


Development Application For the Subdivision of 2 Allotments into 3 Allotments

51-53 Wilga Street Barellan 2665

Lots 6 and 7, Section 18, DP 7580524

Statement of Environmental Effects

Prepared for Rivland Surveyors

		Project Subdivision of 2 Allotments in 3 Allotments 51-53 Wilga Street Barellan 2665 Lots 6 and 7, Section 18, DP 7580524					
Revision	Date	Prepared By		Checked By		Approved By	
Final	18.10.2023	Name	Colby Farmer	Name	Colby Farmer	Name	Chris Sharp



CAF BUILDING & TOWN PLANNING CONSULTANCY
 COLBY FARMER

Mobile: 0437 663 673
Email: planningbuildingconsultant@yahoo.com
Web: www.cafplanningbuildingconsultancy.com.au

CONTENTS

1	INTRODUCTION	3
1.1	OVERVIEW	3
1.2	SCOPE OF STATEMENT OF ENVIRONMENTAL EFFECTS	4
2	DESCRIPTION	4
2.1	DEVELOPMENT SITE AND LOCALITY	4
2.2	PROPOSED DEVELOPMENT	5
2.3	PRESENT AND PREVIOUS USES OF THE SITE	6
2.4	LAND HAZARDS	7
2.4.1	BUSHFIRE.....	7
2.4.2	FLOODING	7
3	ENVIRONMENTAL IMPACTS.....	7
3.1	AIR QUALITY AND ODOUR.....	7
3.2	WATER QUALITY.....	7
3.3	WASTE MANAGEMENT	7
3.4	FLORA AND FAUNA IMPACTS.....	7
3.5	ABORIGINAL CULTURAL HERITAGE.....	8
3.6	EUROPEAN HERITAGE.....	8
4	INFRASTRUCTURE AND SERVICING REQUIREMENTS.....	9
4.1	ACCESS ARRANGEMENTS AND TRAFFIC IMPACTS	9
4.2	UTILITIES AND INFRASTRUCTURE SERVICING ARRANGEMENTS.....	9
5	PLANNING PROVISIONS	9
5.1	STATE ENVIRONMENTAL PLANNING POLICIES.....	9
5.2	NARRANDERA LOCAL ENVIRONMENTAL PLAN 2013	9
5.3	NARRANDERA DEVELOPMENT CONTROL PLAN 2013.....	15
6	STATEMENT OF ENVIRONMENTAL EFFECTS	15
7	CONCLUSION	17

TABLES

TABLE 1	RELEVANT STATE ENVIRONMENTAL PLANNING POLICY REQUIREMENTS	9
TABLE 2	OBJECTIVES OF THE RU5 VILLAGE ZONE.....	11
TABLE 3	NARRANDERA LEP 2013 CLAUSES APPLICABLE TO THE SUBJECT DEVELOPMENT	11
TABLE 4	RELEVANT NARRANDERA DCP 2013 CLAUSES AND CONTROLS.....	15
TABLE 5	LIKELY IMPACTS OF THE DEVELOPMENT	15

FIGURES

FIGURE 1	AERIAL IMAGE OF THE DEVELOPMENT SITE AND SURROUNDS (SOURCE: NSW PLANNING PORTAL).....	3
----------	---	---

FIGURE 2 LOCALITY AND BASE PLAN (SOURCE: SIX MAPS)	4
FIGURE 3 CLOSE UP AERIAL IMAGE OF THE DEVELOPMENT SITE AND SURROUNDS (SOURCE: RIVLAND SURVEYORS).....	5
FIGURE 4 SKETCH PLAN OF PROPOSED SUBDIVISION	6
FIGURE 5 AHIMS SEARCH RESULTS (SOURCE: NSW HERITAGE)	8
FIGURE 6 NARRANDERA LEP 2013 ZONING MAP (SOURCE: E PLANNING SPATIAL VIEWER).....	10

1 INTRODUCTION

1.1 OVERVIEW

This Statement of Environmental Effects (SEE) has been prepared on behalf of Rivland Surveyors (the client) to form part of a Development Application (DA) seeking Council's consideration for the subdivision of two (2) lots into three (3) lots, located at 51-53 Wilga Street Barellan NSW (the site). Surrounding properties consist of residential land uses, as illustrated in the aerial image of the site and its surrounds provided in [Figure 1](#) below.

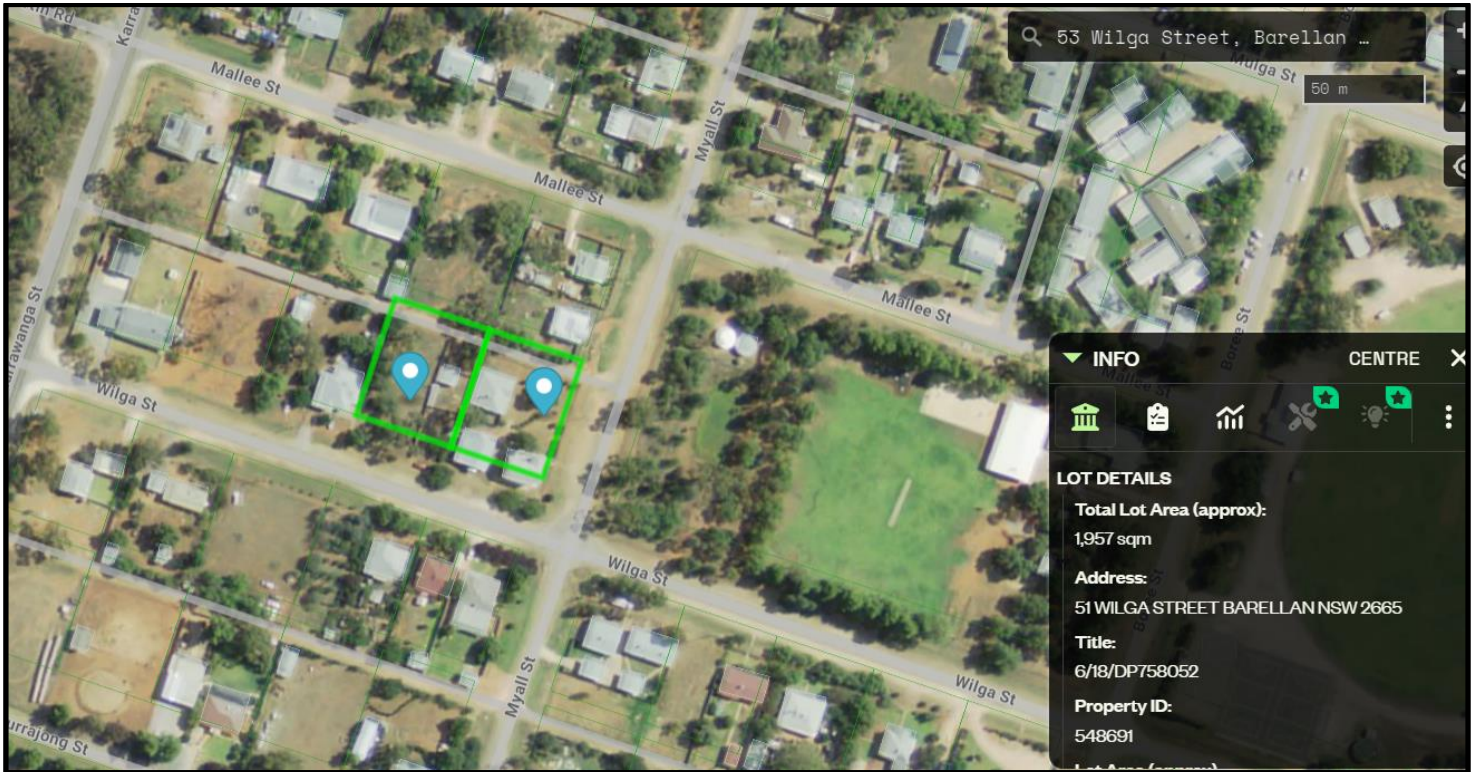


Figure 1 Aerial Image of the development site and surrounds (Source: NSW Planning Portal)

The development site consists of 2 allotments both rectangular in shape, with 51 Wilga Street having dual frontage to Wilga and Myall Streets and is zoned RU5 Village under the provisions of the Narrandera Local Environmental Plan 2013. Surrounding properties are also located within the RU5 Village zone.

It is considered that the proposed development is compatible with existing and surrounding development and will have no adverse impacts on adjoining allotments or the locality. The proposal will not adversely alter or detract from existing land uses being conducted on adjoining land, or the amenity or character of the locality. The proposed development is considered to be in accordance with relevant statutory and non-statutory planning provisions contained within the Narrandera Local Environmental Plan 2013 and the Narrandera Development Control Plan 2013.

The development application is accompanied by:

- Sketch Plan of Proposed Subdivision;
- Aerial Sketch Plan of Proposed Subdivision.

It is considered that the development is permissible with consent, subject to a merits assessment.

1.2 SCOPE OF STATEMENT OF ENVIRONMENTAL EFFECTS

This Statement of Environmental Effects accompanies a development application for the proposed development. It has been prepared on behalf of the client and includes the matters referred to in Section 4.15 of the *Environmental Planning and Assessment Act 1979* and the matters required to be considered by Council.

The purpose of this SEE is to:

- Describe the land to which the development application relates to and the character of the surrounding area;
- Describe the proposed development;
- Define the statutory planning framework within which the DA is to be assessed and determined; and
- Assess the proposal against the relevant heads of consideration as defined by Section 4.15 of the *Environmental Planning & Assessment Act 1979* (EP&A Act).

2 DESCRIPTION

2.1 DEVELOPMENT SITE AND LOCALITY

The development site is known as 51-53 Wilga Street Barellan, and is legally described as Lots 6 and 7, Section 18, DP 7580524.

- 51 Wilga Street = incorporates an area of approximately 1,957 m² and a 50.29-metre-wide frontage to Myall Street; and
- 53 Wilga Street = incorporates an area of approximately 2008 m² and a 80.43-metre-wide frontage to Wilga Street.

The total area of the development site is approximately 3965 m².

Refer to base and locality plan in [Figure 2](#) below.

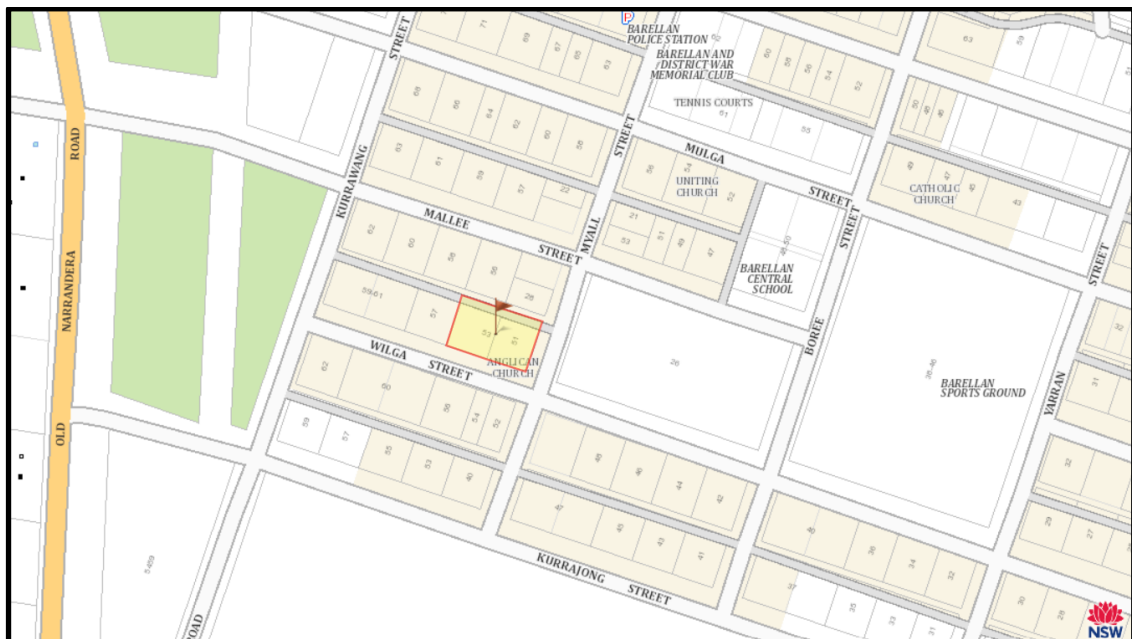


Figure 2 Locality and Base Plan (Source: Six Maps)

The development site is located on the corner of Wilga and Myall Streets, with access being afforded to the site from both frontages for 51 Wilga Street and from Wilga Street for 53 Wilga Street via existing sealed council roads. The site is also adjoined on its northern boundary by an unformed crown paper road.

The site currently contains a church, hall, residence, and associated outbuildings. These buildings will all be retained. The site is not categorised as being bushfire prone land, nor is it mapped as being flood prone.

The land is highly modified by past/current land uses in the form of place of public worship, community facilities and residential land uses. A number of established trees are located on the development site – these trees will all be retained. The is surrounded by RU5 Village zoned land, with all adjoining sites containing residential dwellings and ancillary structures.

A close-up aerial view of the development site is provided in [Figure 3](#) below.



Figure 3 Close up Aerial Image of the development site and surrounds (Source: Rivland Surveyors)

2.2 PROPOSED DEVELOPMENT

The application proposes the subdivision of Lots 6 and 7, Section 18, DP 7580524 into 3 new allotments.

The 3 proposed allotments are identified as proposed Lots 1, 2 and 3.

Proposed Lot 1 will be 1231 m2 in size and devoid of structures and incorporate a 24-metre frontage to Wilga Street.

Proposed Lot 2 will be 1528 m2 in size and retain the existing dwelling house and associated outbuildings and incorporate a 24-metre frontage to Myall Street.

Proposed Lot 3 will be 1288 m2 in size and retain the existing Anglican Church and Hall structures and

incorporate a 26-metre frontage to Wilga Street.

Existing access will remain and any required access upgrades for the proposed allotments will be undertaken as per council requirements.

No vegetation is proposed or required to be removed from the development site to facilitate this proposal.

The development site is serviced by reticulated water, electricity and telecommunications. The site is serviced by existing on-site systems of sewerage management – both structures located upon proposed lot 2 and 3 will continue to be serviced by existing OSSM. No augmentation works are proposed under this application.

Advice from Council is that the Village of Barellan will be provided with a reticulated sewerage network over the next 6 – 12 months and required connections to service this development to the reticulated sewerage network will occur at this time.

It is noted that existing outbuildings located upon proposed lots 2 and 3 do not comply with required fire separation requirements in respect of setbacks from the boundary of proposed lot 1. It is requested that any consent provide via condition of consent the option for the structures to comply with NCC fire separation requirements or that the structures be removed prior to the release of any subdivision certificate.

Refer to proposed sketch plan of subdivision in [Figure 4](#) below.

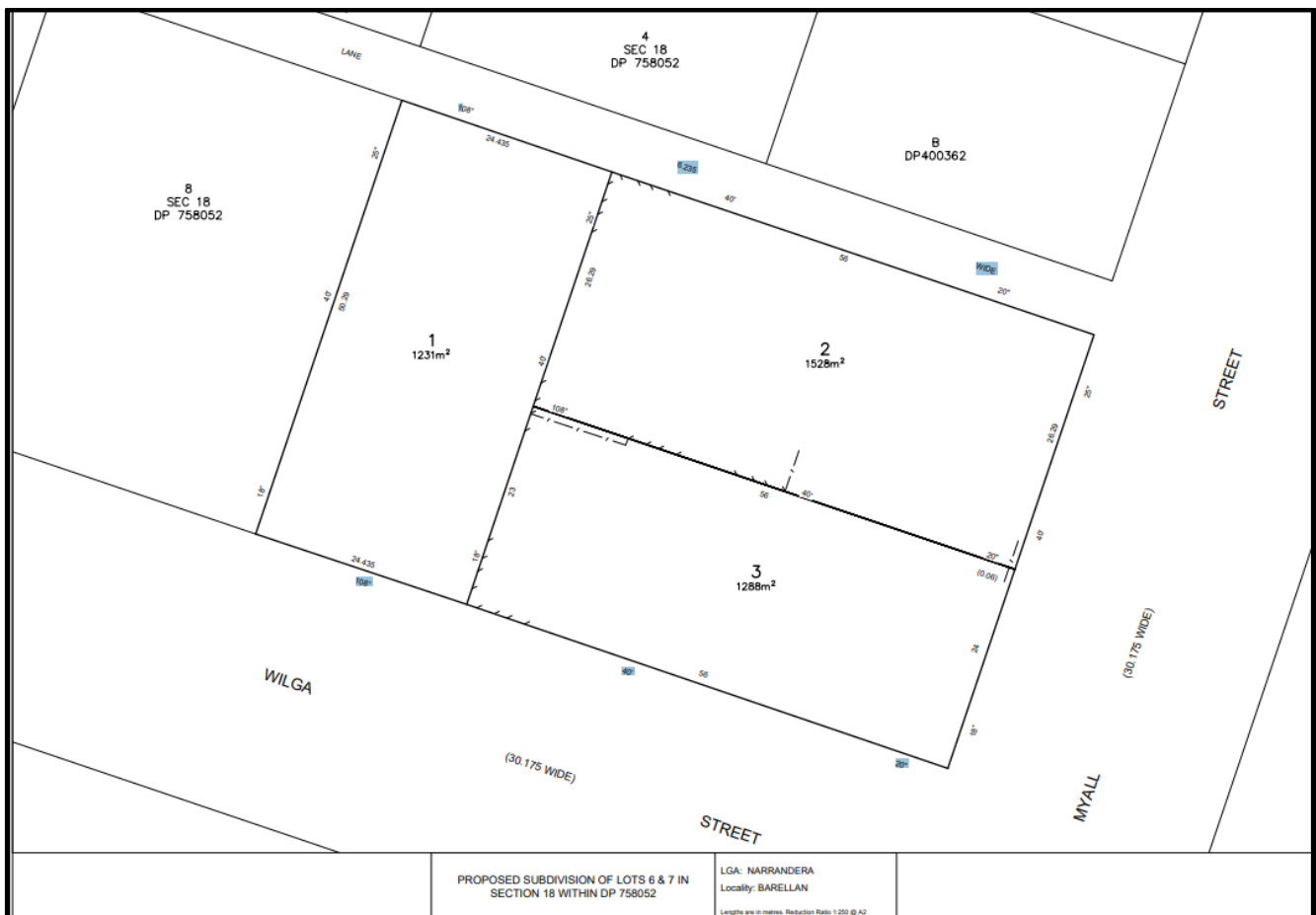


Figure 4 Sketch Plan of Proposed Subdivision

2.3 PRESENT AND PREVIOUS USES OF THE SITE

The site is currently used for the purpose of an Anglican Church (place of public worship) with an

associated hall (community facility) and residence (dwelling house) that is used for the Anglican Minister.

If this development is approved the site will be utilised as follows:

- Proposed Lot 1 = Vacant residential land
- Proposed Lot 2 = Residential Dwelling House
- Proposed Lot 3 = Church and hall (place of public worship and community facility)

2.4 LAND HAZARDS

2.4.1 BUSHFIRE

The site is not mapped as bushfire prone land (BFPL) according to available public records.

2.4.2 FLOODING

The site is not mapped as flood prone land according to available public records.

3 ENVIRONMENTAL IMPACTS

3.1 AIR QUALITY AND ODOUR

Given the nature of the development, it is not anticipated that it will create any adverse long term air quality or odour impacts in the area. No physical works are proposed or required to facilitate this development.

The existing land uses will remain as they currently are, prior to the subdivision of the land and the existing site is not likely to be affected by or generate any adverse air quality or odour impacts. There are no known existing air quality or odour impacts currently experienced by surrounding development and it is expected that the potential for future issues is unlikely as a result of approving this development.

3.2 WATER QUALITY

The site is not identified as having groundwater vulnerability issues and groundwater would not be encountered within the near surface as a result of what is purely a paper subdivision.

The proposed development is not expected to have any detrimental impacts on water quality. All stormwater would continue to be directed to existing drainage infrastructure within the vicinity of the site.

All sewerage and wastewater from the existing structures will continue to be disposed of into the existing on-site systems of sewerage management.

3.3 WASTE MANAGEMENT

The site is serviced by Council's domestic waste collection service and will continue to be serviced by such a service post development approval.

3.4 FLORA AND FAUNA IMPACTS

The land is highly modified, containing existing trees and groundcover.

No trees are proposed or required to be removed as a result of this subdivision.

The land contains no critical habitat, endangered ecological communities or endangered flora or fauna species and the proposal will have no adverse biodiversity outcomes on the site or within the locality.

3.5 ABORIGINAL CULTURAL HERITAGE

The site contains no known Aboriginal Cultural Heritage Value.

A basic AHIMS search undertaken on the Heritage NSW AHIMS Web Services site on the 9th of September 2023 for a radius of 1000 metres of the development site has identified that there are no items located within this distance of the site.

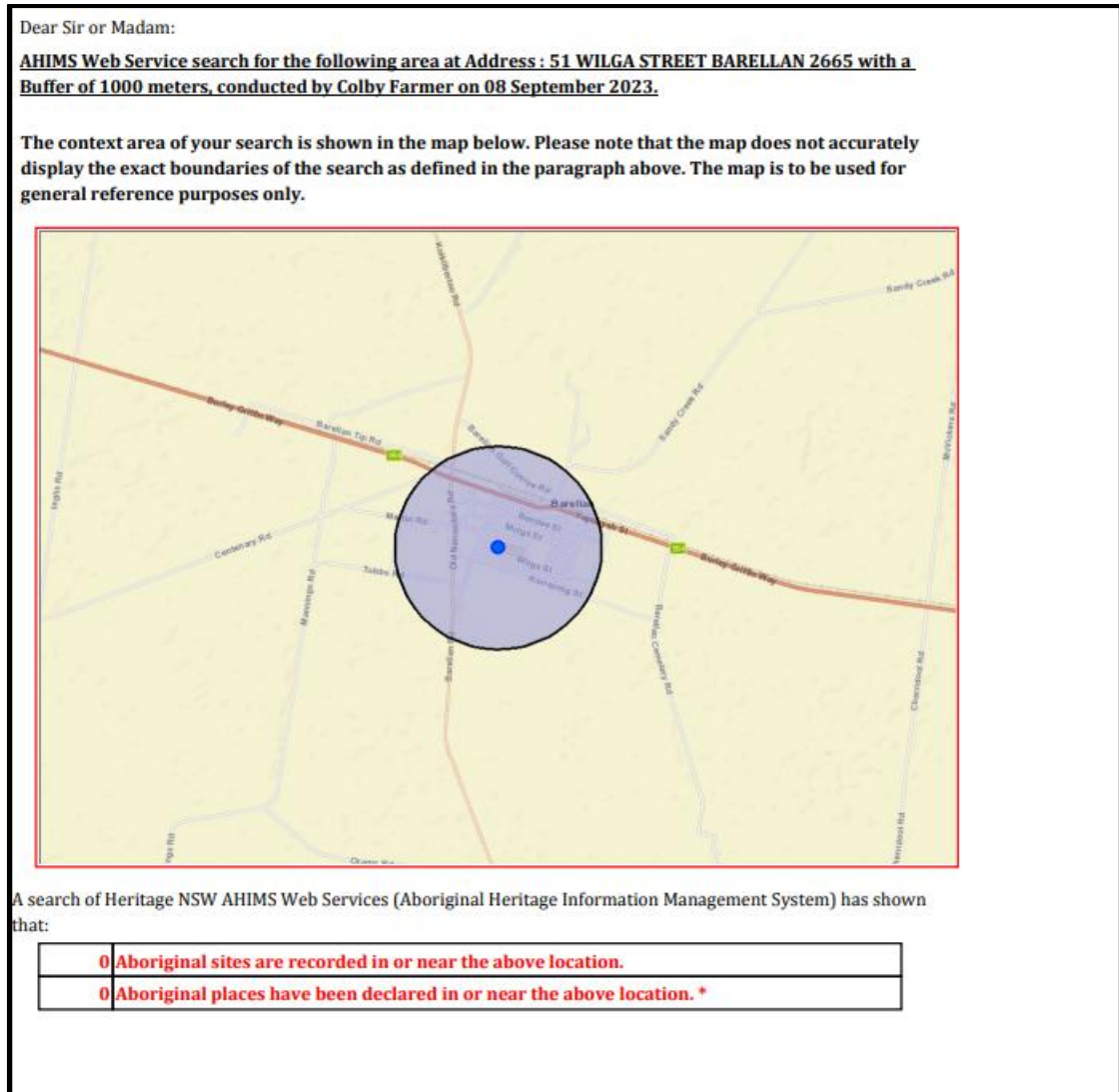


Figure 5 AHIMS Search Results (Source: NSW Heritage)

3.6 EUROPEAN HERITAGE

The site contains a heritage item according to Schedule 5 of the Narrandera LEP 2013.

Existing Lot 6 contains a heritage item identified as St Clement's Anglican Church which is listed as item number I009.

The Church is currently located on an allotment of land incorporating an area of 1957m². The resulting subdivision will create an allotment in which the building will be located that has an area of 1288 m² which is a reasonable curtilage for such a building and close to, the original curtilage of the building.

The subdivision will have absolutely no effects on the status of the heritage item.

4 INFRASTRUCTURE AND SERVICING REQUIREMENTS

4.1 ACCESS ARRANGEMENTS AND TRAFFIC IMPACTS

Vehicular access to, from and within the site is existing and is considered adequate and suitable and the surrounding road network is considered to be suitable for the purpose of providing access to the site.

No new access is proposed.

4.2 UTILITIES AND INFRASTRUCTURE SERVICING ARRANGEMENTS

The site is currently serviced with electricity, telecommunications, drainage and water supply infrastructure.

The site is serviced with existing systems of onsite sewerage management – no augmentation is considered necessary. As previously mentioned, advice from Council is that the Village of Barellan will be provided with a reticulated sewerage network over the next 6 – 12 months and required connections to service this development to the reticulated sewerage network will occur at this time

The development is considered to be adequately serviced with public utility infrastructure.

5 PLANNING PROVISIONS

5.1 STATE ENVIRONMENTAL PLANNING POLICIES

Table 1 Relevant State Environmental Planning Policy Requirements

SEPP	COMMENTS
<i>State Environmental Planning Policy (Resilience and Hazards) 2021</i>	When assessing an application for development Council must consider whether the land is contaminated, and if so, that it is suitable in its contaminated state (or will be after remediation) for the purposes of the development. The site has been utilised for the purpose of an Anglican Church (place of public worship) with an associated hall (community facility) and residence (dwelling house) and this application proposes to retain these land uses. The proposal does not seek a change in land use, the site is zoned for village purposes. The site, nor any adjoining sites are included in the EPA's Contaminated Land Register as 'significantly contaminated' or 'remediated land'. The site, nor any adjoining sites are included in the EPA's Contaminated Land Register as 'potentially contaminated land'. The current owner has no knowledge of the site having been subject to either a preliminary or detailed site contamination investigation in the past. The past and existing land use of the property does not relate to an activity which would suggest the land would be contaminated. The current zoning, permissible land uses, and existing use of the site do not suggest that contamination may be an issue for this or adjoining sites.

5.2 NARRANDERA LOCAL ENVIRONMENTAL PLAN 2013

The subject site is zoned RU5 Village under the provisions of the Narrandera Local Environmental Plan 2013, as illustrated in Figure 6 below.

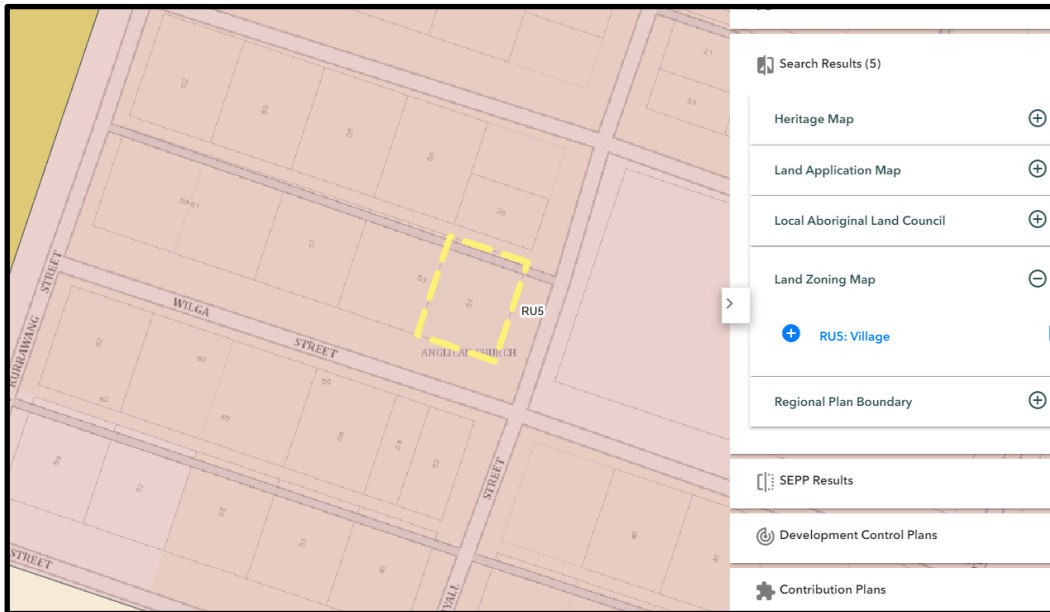


Figure 6 Narrandera LEP 2013 Zoning Map (Source: e Planning Spatial Viewer)

The proposed development is for a subdivision of two (2) lots into three (3) allotments.

The Environmental Planning and Assessment Act 1979, defines the meaning of subdivision under Section 6.2 as:

For the purposes of this Act,

"subdivision" of land means the division of land into 2 or more parts that, after the division, would be obviously adapted for separate occupation, use or disposition. The division may (but need not) be effected--

(a) by conveyance, transfer or partition, or

(b) by any agreement, dealing, plan or instrument rendering different parts of the land available for separate occupation, use or disposition.

(2) Without limiting subsection (1),

"subdivision" of land includes the procuring of the registration in the office of the Registrar-General of-

(a) a plan of subdivision within the meaning of section 195 of the Conveyancing Act 1919, or

(b) a strata plan or a strata plan of subdivision within the meaning of the Strata Schemes Development Act 2015.

Note : The definition of

"plan of subdivision" in section 195 of the Conveyancing Act 1919 extends to plans of subdivision for lease purposes (within the meaning of section 23H of that Act) and to various kinds of plan under the Community Land Development Act 2021.

(3) However,

"subdivision" of land does not include--

(a) a lease (of any duration) of a building or part of a building, or

(b) the opening of a public road, or the dedication of land as a public road, by the Crown, a statutory body representing the Crown or a council, or

(c) the acquisition of land, by agreement or compulsory process, under a provision of an Act (including a Commonwealth Act) that authorises the acquisition of land by compulsory process, or

(d) a division of land effected by means of a transaction referred to in section 23G of the Conveyancing Act 1919, or

(e) the procuring of the registration in the office of the Registrar-General of--

(i) a plan of consolidation, a plan of identification or a miscellaneous plan within the meaning of section 195 of the Conveyancing Act 1919, or

(ii) a strata plan of consolidation or a building alteration plan within the meaning of the Strata Schemes Development Act 2015.

Development consent is made under Clause 2.6 'Subdivision—consent requirements' of the NWLEP 2013.

An extract from the Land Use Table for the RU5 Village zone is provided below:

Zone RU5 Village	
1 Objectives of zone	<ul style="list-style-type: none"> To provide for a range of land uses, services and facilities that are associated with a rural village.
2 Permitted without consent	Environmental protection works; Home-based child care; Home occupations; Roads
3 Permitted with consent	Centre-based child care facilities; Community facilities; Dwelling houses; Light industries; Neighbourhood shops; Oyster aquaculture; Places of public worship; Recreation areas; Recreation facilities (indoor); Recreation facilities (outdoor); Respite day care centres; Schools; Tank-based aquaculture; Any other development not specified in item 2 or 4
4 Prohibited	Agriculture; Air transport facilities; Airstrips; Animal boarding or training establishments; Cellar door premises; Correctional centres; Electricity generating works; Extractive industries; Farm buildings; Farm stay accommodation; Forestry; Heavy industrial storage establishments; Industries; Mooring pens; Moorings; Open cut mining; Rural industries; Rural workers' dwellings; Waste disposal facilities

The objectives of the RU5 Village zone are outlined in the below table.

Table 2 Objectives of the RU5 Village Zone

ZONE OBJECTIVES	COMMENTS
<i>To provide for a range of land uses, services and facilities that are associated with a rural village.</i>	The proposal is consistent with this objective as it would provide for a subdivision and the creation of 3 allotments that will be used to support existing and future services and land uses that are associated with a rural village.

Table 3 below considers the clauses of the Narrandera LEP 2013 applicable to the subject development.

Table 3 Narrandera LEP 2013 clauses applicable to the subject development

PART 2: PERMITTED OR PROHIBITED DEVELOPMENT			
	CLAUSE	COMMENTS	APPLICABLE
2.4	<i>Unzoned Land</i>	Not applicable.	N/A
2.5	<i>Additional permitted uses for particular land</i>	Not applicable.	N/A
2.6	<i>Subdivision – consent requirements</i>	This clause is applicable, and the development is consistent with this clause – the application is seeking consent.	✓

2.7	<i>Demolition requires development consent</i>	Not applicable.	N/A
2.8	<i>Temporary use of land</i>	Not applicable.	N/A
2.9	<i>Canal estate development prohibited</i>	Not applicable.	N/A
PART 3: EXEMPT AND COMPLYING DEVELOPMENT			
CLAUSE		COMMENTS	APPLICABLE
3.1	<i>Exempt development</i>	Not applicable.	N/A
3.2	<i>Complying development</i>	Not applicable.	N/A
3.3	<i>Environmentally sensitive areas excluded</i>	Not applicable.	N/A
PART 4: PRINCIPAL DEVELOPMENT STANDARDS			
CLAUSE		COMMENTS	APPLICABLE
4.1	<i>Minimum subdivision lot size</i>	Not applicable. There is no minimum lot size prescribed for this zone / land.	✓
4.1AA	<i>Minimum subdivision lot size for community title schemes</i>	Not applicable.	N/A
4.2	<i>Rural subdivision</i>	Not applicable.	N/A
4.2A	<i>Minimum subdivision lot size for strata plan schemes in certain rural zones</i>	Not applicable.	N/A
4.2B	<i>Rural subdivision and erection of dwelling houses for intensive plant agriculture</i>	Not applicable.	N/A
4.2C	<i>Erection of dwelling houses on land in certain rural zones</i>	Not applicable.	N/A
4.2D	<i>Erection of rural workers' dwellings</i>	Not applicable.	N/A
4.3	<i>Height of buildings</i>	Not applicable.	N/A
4.4	<i>Floor space ratio</i>	Not applicable.	N/A
4.5	<i>Calculation of floor space ratio and site area</i>	Not applicable.	N/A
4.6	<i>Exceptions to development standards</i>	Not applicable.	N/A
PART 5: MISCELLANEOUS PROVISIONS			
CLAUSE		COMMENTS	APPLICABLE
5.1	<i>Relevant acquisition authority</i>	Not applicable.	N/A
5.2	<i>Classification and reclassification of public land</i>	Not applicable.	N/A
5.3	<i>Development near zone boundaries</i>	Not applicable.	N/A

5.4	<i>Controls relating to miscellaneous permissible uses</i>	Not applicable.	N/A
5.5	<i>Controls relating to secondary dwellings on land in a rural zone</i>	Not applicable.	N/A
5.6	<i>Architectural roof features</i>	Not applicable.	N/A
5.7	<i>Development below mean high water mark</i>	Not applicable.	N/A
5.8	<i>Conversion of fire alarms</i>	Not applicable.	N/A
5.9	<i>Dwelling house or secondary dwelling affected by natural disaster</i>	Not applicable.	N/A
5.10	<i>Heritage conservation</i>	This clause is applicable and clause 5.10 (2) (f) (i) applies as the application is seeking to subdivide land. The application and resulting subdivision will have absolutely no effect on the heritage significance of the heritage item located on existing lot 6.	✓
5.11	<i>Bush fire hazard reduction</i>	Not applicable.	N/A
5.12	<i>Infrastructure development and use of existing buildings of the crown</i>	Not applicable.	N/A
5.13	<i>Eco-tourist facilities</i>	Not applicable.	N/A
5.14	<i>Siding Spring Observatory – maintaining dark sky</i>	Not applicable.	N/A
5.15	<i>Defence communications facility</i>	Not applicable.	N/A
5.16	<i>Subdivision of, or dwellings on, land in certain rural, residential or conservation zones</i>	Not applicable.	N/A
5.17	<i>Artificial waterbodies in environmentally sensitive areas in areas of operation of irrigation corporations</i>	Not applicable.	N/A
5.18	<i>Intensive livestock agriculture</i>	Not applicable.	N/A
5.19	<i>Pond-based, tank-based and oyster aquaculture</i>	Not applicable.	N/A
5.20	<i>Standards that cannot be used to refuse consent – playing and performing music</i>	Not applicable.	N/A
5.21	<i>Flood planning</i>	Not applicable.	N/A
5.22	<i>Special flood considerations</i>	Not applicable	N/A
5.23	<i>Public bushland</i>	Not applicable	N/A
5.24	<i>Farm stay accommodation</i>	Not applicable	N/A

5.25	<i>Farm gate premises</i>	Not applicable	N/A
PART 6: ADDITIONAL LOCAL PROVISIONS			
CLAUSE		COMMENTS	APPLICABLE
6.1	<i>Earthworks</i>	Not applicable.	N/A
6.3	<i>Stormwater management</i>	Not applicable.	N/A
6.4	<i>Terrestrial biodiversity</i>	Not applicable.	N/A
6.5	<i>Groundwater</i>	Not applicable.	N/A
6.6	<i>Riparian land and watercourses</i>	Not applicable.	N/A
6.7	<i>Wetlands</i>	Not applicable.	N/A
6.8	<i>Salinity</i>	Not applicable.	N/A
6.9	<i>Development on river front areas</i>	Not applicable.	N/A
6.10	<i>Development on riverbeds and banks</i>	Not applicable.	N/A
6.11	<i>Airspace operations</i>	Not applicable.	N/A
6.12	<i>Development in areas subject to aircraft noise</i>	Not applicable.	N/A
6.13	<i>Essential services</i>	<p>Development consent must not be granted to development unless the consent authority is satisfied that any of the following services that are essential for the development are available or that adequate arrangements have been made to make them available when required—</p> <ul style="list-style-type: none"> (a) the supply of water, (b) the supply of electricity, (c) the disposal and management of sewage, (d) stormwater drainage or on-site conservation, (e) suitable road access. <p>Reticulated water and electricity are available to service the development site. The effluent created on the site will continue to be managed via the existing on site systems of sewerage management until such time as the village of Barellan is provided with a reticulated sewerage network – which is imminent. Stormwater drainage from the development will continue to be managed and discharged discharge into Council’s stormwater drainage network.</p> <p>Existing suitable road access is provided to service the development site.</p>	✓

5.3 NARRANDERA DEVELOPMENT CONTROL PLAN 2013

The following applicable provisions of the Narrandera Development Control Plan 2013 have been identified as relevant to the proposed development and are discussed in the below table.

Table 4 Relevant Narrandera DCP 2013 Clauses and Controls

CHAPTERS 7: RESIDENTIAL DEVELOPMENT	
7.1. INTRODUCTION	
ASPECT	COMMENTS
<i>Neighbourhood character and design response</i>	The proposal will not be out of place with the surrounding area and is considered to create acceptable sized lots that are consistent with the existing subdivision pattern within the village.
<i>Residential subdivision in established areas</i>	The development is consistent with the provisions of the DCP in relation to subdivision in established areas. The development will create 2 allotments that will be used for existing and future residential development at a suitable size. The 3 rd allotment will accommodate an existing church and hall building
<i>Front building setbacks and streetscape</i>	The subdivision will not result in any noncompliance in regard to setbacks and streetscape – buildings on the development site are existing and the subdivision design has ensured that DCP controls and fire separation requirements have been met. There will be no adverse streetscape impacts resulting from this proposal.
<i>Side and rear building setbacks</i>	The subdivision will not result in any noncompliance in regard to setbacks. No new building works are proposed.
<i>Height limits</i>	Not applicable – no new works are proposed.
<i>Site coverage</i>	The allotments created after the subdivision will comply with site coverage controls.
<i>Open space provision</i>	Private open space is provided to the existing dwelling as per control requirements.
<i>Solar access and protection</i>	Not applicable – no new works are proposed.
<i>Privacy</i>	The proposal will not result in any overlooking or privacy impacts on surrounding properties.
<i>Fencing</i>	Fencing is not proposed forward of the front building line (if it is it can be 1200mm high). Existing boundary fencing will be retained.
<i>Landscaping</i>	Landscaping is exiting and no new landscaping is required or proposed.
<i>Off-street car parking</i>	The development complies with the applicable off street car parking controls.

6 STATEMENT OF ENVIRONMENTAL EFFECTS

The likely impacts of the development are considered in the below table.

Table 5 Likely Impacts of the Development

PRIMARY MATTER	COMMENTS	IMPACT
<i>CONTEXT AND SETTING</i>	The proposed development will create no adverse impacts in terms of context and setting, the land is appropriately zoned, and the surrounding area consists of similar sized allotments. The development is merely for the subdivision of land and is considered consistent with existing land uses on the site and surrounds and is	Acceptable

	appropriate in context and setting. The proposal is considered to be consistent with the character of the area and entirely compatible with adjacent land uses.	
<i>STREETSCAPE</i>	The proposed development will not have any adverse effect on the existing streetscape. The proposal will not detract from the streetscape and its impact would be acceptable. No new physical works are proposed or required, and the streetscape will remain unchanged.	Acceptable
<i>TRAFFIC, ACCESS, AND PARKING</i>	<p>Access is existing and is considered satisfactory for the purpose of this development.</p> <p>The proposed development will not cause any traffic conflicts that would reduce the efficiency and safety of the road or road network within the locality. The proposed development will not significantly increase the frequency of local traffic movements for the area, and as such it is considered that a Traffic Impact Study would not be required in support of this Development Application.</p> <p>The development would not impact sightlines from the site/road and therefore safety, would not be reduced by the proposal.</p> <p>Adequate off-street car parking spaces will be provided to service the development.</p>	Acceptable
<i>PUBLIC DOMAIN</i>	The development will not result in any adverse impacts to the public domain.	Acceptable
<i>UTILITIES</i>	The subject site has access to all required services and any augmentation will be carried out to the satisfaction of the relevant authority.	Acceptable
<i>HERITAGE</i>	This has been discussed elsewhere within this report.	Acceptable
<i>OTHER LAND RESOURCES</i>	The development will have no impact on other land resources.	Acceptable
<i>WATER QUALITY AND STORMWATER</i>	The development is not anticipated to have a long-term impact on water quality. Stormwater will continue to be managed as it currently is and via disposal in accordance with AS 3500 and Council requirements.	Acceptable
<i>SOILS, SOIL EROSION</i>	Not applicable – no physical works are proposed.	Acceptable
<i>AIR AND MICROCLIMATE</i>	The development is not anticipated to have ambient air quality and microclimate impacts.	Acceptable
<i>FLORA AND FAUNA</i>	No adverse flora and fauna impacts are anticipated.	Acceptable
<i>WASTE</i>	The site and new allotments will be serviced by a kerbside domestic waste collection service.	Acceptable
<i>NOISE AND VIBRATION</i>	No adverse noise or vibration impacts are anticipated as a result of the proposal.	Acceptable
<i>HOURS OF OPERATION</i>	Not applicable.	Not applicable
<i>NATURAL HAZARDS (FLOOD AND BUSHFIRE)</i>	This has been discussed previously in this report.	Not applicable
<i>TECHNOLOGICAL HAZARDS</i>	The development is unlikely to create any technological hazards.	Acceptable
<i>SAFETY, SECURITY AND CRIME PREVENTION</i>	No adverse safety and security impacts are anticipated as a result of the proposal.	Acceptable
<i>SOCIO-ECONOMIC IMPACT IN THE LOCALITY</i>	Short-term economic benefits of this development are expected to result due to expenditure and employment of local contractors in the construction of future residential development on the newly created lot 1. The development will create housing opportunities within the locality.	Acceptable

<i>SITE DESIGN AND INTERNAL DESIGN</i>	The subdivision design is considered compatible with the intended use and the expected design outcomes for the area.	Acceptable
<i>OVERLOOKING AND OVERSHADOWING</i>	Nil impacts expected. Proposed setbacks and building heights are considered appropriate and are existing.	Acceptable
<i>LANDSCAPING</i>	Landscaping is existing and no additional landscaping is proposed or required.	Acceptable
<i>CONSTRUCTION</i>	Not applicable – no construction works proposed or required.	Not applicable
<i>CUMULATIVE IMPACTS</i>	The development, when considered simultaneously with other developments adjoining, in the locality, or in the local area generally, is considered to have marginal and acceptable cumulative impacts.	Acceptable
<i>DISABLED ACCESS</i>	Not applicable	Not applicable
<i>SIGNAGE</i>	Not applicable	Not applicable
<i>SETBACKS AND BUILDING ENVELOPES</i>	Existing buildings located on the proposed allotments comply with Council and NCC setbacks.	Acceptable

7 CONCLUSION

This SEE report has been prepared to support a Development Application for the subdivision of 2 lots into 3, located at 51-53 Wilga Street, Barellan NSW.

The proposal has been described and discussed in previous sections of this report and has been considered in respect of the relevant planning framework that is applicable to this proposed development. The proposal is considered to be permissible for the following reasons:

- The proposal is permissible under the provisions of the Narrandera Local Environmental Plan 2013 and meets the objectives of the applicable RU5 Village;
- The proposal complies with the applicable controls of the Narrandera Development Control Plan 2013; and
- The proposal would not have any significant adverse environmental consequences, nor would it have an adverse effect on the area or surrounding residents.

As demonstrated throughout this report, the development is permissible with consent, subject to a merit's assessment.