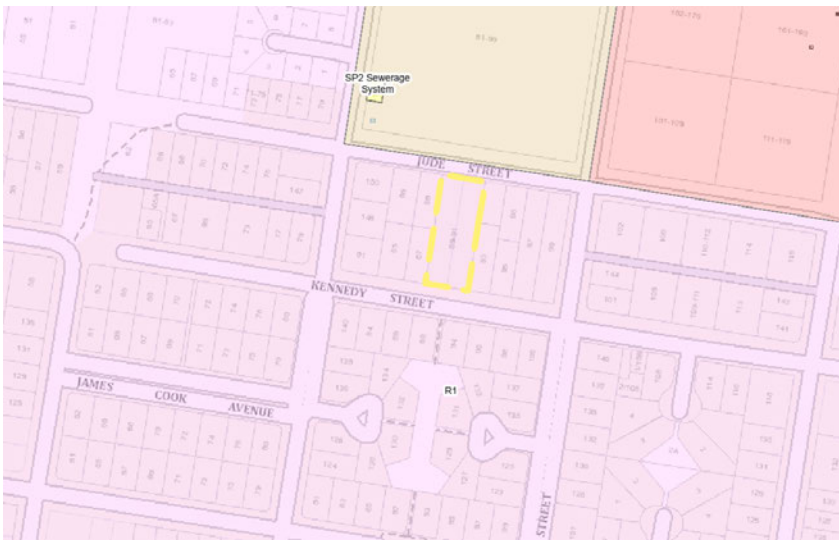
2. THE SUBJECT SITE

2.1 Location



[Source: NSW SiX Maps]

The subject site [outlined in yellow above] is located on the northern edge of Howlong township.



[Source: NSW Planning Portal Spatial Viewer]

The subject site [outlined in yellow above] is included in the wider residentially-classified parts of the township, in the local planning instrument.

2.2 Planning controls applying to the site

<p>Local planning instrument Classification within that plan Minimum lot size</p>	<p>Corowa Local Environmental Plan 2012 R1 - General Residential 550m²</p>
<p>State Environmental Planning Policies which apply to this property</p>	<ol style="list-style-type: none"> 1. State Environmental Planning Policy (Biodiversity and Conservation) 2021: Excluded 2. State Environmental Planning Policy (Biodiversity and Conservation) 2021: Land Application 3. State Environmental Planning Policy (Exempt and Complying Development Codes) 2008: Land Application 4. State Environmental Planning Policy (Housing) 2021: Land Application 5. State Environmental Planning Policy (Industry and Employment) 2021: Land Application 6. State Environmental Planning Policy (Planning Systems) 2021: Land Application 7. State Environmental Planning Policy (Primary Production) 2021: Land Application 8. State Environmental Planning Policy (Resilience and Hazards) 2021: Land Application



	<p>9. State Environmental Planning Policy (Resources and Energy) 2021: Land Application</p> <p>10. State Environmental Planning Policy (Sustainable Buildings) 2022: Land Application</p> <p>11. State Environmental Planning Policy (Transport and Infrastructure) 2021: Land Application</p>
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Other aspects of the site:



3. THE PROPOSAL

It is proposed to subdivide the land into four (4) lots, and conduct works to render those lots appropriate for likely future development:-

1. Subdivide the subject site to create two (2) new lots along the southern frontage to Kennedy Street, and two (2) new lots on the northern frontage of Jude Street. All of the lots to be 1,022 m², being an equal division of the existing total land area;
2. Form and conduct earthworks on the site to give effect to lot boundaries and achieve suitable land levels for future development, provide utility services, and;
3. As part of the forming and working of earth, some stockpiling of material from the site and (where necessary) of clean fill material in order to achieve the final levels and utility installation for proper and orderly future development of the land (for the avoidance of doubt, this includes works for the proper management of stormwater), and;



4. Associated works for safe working conditions, to prevent unauthorised site access, prevent nuisance from noise, dust or discharge out of the site during the conduct of any and all works.

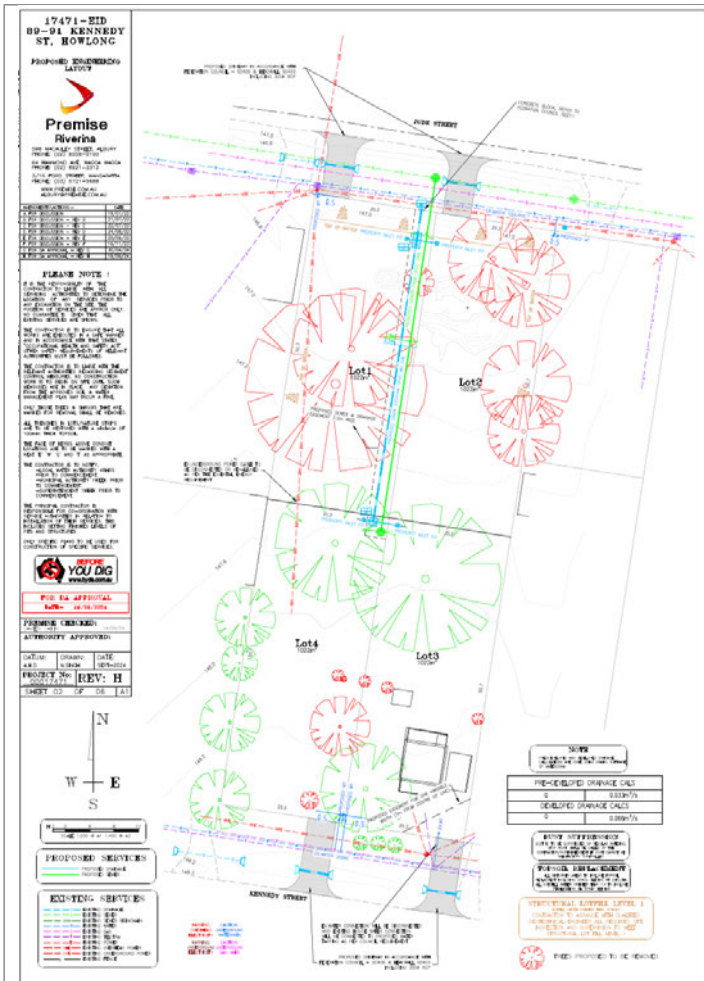
All the lots proposed to be created would be normal freehold, with no common property.

Services and utilities are located in the existing road reserves bounding the subject site. A system for the management of stormwater, is proposed. This is to ensure that any stormwater from the sites created is both no greater than the current situation at today and also compatible with the servicing authority's stormwater network and rate of acceptance of flows. Future development of all or any of the proposed lots will require evaluation of stormwater systems based on the extent of hardstand and permeable surface in each individual situation.

All lots proposed are capable of benefiting from suitable road, electricity and telecommunications connections without unreasonable effort.



LOTS 5 AND 6 SECTION 67 IN DP758528, KNOWN AS 89-91 KENNEDY STREET, HOWLONG



Proposed lots and features

Earthworks indications

4. PLANNING FRAMEWORK

4.1 Objectives of the Environmental Planning and Assessment Act 1979 (as amended)

The objectives of the Environmental Planning and Assessment Act 1979 are as follows:

- (a) *To promote the social and economic welfare of the community and a better environment by the proper management, development and conservation of the State's natural and other resources,*
- (b) *To facilitate ecologically sustainable development by integrating relevant economic, environmental and social considerations in decision-making about environmental planning and assessment,*
- (c) *To promote the orderly and economic use and development of land,*
- (d) *To promote the delivery and maintenance of affordable housing,*
- (e) *To protect the environment, including the conservation of threatened and other species of native animals and plants, ecological communities and their habitats,*
- (f) *To promote the sustainable management of built and cultural heritage (including Aboriginal cultural heritage),*
- (g) *To promote good design and amenity of the built environment,*
- (h) *To promote the proper construction and maintenance of buildings, including the protection of the health and safety of their occupants,*
- (i) *To promote the sharing of the responsibility for environmental planning and assessment between the different levels of government in the State,*
- (j) *To provide increased opportunity for community participation in environmental planning and assessment.*

The proposed subdivision is considered to be consistent with these, with particular reference to objectives (b), (c), (e) and (j).

4.2 Section 1.7 of the Environmental Planning and Assessment Act 1979 (as amended)

Section 1.7 of the statute provides co-operation with the provisions of two other statutes, namely Part 7 of the Biodiversity Conservation Act 2016 and Part 7A of the Fisheries Management Act 1994 .

Subsection 7.2(1) in Part 7 of the Biodiversity Conservation Act 2016 provides three triggers for development or activities to be considered as "likely to significantly affect threatened species". Under subsection 7.7(2) of that statute, an

application for planning approval needs required to be accompanied by a development assessment report (BDAR) if it meets one or more of conditions for “likely to significantly affect threatened species”.

This test is now run, in the table below:-

Test		Assessment
(a)	it is likely to significantly affect threatened species or ecological communities, or their habitats, according to the test in section 7.3, or	A search of the Bionet Atlas did not identify any threatened species or ecological communities or their habitats within the site.
(b)	the development exceeds the biodiversity offsets scheme threshold if the biodiversity offsets scheme applies to the effects of the development on biodiversity values, or	The biodiversity offset scheme does not apply to the effects of the development on biodiversity values according to the NSW Department of Planning and Environment Biodiversity Values Map and Threshold Report as vegetation removal is not required.
(c)	it is carried out in a declared area of outstanding biodiversity value.	The site is not identified as a declared area of outstanding biodiversity value.

It is concluded that the proposed subdivision does not fail the test elements, and therefore no further assessment along that pathway is triggered.

4.3 Subordinate Legislation

The Environmental Planning and Assessment Act 1979 facilitates the preparation of subordinate legislation and policy, consisting of:

- Environmental Planning Instruments (including State Environmental Planning Policies (SEPP)), Local Environmental Plans , and;
- Development Control Plans where existing and applicable.

In relation to the proposed subdivision of land and associated works set out in this proposal, the relevant subordinate legislation and policy includes:

Item	Description	Comment
Local planning instrument Classification within that plan Minimum lot size	Corowa Local Environmental Plan 2012 R1 - General Residential 550m ²	The proposal has been designed with awareness of the local plan provisions, and exceeds the lot size envisioned. Should it be approved, the proposal would create four (4) lots for residential development, with the works necessary to establish orderly development (services, utilities, reasonable land levels and grades, management of stormwater, connection to roads) being established.
State Environmental Planning Policies which apply	1. State Environmental Planning Policy (Biodiversity and Conservation) 2021: Excluded	These have been taken into consideration during the preparation of the proposal: no measures nor



	<ol style="list-style-type: none"> 2. State Environmental Planning Policy (Biodiversity and Conservation) 2021: Land Application 3. State Environmental Planning Policy (Exempt and Complying Development Codes) 2008: Land Application 4. State Environmental Planning Policy (Housing) 2021: Land Application 5. State Environmental Planning Policy (Industry and Employment) 2021: Land Application 6. State Environmental Planning Policy (Planning Systems) 2021: Land Application 7. State Environmental Planning Policy (Primary Production) 2021: Land Application 8. State Environmental Planning Policy (Resilience and Hazards) 2021: Land Application 9. State Environmental Planning Policy (Resources and Energy) 2021: Land Application 10. State Environmental Planning Policy (Sustainable Buildings) 2022: Land Application 11. State Environmental Planning Policy (Transport and Infrastructure) 2021: Land Application 	<p>controls have been identified which require unusual or unreasonable changes or effort.</p>
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Policy	Applicability
Corowa Development Control Plan 2013 (as amended)	Relevant local policy, discussed below, and in an appendix for directly-relevant desired outcomes and measures.

Where relevant, will be considered discussed below.

4.4 Planning controls and policies

The local planning instrument is the applicable local environmental plan applying to the land.



4.4.1.1 Local plan zone designation

The site is located within land zoned RU1 Residential of the local plan. The objectives of this zone designation are:-

RU1 Residential Objective	Comment
To provide for the housing needs of the community.	The proposal seeks to provide reconfiguration of land into four (4) parcels which are capable of being developed into housing.
To provide for a variety of housing types and densities.	It is proposed to have four (4) lots which are of a size and nature more suited to the to suit the existing scale, density, setbacks and character of the streetscapes of the site, rather than merely using the lot size threshold as the driver for lot layout and dimensions. In this way, not only is the objective achieved, but the lower-level local policy in the development control plan is actively considered.
To enable other land uses that provide facilities or services to meet the day to day needs of residents.	Again referring to the lower-level policy contained in the development control plan, streetscape, lot width, servicing and location are all considered and responded to in a manner which suits the locality and setting.

The proposal for subdivision is not prohibited by the local instrument.

The proposal for subdivision by necessity must have works: land forming, achievement of reasonable levels, trenching and installation of utilities, and so on, all of which are normal to the establishment of new sites for future development.

To that end, earthworks must be considered: these are defined and controlled in the local planning instrument in Clause 7.1. This is considered and responded to below:

Clause 7.1 Objective	Comment
to ensure that earthworks for which development consent is required will not have a detrimental impact on environmental functions and processes, neighbouring uses, cultural or heritage items or features of the surrounding land,	The earthworks necessary to form lots for future development are direct consequence of subdivision of land. In saying that, some of the works may be rightly considered to be ancillary, not primary uses or activities. Notwithstanding, it is considered appropriate to clearly state the extent of works for the whole proposal and all of its effects to be understood, and the appropriate way for them to be managed suitably implemented.
to allow earthworks of a minor nature without requiring separate development consent.	

The necessary earthworks can be conducted in a manner so as to not cause problems nor disruption to adjoining properties - works will only be carried out during approved construction hours and be managed by appropriate and industry best-practice for prevention of nuisance and disruption. It is anticipated that the consent authority would use conditions of planning permission to ensure these measures can be enforced.

Should it While material excavated/cut on the site is not anticipated to be of poor quality, it is prudent to provide for use of material sourced externally, with the appropriate clean fill certification and management. Similarly, if bad quality



material or any contaminant is identified during the conduct of works, such will be contained and removed from the site to an appropriately licensed waste facility as required by applicable legislation, standards and policies.

Appropriate soil and erosion control measures will be put in place prior to works being undertaken on the site and will be inspected and maintained during works to ensure potential effects of the development are minimised.

4.4.2 COROWA DEVELOPMENT CONTROL PLAN 2013

This is now considered below, in the order of the proposal, not the order the elements are set out in the development control plan itself, viz., subdivision, works, ancillary and consequential considerations. .

Clause 2.17 - Subdivision								
Objectives	Standards	Achieved						
<p>To provide lots with areas and dimensions that enable the appropriate siting and construction of a dwelling, solar access, private open space, vehicle access and parking, water management, easements and the retention of significant vegetation and site features.</p>	<p>General</p> <p>1. Compliance with Council's Design Manual for the Subdivision of Land in regards to:</p> <ul style="list-style-type: none"> • Road layout • Road pavement • Sub-surface drainage • Stormwater drainage • Site works (e.g. cut & fill) • Soil & water management (e.g. erosion) • Waterfront development • Cycleway & pedestrian paths • Bushfire protection • Water reticulation • Sewerage system 	<p>Road layout is pre-determined as the land responds to two road frontages, Kennedy Street to the south and Jude Street to the north.</p> <p>Drainage and stormwater are detailed in a design attached to the overall application. This is informed by the site coverage proportion of Clause 2.3 of the development control plan, namely 45% site coverage potential, plus other hardstand areas such as formed driveways.</p> <p>Different site coverage outcomes have been modelled (see attached document) to identify if the proposed lots will be capable of holding a stormwater system supporting future development. This shows that the proposed stormwater system will achieve a neutral outcome, viz., no greater flow from the site after subdivision as before subdivision.</p> <p>Future development may require specific stormwater devices and systems to achieve a neutral outcome, especially if the consent authority were to approve a greater site coverage (non-permeable) than 45%</p> <p>Works are necessary to give effect to subdivision: these are shown on the proposal plans.</p> <p>Utilities are available and connection to the new parcel boundaries will be provided.</p>						
	<p>Average</p> <p>2. Minimum lot widths should be provided in accordance with the following table.</p> <table border="1" data-bbox="406 1870 933 2002"> <thead> <tr> <th>Type</th> <th>Minimum Width (at the building line)</th> </tr> </thead> <tbody> <tr> <td>Non-corner lot*</td> <td>15m</td> </tr> <tr> <td>Corner lot</td> <td>15m</td> </tr> </tbody> </table>	Type	Minimum Width (at the building line)	Non-corner lot*	15m	Corner lot	15m	<p>No parcels proposed are on corners, as the subject land is within the middle of a survey section.</p> <p>Parcel widths are 20.2 metres each, which is not only an averaging of the land into even-sizes but also provides for future development to be well-sited and designed, without compromises or restrictions caused by setbacks, and dimensions.</p>
Type	Minimum Width (at the building line)							
Non-corner lot*	15m							
Corner lot	15m							



	<p>Battle-axe lot 15m (within, not handle) Slope > 12% 25m</p>	
	<p>3. A minimum of 70% of allotments in a subdivision are to have favourable northern orientation</p>	<p>Given the subject land's overall north-south orientation, the future development potential is afforded good solar orientation and access potential.</p>
	<p>4. Allotments orientated in a north-south direction can be longer and narrower than required to allow good solar access to yards and living areas.</p>	<p>Given the subject land's overall north-south orientation, the future development potential is afforded good solar orientation and access potential. Compromises on the parcel dimensions are not considered necessary to achieve good future development outcomes.</p>
	<p>5. Allotments orientated in east-west direction need to be wider than required to provide greater opportunity for solar access to yards and living areas.</p>	<p>Not applicable to this proposal.</p>
	<p>6. 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</p>	<p>Not applicable to this proposal.</p>
	<p>7. No more than two battle-axe allotments should adjoin on another or share an access handle.</p>	<p>Not applicable to this proposal.</p>



Clause 2.10 Earthworks and drainage		
Objectives	Standards	Achieved
<p>To prevent erosion.</p> <p>To avoid sediment transfer off site via stormwater.</p> <p>To protect drainage infrastructure.</p> <p>To protect water quality.</p>	<p>Average density</p> <p>As per General Housing Code in Subdivision 6, Division 2, Part 3 of State Environmental Planning Policy (Exempt and Complying Development Codes) 2008.</p>	<p>The standards are considered to be met.</p> <p>Appropriate controls are to be put into place to prevent any discharge or transmission of material from the site to any neighbouring site or onto the road/drainage network.</p> <p>It is anticipated that this should be given strength by a condition of consent giving enforceability to a management plan for construction activities.</p>
Clause 2.1 Neighbourhood character		
Objectives	Standards	Achieved
<p>A mix of compatible dwelling types.</p> <p>Aesthetically pleasing residential areas.</p> <p>Residential areas providing high levels of amenity.</p> <p>A transition in density from lower density to higher density residential areas</p> <p>Integration of residential development in rural areas with natural features.</p> <p>Avoidance of development that would detract from the rural landscape.</p> <p>To encourage building styles that are sympathetic in design and building medium with the existing landscape.</p>	<p>General</p> <p>1. Proposals are to be designed to suit the existing scale, density, setbacks and character of the neighbourhood.</p> <p>2. No more than two dwellings should be provided within any one building (unless proposed as a residential flat building).</p>	<p>1 The proposal provides parcel sizes which are greater than the minimum dimensions, and proportionate to the surrounding context. This affords future development potential which is not compromised or unable to achieve the expected design and performance measures and standards.</p> <p>2 Not applicable to this proposal.</p>
	<p>Average density</p> <p>3. The density of proposals in the R1 and/or RU5 zones at the interface with the R2 and/or R5 zones shall be varied to provide a transition from higher to lower residential density.</p>	<p>3 Not applicable to this proposal.</p>
	<p>Higher density</p> <p>4. Proposals located within the 'head' of a court (cul-de-sac) or dead-end street</p>	<p>These standards are generally not directly relevant to the proposal at-hand, due to it's location in the middle of a survey section, street frontages and</p>



	<p>shall be regarded as inconsistent with the objectives of this section.</p> <p>5. Proposals on 'green field' subdivisions are to be located upon allotments with the following minimum frontages and widths:</p> <ul style="list-style-type: none"> □ 15m in the case of development with an offset access way with dwellings on one side of the allotment; and □ 30m in the case of development with a centralised access way with dwellings either side. <p>6. Proposals should be located preferably in close proximity to open space areas and commercial centres.</p> <p>7. No more than two proposals are to be located adjoining each other.</p>	<p>being what may be described as infill development, which re-casts parcel boundaries to a more suitable configuration.</p>
<p>Clause 2.2 Streetscape</p>		
<p>Objectives</p>	<p>Standards</p>	<p>Achieved</p>
<p>Ensure residential design makes a positive contribution to the streetscape.</p> <p>The provision of passive surveillance to the street.</p> <p>The integration of new development into the streetscape.</p>	<p>Standards are directly applicable to development works.</p>	<p>The proposal, subdividing land, provides parcels which can achieve all the objectives and standards of this elements, in particular it provides for the ability to develop such that:</p> <ul style="list-style-type: none"> • Dwellings have frontage to the street, • Secondary street frontage is not a concern • Fencing is not proposed at this time • Driveway crossovers and works are proposed insofar as necessary to give effect to stormwater and drainage systems and outcomes.
<p>Clause 2.3 site requirements</p>		
<p>Objectives</p>	<p>Standards (as relevant)</p>	<p>Achieved</p>
<p>To provide a balance between the built and open space areas of a site.</p> <p>To prevent over development of a site.</p> <p>To provide for residential amenity.</p> <p>To protect the neighbourhood character.</p>	<p>Average density</p> <p>1. As per General Housing Code in Subdivision 2, Division 2, Part 3 of State Environmental Planning Policy (Exempt and Complying Development Codes) 2008.</p>	<p>The proposal provides parcels which are capable of hosting development which meets, or indeed exceeds, all of these elements.</p>



<p>To encourage development that responds to the characteristics of the site.</p> <p>To encourage energy efficiency.</p>	<p>Higher density</p> <p>2. Proposals shall not occupy more than the following proportion of the allotment on which the development is carried out:</p> <ul style="list-style-type: none"> • In the case of a single-storey or split level building 45% • In the case of a two-storey building 40% <p>3. The minimum lot size for attached dual occupancy developments is 550m² and for detached dual occupancy developments 650m².</p>	
<p>Clause 9 vegetation removal</p>		
<p>Please refer to the attached arbourcultural assessment and description.</p>		

5. EFFECTS ASSESSMENT

Pursuant to clause 24 of the Environmental Planning and Assessment Act Regulation 2021, this section outlines the environmental effects of the proposed subdivision, both positive and negative, and any measures selected to ameliorate to such effects.

The effects have been identified through an assessment of the proposed development against the provisions of Section 4.15(1)(b) of the Environmental Planning and Assessment Act 1979 and the *Application Requirements* (Department of Planning and Environment 2022).

This section also addresses the consideration at Section 4.15(c) and Section 4.15(e) of the Act that relate to the suitability of the site for the development and the public interest.

5.1 Context and Setting

The site is in a residential setting, on parcels which are a mixture of remaining the same from the original town survey through to parcels which have been re-subdivided and modified. Overall, the density is what one would describe as normal residential township scale and intensity.

The zone designation in the local planning instrument provides for the variety and vibrancy of uses and development which are needed in a town the size of Howlong, consistent with the history, and existing context and setting.

5.2 Heritage values

The site is not identified as containing or adjoining a heritage item nor values.

A search of the Aboriginal Heritage Information Management System (AHIMS) database was made, using a parameter of a buffer of 1km radially from the subject site. The search concluded that no previously recorded Aboriginal sites or



places are located within the site or within the 1km buffer area. As a result, no further investigation has been deemed warranted.

5.3 Other Land Resources

The proposed subdivision is of freehold land, without encumbrances, and does not modify nor restrict any property nor easement rights or entitlements of any party other than the registered proprietor of the land.

5.4 Water

In order to provide new parcels which have development potential meeting the reasonable expectations of local policy, as expressed in this instance in the Corowa Development Control Plan 2013, there needs to be works on the land to achieve surface levels and grades, together with utility and stormwater management. It is this last element of stormwater management which is most important, ensuring that the necessary measures are installed at this time, not at a time of future development.

5.5 Flora and Fauna

The subject site is not identified as having outstanding biodiversity values, nor flora and fauna sensitivities.

5.6 Utilities

As described previously in this report, all necessary utilities and infrastructure are located proximate to the site, and subject agreement of a connection design with the servicing authorities, there are no unreasonable obstacles to connection and use.

5.7 Air Quality

Subdivision of land does not of itself change air quality nor odour. Further to this, there are no known odour or air quality effectors within the area which be reasonable to consider as constraints to the proposed subdivision.

Earthworks will, as they do in every single instance, cause disturbance. This is a natural and logical consequence of activity and is not exceptional at this location nor in this proposal. Control measures to prevent discharge from the site are to be employed.

5.8 Noise and Vibration

Existing noise levels at the site are consistent with the rural location and surrounding large lot residential area. Noise and vibration effects will be limited to normal installation of utility services, as happens on every other subdivisions of this type throughout the entire area governed by the same statute law. For the benefit of stating the obvious, the following measures are nominated:-

- Works will be restricted to approved construction hours only;
- Plant and equipment will be well maintained to ensure it is not making excessive noise;
- Reversing of vehicles that are fitted with reversing beepers will be minimised; and
- Machinery will be switched off when not in use.

Once the proposed lots are created there will be no additional noise or vibration effects above what would be expected within a rural location and large lot residential area.



5.9 Access, Traffic and Transport

Roads and frontage are pre-determined, in that the north and south of the land have complete frontage to Jude and Kennedy Streets respectively. No creation nor formation of new road is proposed.

5.10 Waste

Works will be required in relation to utility augmentation and provision to the development. Any waste generated by these works will be managed and disposed of in accordance with Council requirements, as well as with any other applicable policies, standards and legislation.

5.11 Hazards

The site is not identified as bushfire prone or flood prone land according to available public records.

The site, nor any sites within the vicinity, are identified as being contaminated or potentially contaminated land as identified in previous sections of this report.

5.12 Social Effects

As defined by the NSW Government Office on Social Policy, social effects are significant events experienced by people as changes in one or more of the following are experienced:

- > peoples' way of life (how they live, work or play and interact with one another on a day-to-day basis);
- > their culture (shared beliefs, customs and values); or
- > their community (its cohesion, stability, character, services and facilities).

Providing sequential development of land classified for the township's growth is what the proposal at hand seeks to do. This will, once completed, bring to the property market for potential development in a location identified for that purpose.

5.12.1 ECONOMIC EFFECTS

There is a short-term economic benefit expected as a result of this development due to expenditure and employment of local contractors for utility servicing activities.

Long-term economic effects are anticipated due to creation of new development-capable lots, and the natural consequences of that over time.

5.12.2 SUITABILITY OF THE SITE

The site is a suitable location for the proposed subdivision as it is of sufficient size and located within an appropriate zone for future development to be facilitated in an orderly sequential manner which is appropriate to the township and fitting with the strategy and desired future outcomes for the township as a whole.

5.12.3 PUBLIC INTEREST

The development is considered to be in the public interest as it will result in the creation of additional development potential, without stepping away to a location which has not been properly identified for orderly development.

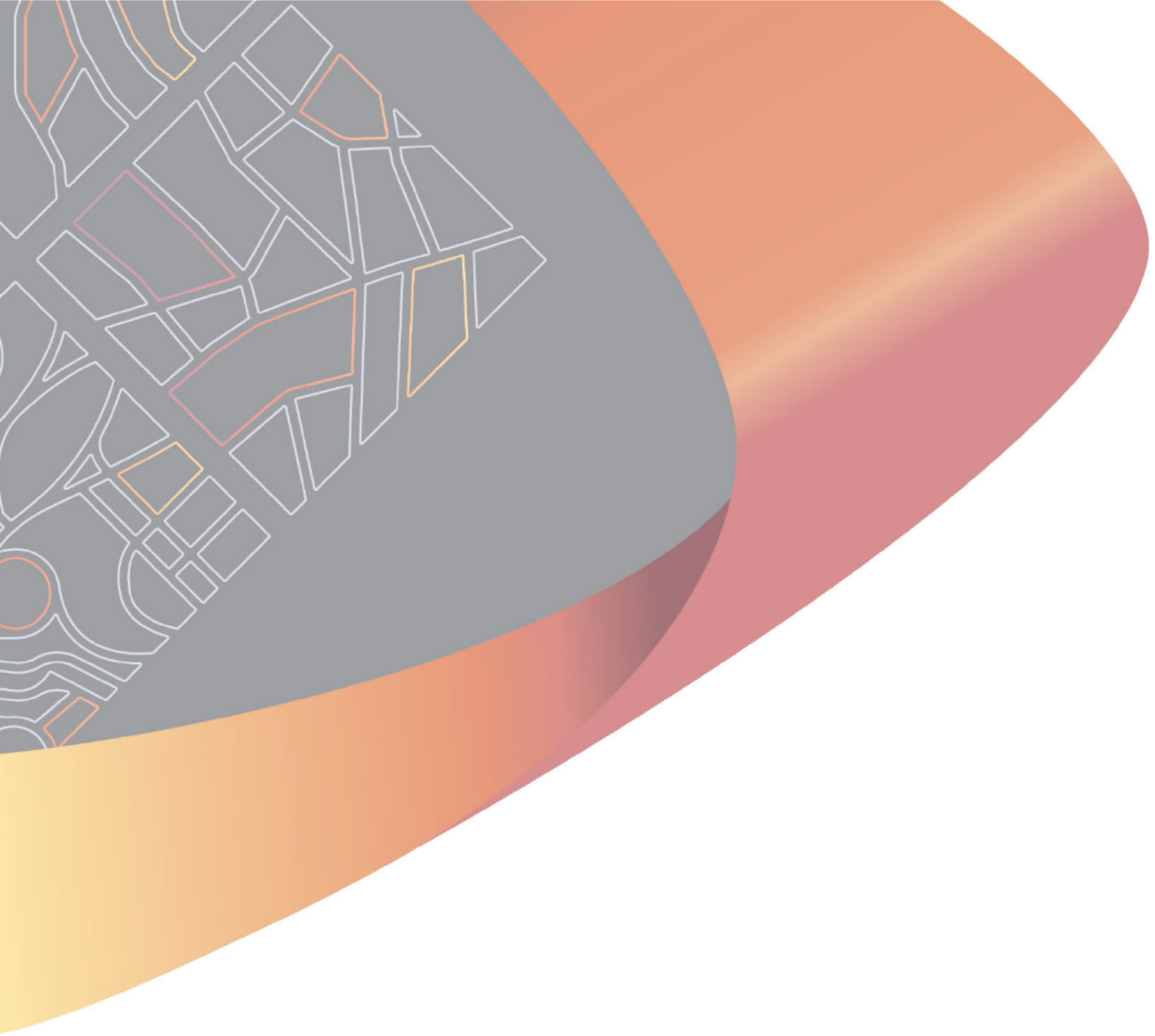


1. CONCLUSION

It is considered that the proposal should be supported for the following reasons:

- > it is consistent with the objectives and relevant clauses of the local planning instrument, and exceeds the lot sizes specified therein;
- > The proposal is consistent with and achieves the relevant objectives and controls of the local development control plan;
- > creation of additional development-capable lots, with that development potential to be exploited in the future; and
- > The proposal would not result in any significant adverse effects on the site or to the wider neighbouring area.





**17471-EID
89-91 KENNEDY
ST, HOWLONG**

EXISTING CONDITIONS



**Premise
Riverina**

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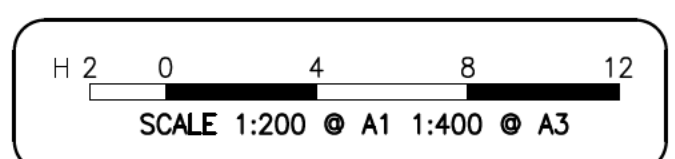
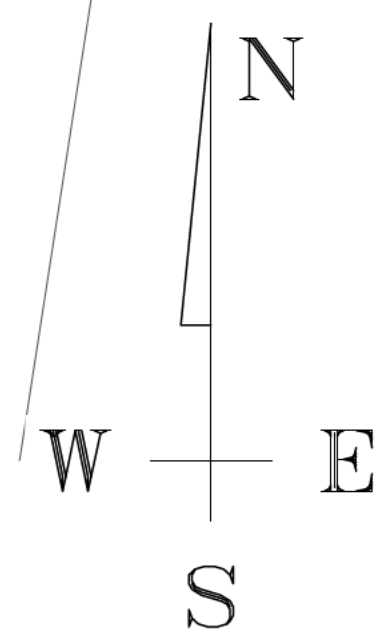
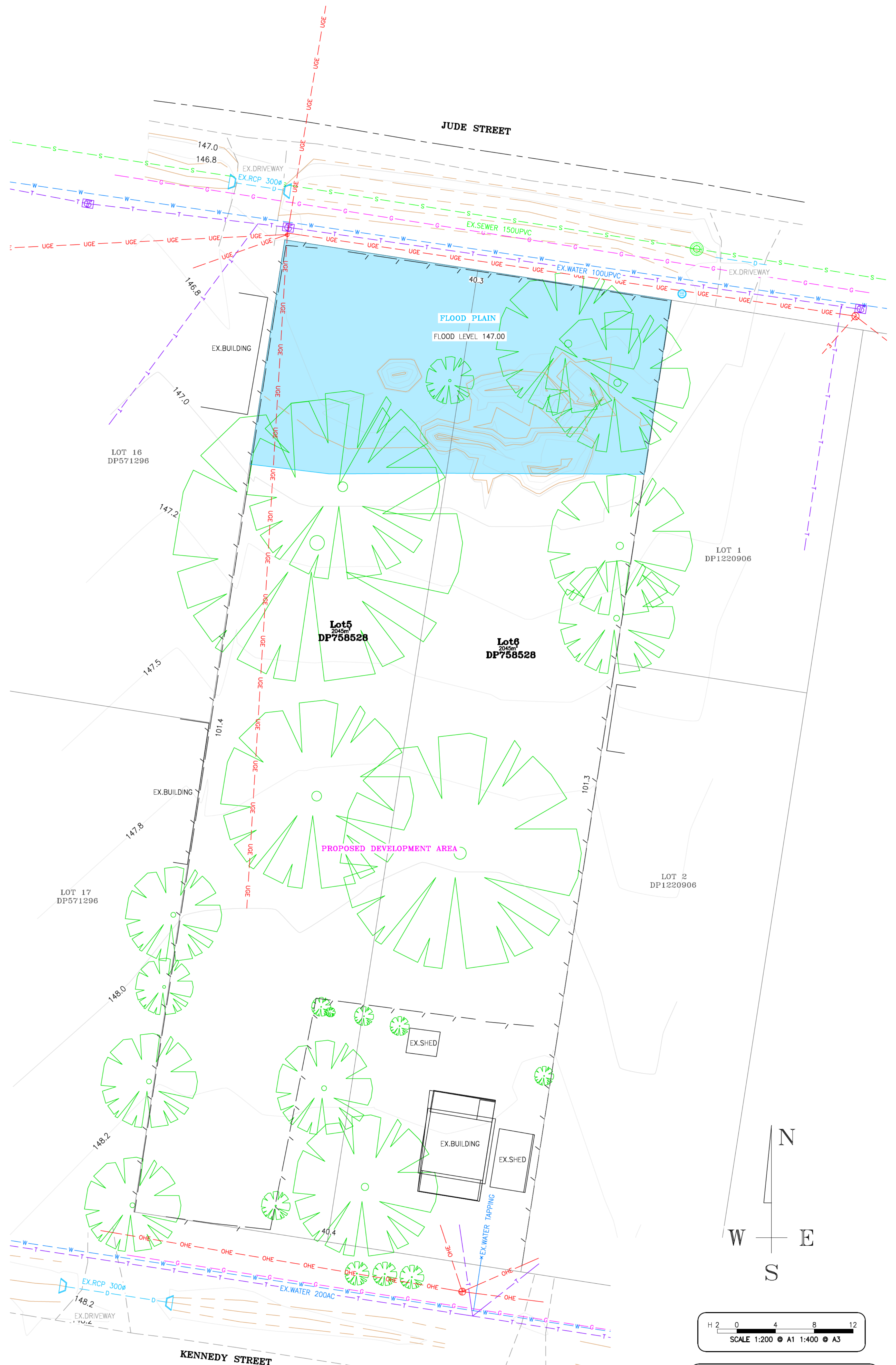
PREMISE CHECKED:
DAMIEN DAKIN 19/09/24

AUTHORITY APPROVED:

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PROJECT No: 00017471	REV: H
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EXISTING SERVICES

	EXISTING DRAINAGE
	EXISTING SEWER
	EXISTING SEWER RISINGMAIN
	EXISTING WATER
	EXISTING GAS
	EXISTING TELSTRA
	EXISTING POWER
	EXISTING OVERHEAD POWER
	EXISTING UNDERGROUND POWER
	EXISTING FENCE

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17471-EID
89-91 KENNEDY ST, HOWLONG

PROPOSED ENGINEERING LAYOUT



Premise Riverina

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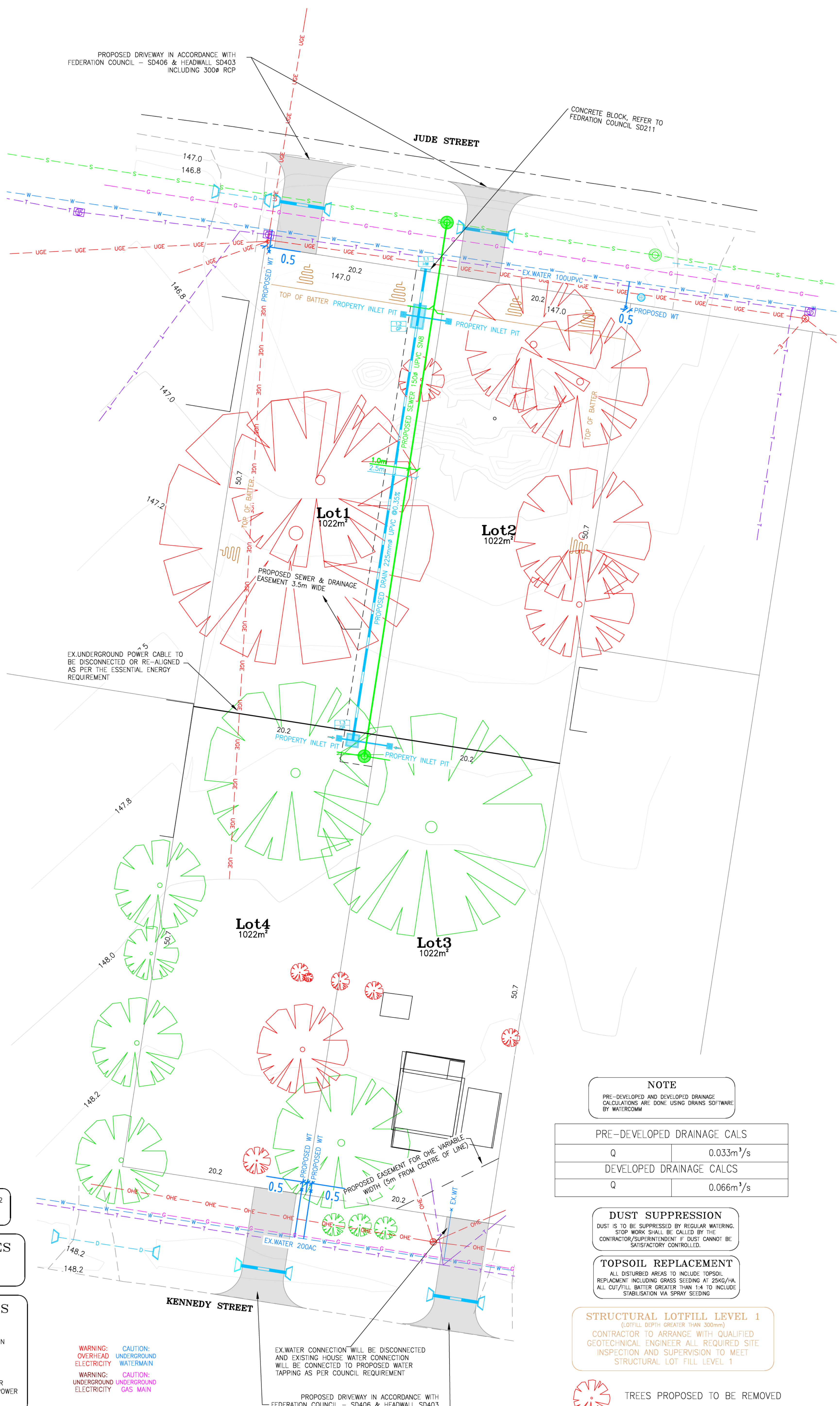
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DAMIEN DAKIN 19/09/24

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PROJECT No: 00017471	REV: H
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NOTE
PRE-DEVELOPED AND DEVELOPED DRAINAGE CALCULATIONS ARE DONE USING DRAINS SOFTWARE BY WATERCOM

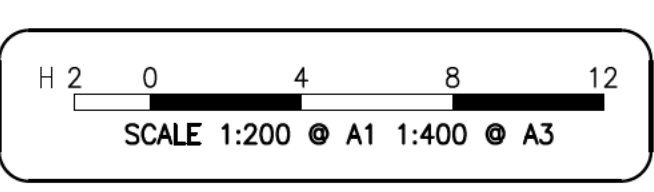
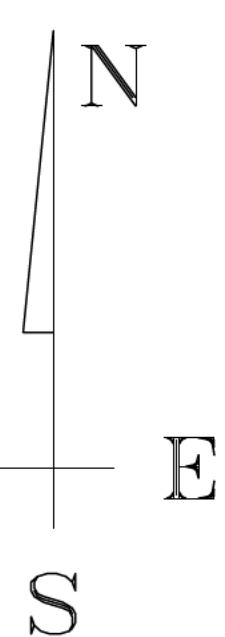
PRE-DEVELOPED DRAINAGE CALS	
Q	0.033m ³ /s
DEVELOPED DRAINAGE CALCS	
Q	0.066m ³ /s

DUST SUPPRESSION
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TOPSOIL REPLACEMENT
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STRUCTURAL LOTFILL LEVEL 1
(LOTFILL DEPTH GREATER THAN 300mm)
CONTRACTOR TO ARRANGE WITH QUALIFIED GEOTECHNICAL ENGINEER ALL REQUIRED SITE INSPECTION AND SUPERVISION TO MEET STRUCTURAL LOT FILL LEVEL 1

TREES PROPOSED TO BE REMOVED



PROPOSED SERVICES
 PROPOSED DRAINAGE
 PROPOSED SEWER

EXISTING SERVICES
 EXISTING DRAINAGE
 EXISTING SEWER
 EXISTING SEWER RISING MAIN
 EXISTING WATER
 EXISTING GAS
 EXISTING TELSTRA
 EXISTING POWER
 EXISTING OVERHEAD POWER
 EXISTING UNDERGROUND POWER
 EXISTING FENCE

WARNING: OVERHEAD ELECTRICITY
CAUTION: UNDERGROUND WATER MAIN
WARNING: UNDERGROUND ELECTRICITY
CAUTION: UNDERGROUND GAS MAIN

EX.WATER CONNECTION WILL BE DISCONNECTED AND EXISTING HOUSE WATER CONNECTION WILL BE CONNECTED TO PROPOSED WATER TAPPING AS PER COUNCIL REQUIREMENT

PROPOSED DRIVEWAY IN ACCORDANCE WITH FEDERATION COUNCIL - SD406 & HEADWALL SD403 INCLUDING 300# RCP

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89-91 KENNEDY
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BULK EARTHWORKS PLAN



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DAMIEN DAKIN 19/09/24

AUTHORITY APPROVED:

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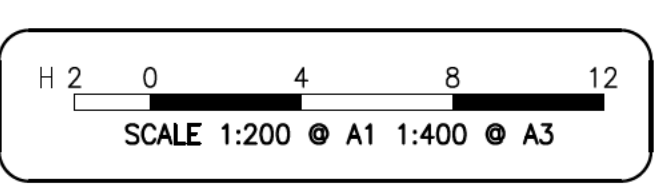
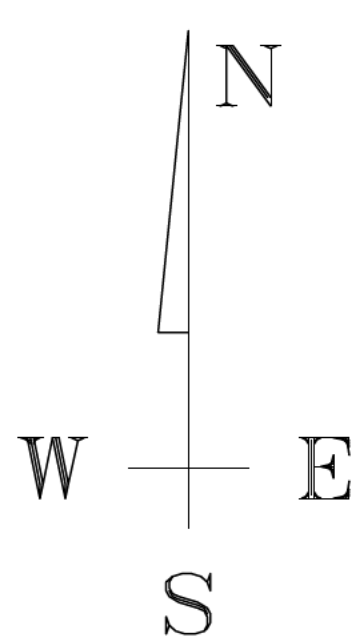
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STRUCTURAL LOTFILL LEVEL 1
(LOTFILL DEPTH GREATER THAN 300mm)
CONTRACTOR TO ARRANGE WITH QUALIFIED GEOTECHNICAL ENGINEER ALL REQUIRED SITE INSPECTION AND SUPERVISION TO MEET STRUCTURAL LOT FILL LEVEL 1

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PROPOSED SERVICES
 PROPOSED DRAINAGE
 PROPOSED SEWER

EXISTING SERVICES
 EXISTING DRAINAGE
 EXISTING SEWER
 SRM EXISTING SEWER RISING MAIN
 EXISTING WATER
 EXISTING GAS
 EXISTING TELSTRA
 EXISTING POWER
 OHE EXISTING OVERHEAD POWER
 UGE EXISTING UNDERGROUND POWER
 EXISTING FENCE

WARNING: OVERHEAD ELECTRICITY
CAUTION: UNDERGROUND WATER MAIN
WARNING: UNDERGROUND ELECTRICITY
CAUTION: UNDERGROUND GAS MAIN

LOT CUT/FILL DEPTHS

	CUT DEPTH 1.25m - 1.00m
	CUT DEPTH 1.00m - 0.75m
	CUT DEPTH 0.75m - 0.50m
	CUT DEPTH 0.50m - 0.25m
	CUT DEPTH 0.25m - 0.05m
	50mm CUT - 50mm FILL
	FILL DEPTH 0.05m - 0.25m
	FILL DEPTH 0.25m - 0.50m
	FILL DEPTH 0.50m - 0.75m
	FILL DEPTH 0.75m - 1.00m
	FILL DEPTH 1.00m - 1.25m

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**PROPOSED SEWER
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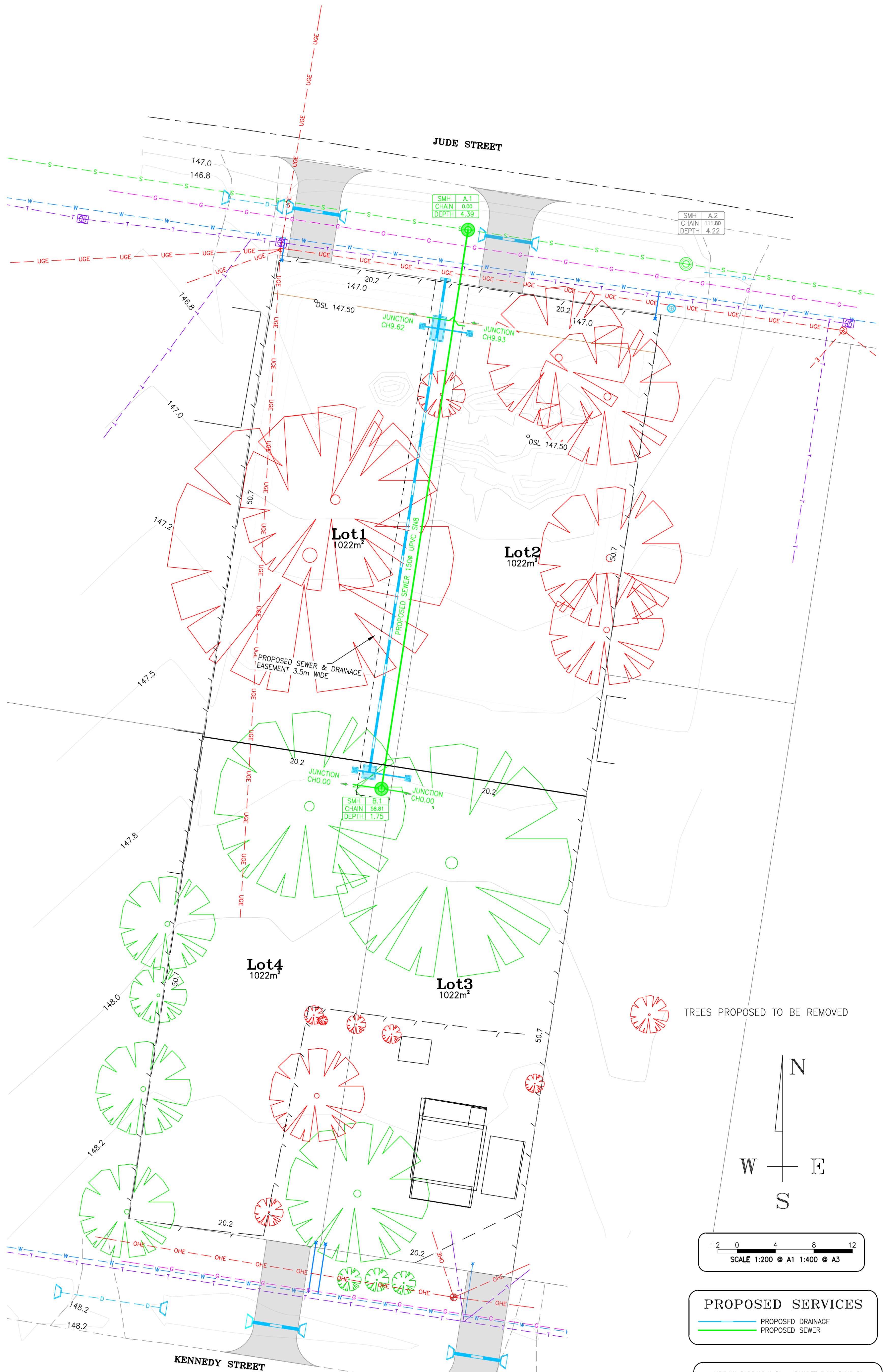
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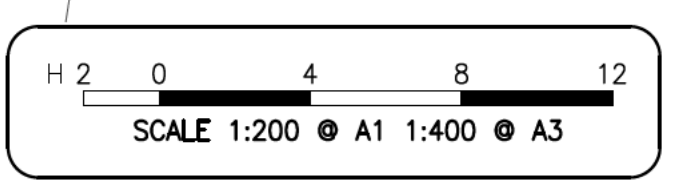
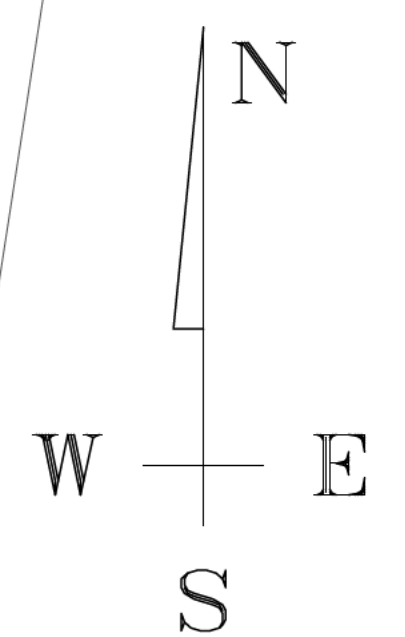
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PROPOSED SERVICES

- PROPOSED DRAINAGE
- PROPOSED SEWER

EXISTING SERVICES

- EXISTING DRAINAGE
- EXISTING SEWER
- EXISTING SEWER RISINGMAIN
- EXISTING WATER
- EXISTING GAS
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