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## **STATEMENT OF ENVIRONMENTAL EFFECTS**

### **REPORT AND SUPPORTING DOCUMENTATION**

*PROPOSED FORTY (41) LOT RESIDENTIAL SUBDIVISION  
OF LOTS 8 & 9/DP248821,  
BRONZEWING STREET, TAHMOOR NSW 2573*

Prepared for:

Samaro Property

Date Prepared:

October 2018

Revision:

1.1

Wollondilly Shire Council Development Application #:

TBA

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## Introduction

AusWide Consulting has prepared for Samaro Property a Statement of Environmental Effects for proposed Sub Division of 2 Lots (Creating 41 Lots with newly developed roads) at Lots 8 & 9, DP248821 Bronzewing Street, Tahmoor NSW. This Statement has been prepared to address the proposal in accordance with the *Environmental Planning and Assessment Act 1979*, Wollondilly Local Environmental Plan 2011 and Wollondilly Development Control Plan 2016. Wollondilly Shire Council shall be referred to as the Local Government Authority throughout this report. This Statement should be read in conjunction with design drawings and associated reports prepared by other parties.

## Background, Existing Conditions & Adjacent Land Uses

The subject property is located within the R2 Low Density Residential zone under the Wollondilly Shire Council Local Government Area (LGA) and may also be identified as Lot 8 & 9, DP249821. The properties are approximately trapezoid shaped, Lot 8, DP249821 (Approx. 2.034ha) is currently developed with a dwelling and sheds on the property, whilst Lot 9, DP249821 (Approx. 2.050ha) is currently undeveloped. The subject lots are north of Bronzewing Street with Lot 9 extending through to Manorina Place which will be extended for the subdivision through to Bronzewing Street with 2 roads (Courts) leading off the west of the newly extended Manorina Place within the proposed subdivision (**Ref: Figure 5**).

Both Lots have an approx. total site area of 4.084ha (Source: <http://maps.six.nsw.gov.au/>). The properties are adjoined by other residential properties that are currently developed (Heavy development to the east within the same R2 Low Density Zone with RU4 Primary Production Small Lots mostly adjoined to the subject lots whilst RE1 Public Recreation is adjoined to the northwest of Lot 8. Manorina Place to the north of Lot 9 is currently under deployment and adjoined by *Heritage Land* (**Ref: Figure 2**). Vegetation on the subject site is predominantly covered with scattered mature trees and fall within the proposed roads development.

Council's reticulated water mains supply and sewage system are located nearby and can service the site.

Councils mapping identified the site as being partially mapped as Sensitive Land (**Ref: Figure 1**).



**Figure 1: Biodiversity Map of the Subject Properties**

Source: Wollondilly Local Environmental Plan 2011 website (October 2018)

URL Ref [https://legislation.nsw.gov.au/maps/6cbdf11f-a5a0-4b72-abff-e545c3e228ae/8400\\_COM\\_NRB\\_008D\\_020\\_20170309.pdf](https://legislation.nsw.gov.au/maps/6cbdf11f-a5a0-4b72-abff-e545c3e228ae/8400_COM_NRB_008D_020_20170309.pdf)





**Figure 2: Location of the Subject Properties (Close Aerial View)**  
Source: <http://maps.six.nsw.gov.au/> (Edited Imagery 2017)

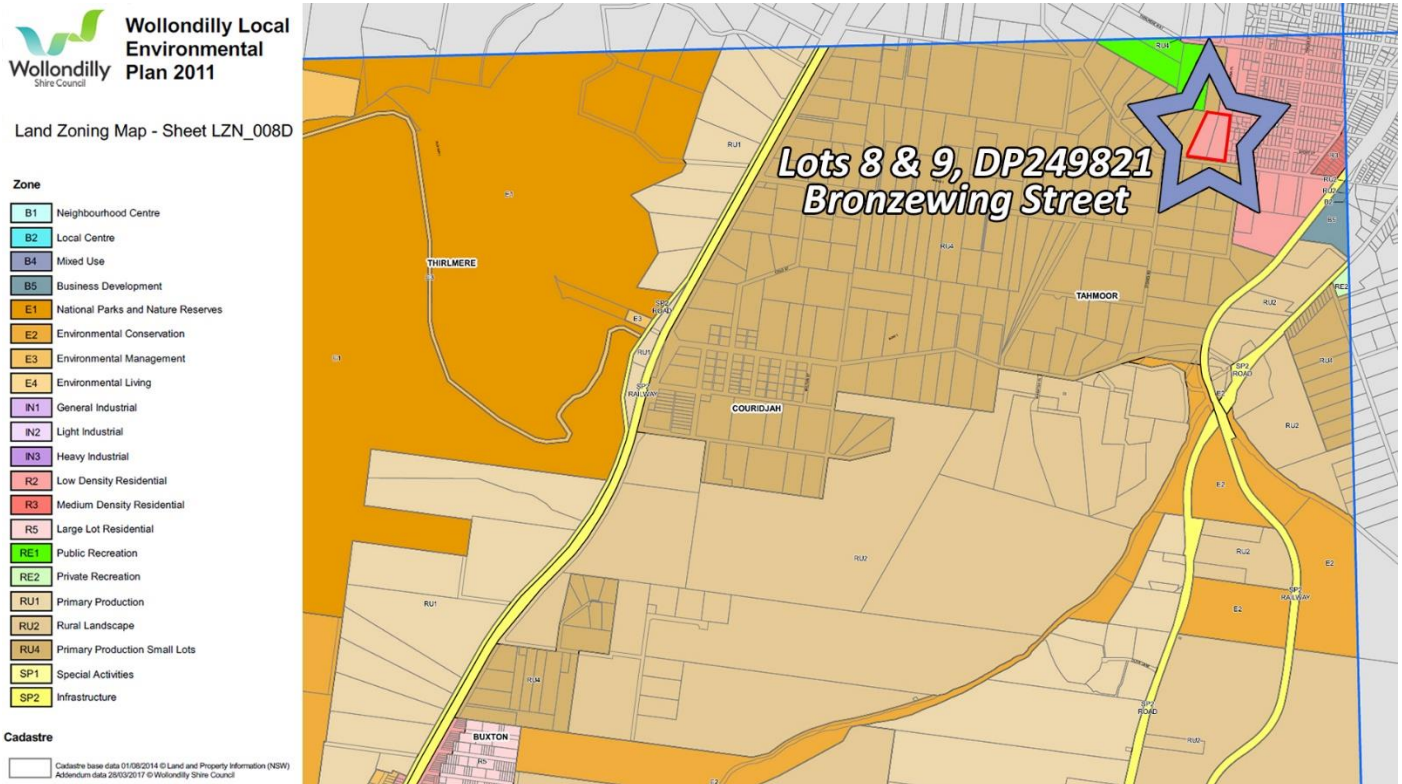


**Figure 3: Location of the Subject Properties (High Aerial View)**  
Source: <http://maps.six.nsw.gov.au/> (Edited Imagery 2017)



## Local Land Zoning Description

The subject properties are located within the R2 Low Density Residential zone under the Wollondilly Shire Council, Wollondilly Local Environmental Plan 2011. Much of the surrounding area is also zoned as R2 low density, RU4 Primary Production Small Lots, RU2 Rural Landscape and E1 National Parks and Nature Reserves. There are many different land uses in the wider area, including scattered business, industry, recreational and educational. The property has access to public transport consisting of Local Bus Transport and the Tahmoor Train Station with the Kingsford Smith International Airport to the far Northeast.



**Figure 4: Local Zoning Plan of the Subject Properties**

Source: Wollondilly Local Environmental Plan 2011 website (October 2018)

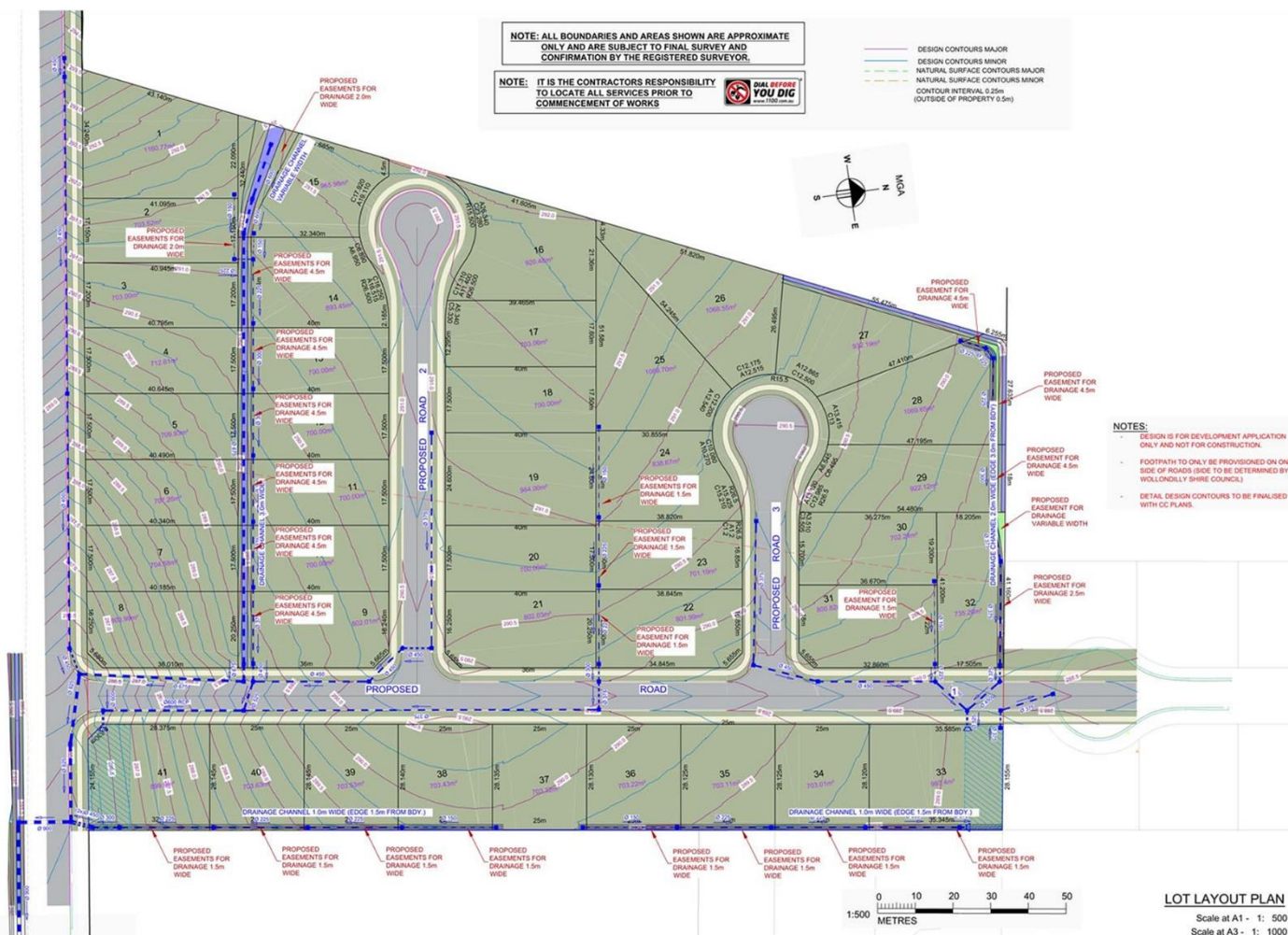
URL Ref [https://legislation.nsw.gov.au/maps/a0f1e446-095c-427f-94e2-7ab376d4e257/8400\\_COM\\_LZN\\_008D\\_020\\_20170309.pdf](https://legislation.nsw.gov.au/maps/a0f1e446-095c-427f-94e2-7ab376d4e257/8400_COM_LZN_008D_020_20170309.pdf)

## Proposed Development

The application proposes a Torrens Title subdivision creating forty (41) residential allotments, as detailed below:

**Table 1: Proposed Subdivision of the 2 Lots (Creating 41 Proposed Lots)**

Proposed Lot	Proposed (Approx.) Area	Land Zone	Proposed Land Use
1	1160.77 m <sup>2</sup>	<i>R2 General Residential</i>	Future Residential Dwelling
2	703.52 m <sup>2</sup>	<i>R2 General Residential</i>	Future Residential Dwelling
3	703 m <sup>2</sup>	<i>R2 General Residential</i>	Future Residential Dwelling
4	712.61 m <sup>2</sup>	<i>R2 General Residential</i>	Future Residential Dwelling
5	709.53 m <sup>2</sup>	<i>R2 General Residential</i>	Future Residential Dwelling
6	707.26 m <sup>2</sup>	<i>R2 General Residential</i>	Future Residential Dwelling
7	704.58 m <sup>2</sup>	<i>R2 General Residential</i>	Future Residential Dwelling
8	808.99 m <sup>2</sup>	<i>R2 General Residential</i>	Future Residential Dwelling
9	802.01 m <sup>2</sup>	<i>R2 General Residential</i>	Future Residential Dwelling
10	700 m <sup>2</sup>	<i>R2 General Residential</i>	Future Residential Dwelling
11	700 m <sup>2</sup>	<i>R2 General Residential</i>	Future Residential Dwelling
12	700 m <sup>2</sup>	<i>R2 General Residential</i>	Future Residential Dwelling
13	700 m <sup>2</sup>	<i>R2 General Residential</i>	Future Residential Dwelling
14	893.45 m <sup>2</sup>	<i>R2 General Residential</i>	Future Residential Dwelling
15	965.98 m <sup>2</sup>	<i>R2 General Residential</i>	Future Residential Dwelling
16	920.48 m <sup>2</sup>	<i>R2 General Residential</i>	Future Residential Dwelling
17	703.06 m <sup>2</sup>	<i>R2 General Residential</i>	Future Residential Dwelling
18	700 m <sup>2</sup>	<i>R2 General Residential</i>	Future Residential Dwelling
19	984 m <sup>2</sup>	<i>R2 General Residential</i>	Future Residential Dwelling
20	700 m <sup>2</sup>	<i>R2 General Residential</i>	Future Residential Dwelling
21	802 m <sup>2</sup>	<i>R2 General Residential</i>	Future Residential Dwelling
22	801.99 m <sup>2</sup>	<i>R2 General Residential</i>	Future Residential Dwelling
23	701.19 m <sup>2</sup>	<i>R2 General Residential</i>	Future Residential Dwelling
24	838.67 m <sup>2</sup>	<i>R2 General Residential</i>	Future Residential Dwelling
25	1089.70 m <sup>2</sup>	<i>R2 General Residential</i>	Future Residential Dwelling
26	1068.55 m <sup>2</sup>	<i>R2 General Residential</i>	Future Residential Dwelling
27	1266 m <sup>2</sup>	<i>R2 General Residential</i>	Future Residential Dwelling
28	1068.65 m <sup>2</sup>	<i>R2 General Residential</i>	Future Residential Dwelling
29	922.12 m <sup>2</sup>	<i>R2 General Residential</i>	Future Residential Dwelling
30	702.24 m <sup>2</sup>	<i>R2 General Residential</i>	Future Residential Dwelling
31	800.02 m <sup>2</sup>	<i>R2 General Residential</i>	Future Residential Dwelling
32	735.28 m <sup>2</sup>	<i>R2 General Residential</i>	Future Residential Dwelling
33	997.40 m <sup>2</sup>	<i>R2 General Residential</i>	Future Residential Dwelling
34	703.01 m <sup>2</sup>	<i>R2 General Residential</i>	Future Residential Dwelling
35	703.11 m <sup>2</sup>	<i>R2 General Residential</i>	Future Residential Dwelling
36	703.22 m <sup>2</sup>	<i>R2 General Residential</i>	Future Residential Dwelling
37	703.22 m <sup>2</sup>	<i>R2 General Residential</i>	Future Residential Dwelling
38	703.43 m <sup>2</sup>	<i>R2 General Residential</i>	Future Residential Dwelling
39	703.53 m <sup>2</sup>	<i>R2 General Residential</i>	Future Residential Dwelling
40	803.63 m <sup>2</sup>	<i>R2 General Residential</i>	Future Residential Dwelling
41	899.90 m <sup>2</sup>	<i>R2 General Residential</i>	Future Residential Dwelling



**Figure 5: Plan Illustrating the Proposed 41 Lot Subdivision**

Source: D&M Consulting (October 2018)

The purpose of the Development Application (DA) is to create a subdivision to facilitate future residential development within the R2 Low Density Residential zone under the Wollondilly Shire Council, in accordance with the objectives of the Wollondilly Local Environmental Plan 2011

The following works are proposed as part of the proposed residential subdivision:

- **Stormwater Drainage** – The stormwater drainage strategy involves splitting the site into two catchments as the existing system located to the north of the site is constrained and unable to cater for the drainage of the entire site. Consequently, it is intended to collect the runoff of each individual allotment by way of a piped drainage system with connection to existing stormwater pits located in the adjacent Lots.

Proposed on site detention involves the provision of underground Versitank structures in each allotment sized accordingly to cater for post development flows for each allotment.

- **Water** – Water reticulation is proposed to connect to Council's existing water mains providing each lot with individual water services as shown on the proposed attached plan of works (*Appendix H*).
- **Sewer** – The proposed development will connect to Council's existing sewer mains. The capacity of the system is adequate to cater for the additional lots and we note the need to upgrade the existing pumps within the pump station, which will be further addressed at the Construction Certificate (CC) stage.



- Bulk Earthworks – The proposed subdivision involves minimal earthworks associated with a subdivision.

Further details in this regard will be provided at Construction Certificate (CC) stage.

- Access – Nine (9) of the proposed allotments will have direct access via Bronzewing Street, nine (9) of the other proposed allotments will have direct access via the proposed extension of Manorina Place and twenty-two (22) of the remaining proposed allotments will have access via the 2 newly proposed roads (Courts) adjoining to the proposed extension of Manorina Place.

The following easements are proposed to facilitate the proposed subdivision:

- Proposed Right of Way and Easement for Services 2.5 Wide
- Proposed Easement to Drain Water 1 Wide
- Proposed Easement to Drain Water 1.5 Wide

***The following proposed plans are attached for Council's consideration:***

*Appendix A: Deposited Plan Number;*

*Appendix B: Site Photographs;*

*Appendix C: Final Detail Survey Plan for Development Application Purposes over Lot 8 & 9, DP24982 Bronzewing Street, Tahmoor;*

*Appendix D: Waste Management Plan (REF: 180413 by D&M Consulting;*

*Appendix E: Traffic Assessment Report will be attached for the proposed forty (41) Lot Subdivision of Lot 8 & 9, DP249821 Bronzewing Street, Tahmoor;*

*Appendix F: Water Cycle Management Report;*

*Appendix G: An Arborists report for the subdivision;*

*Appendix H: Plan of Proposed Works associated with the Development of Lot 8 & 9, DP249821 Bronzewing Street, Tahmoor;*

*Appendix I: Bushfire Assessment Report by Australian Bushfire Solutions;*

*Appendix M: A Diagram of Proposed Waste Management Plan is attached to this report;*

*Appendix N: A Diagram of Proposed Subdivision is attached to this report;*

*Appendix O: A Diagram of Proposed Road Plan is attached to this report;*

*Appendix P: A Diagram of Proposed Drainage Plan is attached to this report;*

*Appendix Q: A Diagram of Proposed Erosion & Sediment Control Plan is attached to this report;*

*Appendix R: A Diagram of Proposed Cut & Fill Plan is attached to this report;*

**Environmental Planning and Assessment Act, 1979 (EP&A Act)**

The proposal has been assessed under the *Environmental Planning & Assessment Act 1979*. Part 1 Section 5 of the Act define its objectives which, in summary, the proper management, development and conservation of the natural, built and social environment in an effort to achieve sustainable development outcomes.

For the purposes of Section 5A of the EP&A Act and, in particular, the administration of Sections 78A, 79C (1) and 112, certain factors must be considered in deciding where there is likely to be a significant effect on threatened species, populations or ecological communities, or their habitats as a result of the proposed development. In this instance, a number of ecological studies undertaken at the land rezoning stage have generally addressed Council's development assessment requirements and given the clear nature of the site, assessment of significance under Section 5A of the Act is deemed unnecessary in this instance.

Under Section 91 of the EP&A Act, a development is Integrated if, in order for it to be carried out, it requires development consent from another authority other than the consent authority, being the Council. In this

instance, the proposed development application is Integrated development due to the bushfire affectation of the site.

Section 79C of the Act relates to the management of development in an environmentally responsible way. The section outlines heads of consideration that may be relevant to a development proposal. In this instance, we believe the following matters are of relevance, and have been taken into consideration during the preparation of this proposal.

### **Section 79C (1)(a) Environmental Planning Instruments and Development Control Plan**

The following Environmental Planning Instruments are applicable to the subject land and have been duly considered in the preparation of this development proposal and application.

### **State Environmental Planning Policy No. 55 – Remediation of Land (SEPP 55)**

This Policy aims to promote the remediation of contaminated land for the purpose of reducing risk of harm to human health or any other aspect of the environment. Given the past use of the site, no Contamination Assessment is needed with the Planning Proposal. However, it is recommended that a supplementary contamination investigation may be undertaken at the developer's discretion.

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### **State Environmental Planning Policy Infrastructure 2007 (SEPP 2007)**

The aim of this SEPP is to facilitate the effective delivery of infrastructure across the State by:

- a) *improving regulatory certainty and efficiency through a consistent planning regime for infrastructure and the provision of services, and*
- b) *providing greater flexibility in the location of infrastructure and service facilities, and*
- c) *allowing for the efficient development, redevelopment or disposal of surplus government owned land, and*
- d) *identifying the environmental assessment category into which different types of infrastructure and services development fall (including identifying certain development of minimal environmental impact as exempt development), and*
- e) *identifying matters to be considered in the assessment of development adjacent to particular types of infrastructure development, and*
- f) *providing for consultation with relevant public authorities about certain development during the assessment process or prior to development commencing.*

Schedule 3 of the SEPP relates to *Traffic Generating development to be referred to the RTA (RMS)*. For subdivision of land, this is required if 200 or more allotments are proposed where the subdivision includes the opening of public road, or 50 or more allotments if the site accesses a classified road or to a road that connects a classified road if access is within 90 metres of connection.

Given the minor scale of the proposed subdivision, the SEPP is not relevant, in this instance. Nonetheless, as required by Council, a Traffic Assessment Report will be prepared and attached as *Appendix E* to this report.

## Wollondilly Local Environmental Plan 2011

A review of Wollondilly Local Environmental Plan 2011 has been undertaken in relation to the subject site and proposed subdivision development. Under the provisions of the LEP, the subject allotment is zoned *R2 Low Density Residential*. The objectives of each zone are as below:

### 1 Objectives of zone

- To provide for the housing needs of the community within a low density residential environment.
- To enable other land uses that provide facilities or services to meet the day to day needs of residents.

### 2 Permitted without consent

Home occupations

### 3 Permitted with consent

Bed and breakfast accommodation; Boarding houses; Cemeteries; Child care centres; Community facilities; Dwelling houses; Educational establishments; Emergency services facilities; Environmental facilities; Environmental protection works; Exhibition homes; Exhibition villages; Flood mitigation works; Group homes; Health consulting rooms; Home-based child care; Home businesses; Home industries; Home occupations (sex services); Neighbourhood shops; Places of public worship; Recreation areas; Residential accommodation; Respite day care centres; Roads; Sewerage systems; Signage; Veterinary hospitals; Water supply systems

### 4 Prohibited

Attached dwellings; Multi dwelling housing; Residential flat buildings; Rural workers' dwellings; Shop top housing; Water treatment facilities; Any other development not specified in item 2 or 3

The objectives of the *R2 Low Density Residential* zone will be met through the provision of allotments capable of providing for the housing needs of the community within a low density residential environment.

The proposed subdivision addresses the aims and objectives of the Zone, facilitates future residential development and is permissible with Council consent. The proposal promotes the orderly development of the land with regard to the existing zoning of the site.

**Clause 2.6** of the LEP stipulates that land to which this Plan applies may be subdivided but only with development consent;

**Clause 4.1** of the LEP relates to minimum subdivision lot size and the Lot Size Map. The Lot Size Map indicates the area is designated 'Q' on the 'Minimum Lot Size Map' in the LEP. This designation has a minimum lot size of 700m<sup>2</sup> which the proposed development complies with:



## Wollondilly Development Control Plan 2016

The following Chapters of the Wollondilly Development Control Plan 2016 are considered relevant to the proposed development:

### Desired Character

The desired character for the new estates area include leafy low-density residential neighbourhoods where high standards of streetscape, urban design quality and amenity are achieved by dwellings that are set behind shady street trees and surrounded by lush gardens. The proposed development will provide an opportunity for the site to comply with the desired character for the area given the minimum allotment size is 700m<sup>2</sup> providing ample area for the desired character to be achieved.

### Volume 1 General Requirements:

#### Preservation of Trees or Vegetation

The purpose of this Chapter is to prescribe, in conjunction with the provisions of Clause 5.9 of LEP 2011 or the provisions of any other relevant planning instrument when development consent or a tree works permit from Council is required for the actions of ringbarking, cutting down, topping, lopping, removal, injuring or wilfully destroying species of tree(s) or other vegetation.

The proposed development involves the removal of trees in a lawful manner, which will more than likely involve the removal of several trees within the subject properties.

An Arborists report will be as *Appendix G*.

**Flora and Fauna** – A Flora and fauna assessment was submitted at the Planning Proposal stage, which did not identify any threatened flora and fauna species or endangered ecological communities on the land. The report acknowledged limited habitat for a small number of highly mobile threatened and non-threatened species although this habitat was deemed not to provide any significant habitat for the life cycle of locally occurring threatened species.

#### Clause 11.1 - Objectives

1. To encourage the planting of endemic species in landscaping.
2. To reduce the impact of landscaping on the environment, infrastructure and human safety.
3. To create a landscape character that is defined by native vegetation and not introduced species.

**Clause 11.2** - Recommended Species Tabulated below are the recommended plant species for the various localities in the Shire.

**Table 2: Southern Area: Bargo, Buxton, Tahmoor and Thirlmere: (Table 5, Volume 1 DCP)**

Botanic name	Common Name	Comments
<i>Acacia elata</i>	Cedar Wattle	Sand, loam or clay soils
<i>Acacia mearnsii</i>	Black Wattle	Does not tolerate dry or poor soils
<i>Angophora floribunda</i>	Rough-barked Apple	Tolerates most soil types
<i>Angophora subvelutina</i>	Broad-leaved Apple	Woodland tree
<i>Casuarina cunninghamiana</i>	River She-oak	Will survive heavy clay or sandy soils
<i>Allocasuarina littoralis</i>	Black She-oak	Woodland tree
<i>Eucalyptus baueriana</i>	Blue Box	Prefers well drained soil
<i>Eucalyptus crebra</i>	Narrow-leaved Ironbark	Shallow and sandy soils
<i>Eucalyptus globoidea</i>	White Stringybark	Well watered sandy or alluvial soils
<i>Eucalyptus haemastoma</i>	Scribbly Gum	Skeletal sandstone soils
<i>Eucalyptus moluccana</i>	Grey Box	Loamy soils
<i>Eucalyptus punctata</i>	Grey Gum	Soils of low to medium fertility
<i>Eucalyptus tereticornis</i>	Forest Red Gum	Soils of medium to high fertility
<i>Eucalyptus viminalis</i>	Ribbon or Manna Gum	Fertile loamy soils
<i>Melaleuca linearifolia</i>	'Snow in summer'	Very hardy, clay or shale soils
<i>Melaleuca styphelioides</i>	Prickly leaved Paperbark	Drought tolerant, sandstone and shale soils

## Volume 3 – Subdivision of Land

**Access and Traffic** – The existing road network is able to service the additional traffic generated by the proposed subdivision development subject to some road improvement works. A Traffic Assessment report will be prepared and attached as *Appendix E* to this report.

**Table 3: All Access Handles Must Comply with the Following Minimum Widths:**

Description	Minimum width of access handle	Minimum Pavement Width
Residential (R1, R2 or R3) servicing only 1 allotment	5m	3m
Residential (R1, R2 or R3) servicing 2 or 3 allotments	6m	4m
Residential (R1, R2 or R3) servicing more than 3 allotments	Not Permitted.	
Large Lot Residential Zones (R5) servicing 1, 2 or 3 allotments	10m-15m	4m
Rural (All RU zones, E3 and E4) servicing 1,2 or 3 allotments	15m	4m
Rural and Large Lot Residential (All RU zones, E3, E4 and R5) servicing more than 3 allotments	New public road to council's design specification	
Employment (All IN, B and RE zones)	10m	8m

Each proposed lot has functional access as is demonstrated by the driveway access long sections contained within the attached Plan of Proposed Works (*Appendix H*).

**Wastewater & Sewer** - The proposed development will connect to Council's existing sewer mains. The capacity of the system is adequate to cater for the additional lots and we note the need to upgrade the existing pumps within the pump station, which will be further addressed at the Construction Certificate (CC) stage. A Concept Water and Sewer Servicing Plan has been prepared for the proposed subdivision and is attached as *Appendix H* to this report.

**Water** - Water reticulation is proposed to connect to Council's existing water main providing each lot with individual water services as shown on the attached plan of works as shown on the attached Concept Water and Sewer Plan, attached as *Appendix H*.

In relation to the stormwater drainage of the site, the development will connect to the proposed drainage system downstream, as detailed in the attached Water Cycle Management Report and a Concept Stormwater Management Plan are attached as *Appendix J* and *Appendix H* to this report.

Further detail in this regard will be provided at Construction Certificate stage.

**Utilities** – Utilities are available to the site and arrangements satisfactory to each service authority will be made for the provision of services.

Service authorities will be contacted to obtain specific requirements once the Development Application has been lodged with and/or approved by Council.

**Aboriginal Heritage** – A basic search was conducted of the Aboriginal Heritage Information System (AHIMS), which resulted in no identified Aboriginal sites of significance recorded within the subject site or within 200m of the site.

**Natural Hazards** – The site is mapped as bushfire affected, as shown in the *Bronzewing Street Planning Proposal Site* controls below.

A Bushfire Protection Assessment found that the current land is identified as bushfire prone land vegetation category 2 and buffer. However, a number of recommendations have been made that will assist in minimising possible impacts and that appropriate bushfire protection measures will be in place and managed in perpetuity.

In summary, the Bushfire Protection Assessment concluded that the proposed development will provide compliance with PBP 2006.

**Social Impact in the Locality** – The proposed subdivision facilitates future residential development in accordance with the objectives of the site's residential zone.

The proposed subdivision supports the current under supply of housing within the area and provides an opportunity for families to live in a well sought-after area in Tahmoor. The construction and building works associated with the future dwelling houses will also have a positive social effect on the local building industry and community.

**Economic Impact in the Locality** – Economic benefits for the community will result from employment opportunities generated by servicing works associated with the proposed subdivision as well as medium term employment opportunities once each proposed residential lot is developed.

The embellishment and development of the site may also have a positive effect on the market value of surrounding dwellings.

**Site and Internal Design** – The proposed subdivision layout complies with Council's development standards and addresses the characteristics of the site. The allotment areas and widths provide functional and desirable allotments for future residential dwellings.

A Plan of Proposed Subdivision is attached to this report as *Appendix K*.

**Construction and Erosion and Sedimentation Control** – During construction works associated with servicing the subdivision, and in accordance with Council requirements, ameliorative soil erosion and nutrient control measures will be used to reduce the potential of polluting local waterways. A Concept Erosion and Sedimentation Control Plan is attached as part of the plan set attached as *Appendix H* to this report.

**Cumulative Impacts** – The proposed subdivision facilitates future residential development of the site in accordance with the objectives of the zone. While it is acknowledged that all development will create some level of environmental change and/or impact, it is considered that the future impacts associated with the proposed subdivision will be minimised, where possible, while the social and economic benefits experienced by the community offsets any possible adverse effect.

### **The Suitability of the Site for the Development and Summary of Report**

The proposed development seeks consent for a proposed residential subdivision creating forty (40) Lots 8 & 9, DP248821 Bronzewing Street, Tahmoor. The site is zoned *R2 Low Density Residential* under the provisions of the Wollondilly Local Environmental Plan 2011 and maintains a total area of approx. 4.084ha (**Source:** <http://maps.six.nsw.gov.au/>).

The proposed lot areas are consistent with Council's development standards and all subdivisional works are in accordance with the objective of the zones. The development is permissible with Council consent and supports the vision for the area.



Utility, water and sewer services are available to the site and although the proposed works involves the loss of some trees, the proposal is unlikely to result in significant impact on flora and fauna species.

The proposed works will enable the site to be effectively utilised and is considered compatible with a sustainable use of the site, due to its negligible environmental and economic impact, and positive social impact. The proposal is also compatible with the existing and desired future use of the newly developing Tahmoor area.

## **Landscape and Character**

### **Objectives**

1. To ensure subdivisions are designed in a way that maintains or enhances the landscape character of the surrounding area.

### **Controls**

1. The subdivision of land in environmental and rural zones must demonstrate, to the satisfaction of the consent authority that the location of all building envelopes and access driveways will not result in degradation of the landscape character of the surrounding area.

2. The subdivision of land in residential zones must ensure that there are no two access handles along the same property boundary.

3. Access handles to lots in residential zones (excluding R5 Large Lot Residential zones) must be provided with landscaping between the edge of the driveway pavement and the property boundary. The minimum width of such landscaping shall be 1m at all points. Formal landscaping is not required for those parts of access handles where driveways connect the access handle to vehicle parking or manoeuvring areas.

4. Landscaping required by control 2.5(3) shall be provided with:

a. An automatic watering system; and

b. A mix of ground covers and shrubs that are appropriate for the width of the handle; and

c. A mulched or rocked garden bed with permanent edging.

5. Landscaping for access handles shall not obscure the buildings at the rear of the handle.

6. The subdivision of land that proposes the opening of a new public road must include embellishment of the new road verges in accordance with Council's Street Tree Risk Plan.

## Bronzewing Street Planning Proposal Site

This section applies to the land identified on the map below:



**Figure 6: Bronzewing Street Planning Proposal Site**

Source: Wollondilly Development Control Plan 2016 website (July 2018)

### Objectives

1. To ensure that contaminated land is suitably assessed and remediated prior to residential development.
2. To ensure that potential archaeological heritage is assessed.
3. To improve road efficiency and permeability between residential areas.
4. To protect large native trees to achieve connectivity for native animals.
5. To ensure local indigenous vegetation is used for landscaping.
6. To ensure asset protection zones do not impact on native vegetation
7. To minimise impacts on the rural character at the urban-rural interface.

## Controls

1. For the purpose of Clause 7(4) of State Environmental Planning Policy No. 55 – Remediation of Land the site is taken to contain potentially contaminated land and shall require further assessment and remediation prior to any development consent being granted for subdivision.
2. Prior to construction of any subdivision a Baseline Archaeological Assessment should be undertaken by an appropriately experienced and qualified Historical Archaeologist. A process for locating excavating, recording and conserving any potential archaeological relics shall be detailed. Should the assessment find that the proposed works are likely to discover, expose, move, damage or destroy any archaeological relics an excavation permit under Section 139 of the Heritage Act 1977 is to be submitted for the approval of the Heritage Council.
3. A road and shared pathway link to connect to Manorina Place adjoining to the north shall be provided.
4. A shared pathway shall be constructed along the frontage of the site on Bronzewing Street and across to Milne Street.
5. A road connection to land adjoining to the west of the site shall be provided for future potential residential development.
6. A vegetation and bushfire management plan that:
  - i) protects mature native trees providing connectivity to adjoining bushland and;
  - ii) locates Asset Protection Zones outside of vegetated land and;
  - iii) incorporates larger lot sizes in the north west corner of the site to protect bushland and;
  - iv) includes a recommended Restriction on the Title detailing these measures to be registered on the title of affected lots.
7. A landscaping plan shall be submitted detailing use of local indigenous species for street tree planting.
8. The subdivision layout shall include larger lots (at least 1000 sqm) along the western boundary to provide a lower density (10 lots per hectare) at the urban-rural interface.

## Any Submissions made in Accordance with this Act or the Regulations

Public participation is addressed under Section 79A of the Environmental Planning and Assessment Act, 1979 (EP&A Act) for advertised development and other notifiable development.

The consent authority must ensure a development application is advertised/notified in accordance with this clause and any relevant development planning instrument and/or development control plan. In this case, *Wollondilly DCP 2016, Public Notification of Development Applications* specifies the requirements for notification/advertising of such development.

## Public and Public Authority Submissions

Where necessary for Integrated Development, Council must notify the appropriate authorities of the proposal, under the EP&A Act. General Terms of Approval from notified government authorities should be included in the conditions of consent issued by the Council.

The consenting authority will refer the proposed development to the NSW Rural Fire Service.

## The Public Interest

The public's interest has been considered during the planning of the proposed development and is understood that the application will be notified/advertised in accordance with Clause 79A of the EP&A Act, any relevant environmental planning instrument and development control plan to ensure the public are notified accordingly and given their right to be heard.



## Conclusion

### **Justification for Approving the Proposal**

This Statement of Environmental Effects has been prepared to support the Development Application (DA) for the residential subdivision of Lots 8 & 9, DP248821 Bronzewing Street, Tahmoor.

The proposal involves the subdivision of land into forty (41) residential allotments. The subdivision design responds to the topography of the site, market demand for larger residential lots and the housing and employment generating needs of the community.

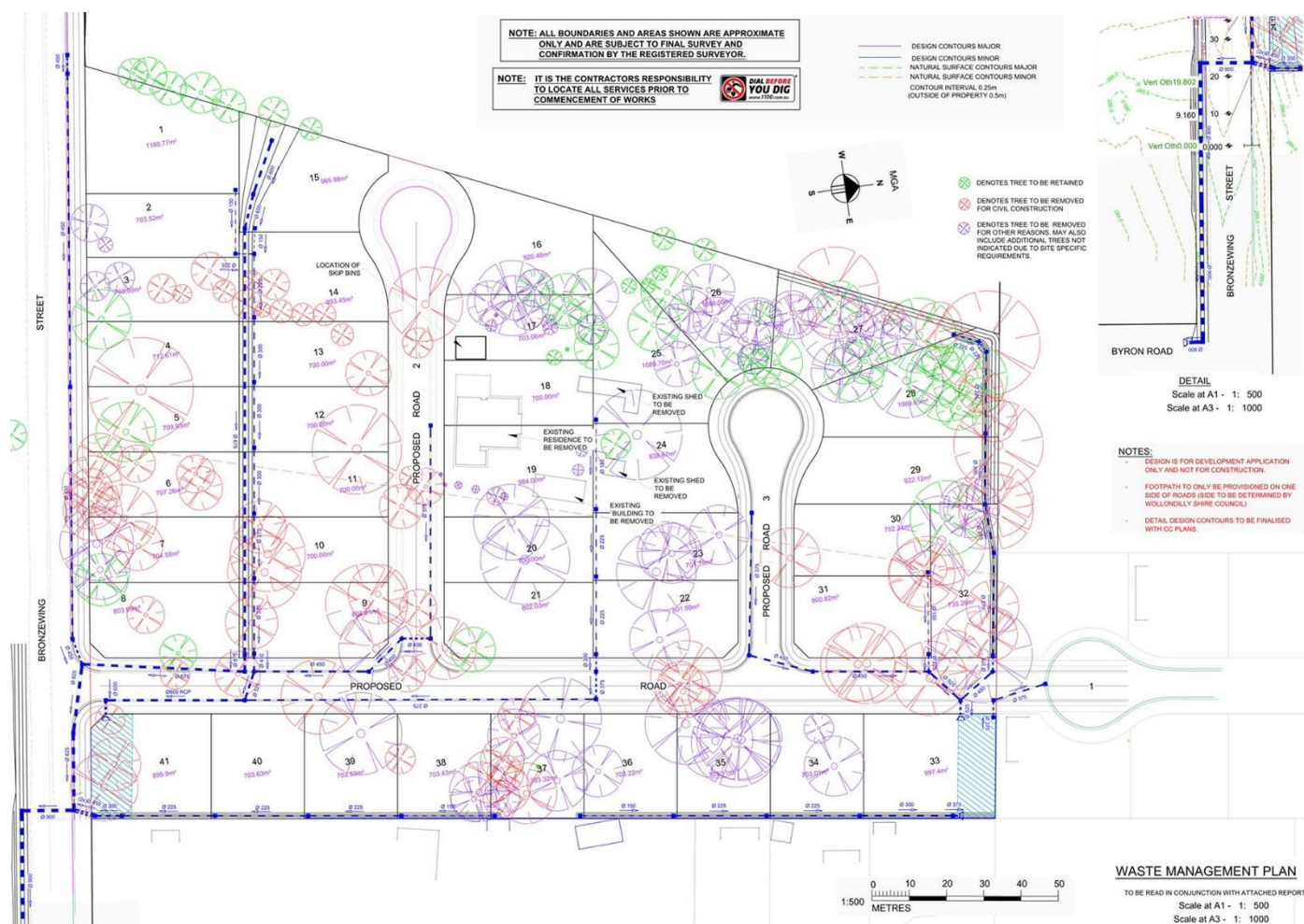
The concept of sustainable development recognises the link and importance of social, economic and environmental issues, satisfies relevant statutory requirements and can be adequately serviced.

The proposal is considered suitable for the site and provides a residential land release in accordance with the zone objectives and local and regional strategies. The proposal is considered to be in the public interest and provides positive social and economic benefits to the local community through the provision of additional residential land and potential employment opportunities within an established residential area.

The proposal has been planned in a manner to recognise and reduce any possible adverse environmental effects and has been considered in accordance with Section 79C of the EP&A Act.

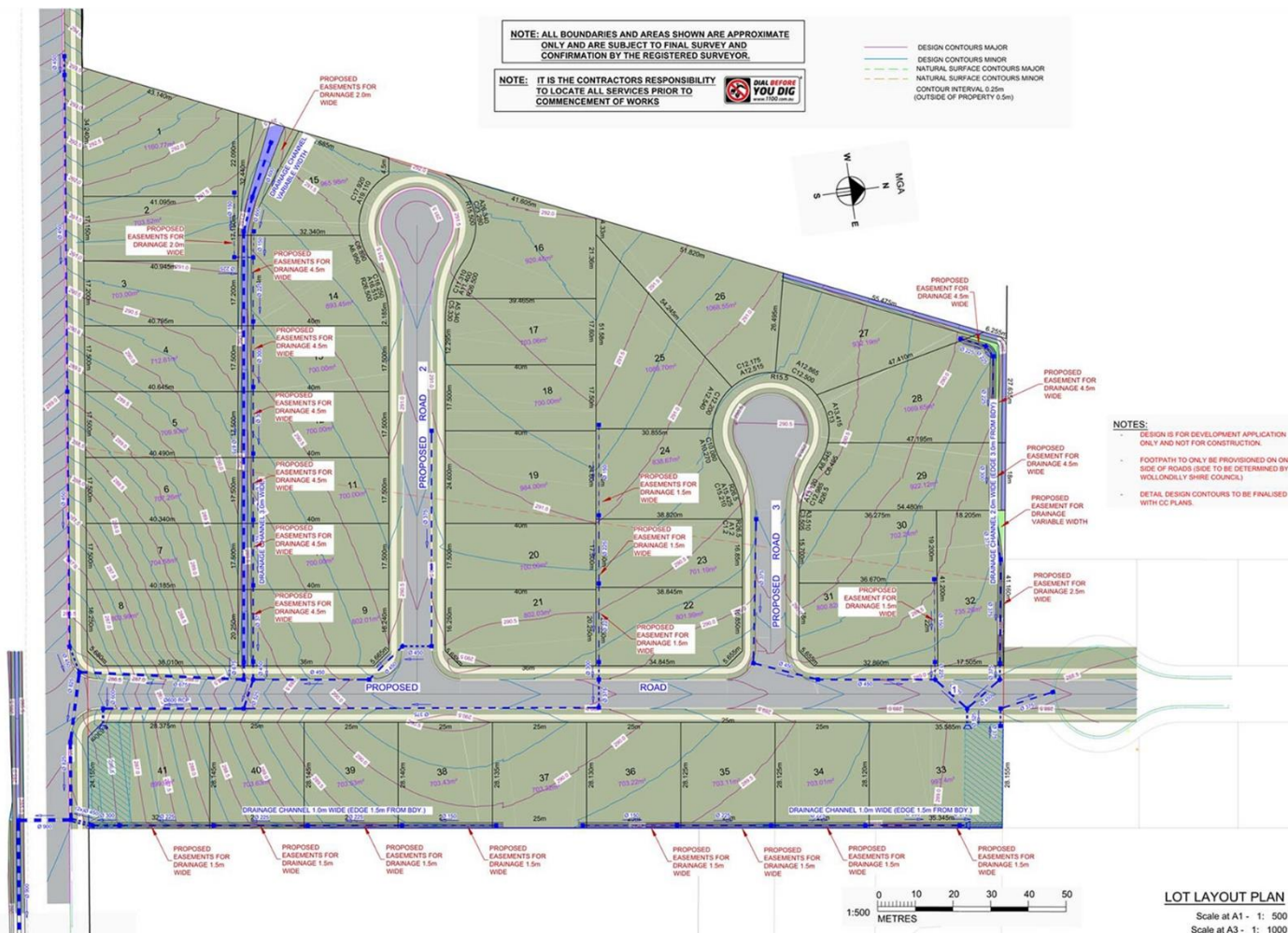
It is recommended that the proposed subdivision be supported by Wollondilly Shire Council by the granting of a development consent.

## Appendices



**Appendix M: Proposed Waste Management Plan of the Subject Lots**

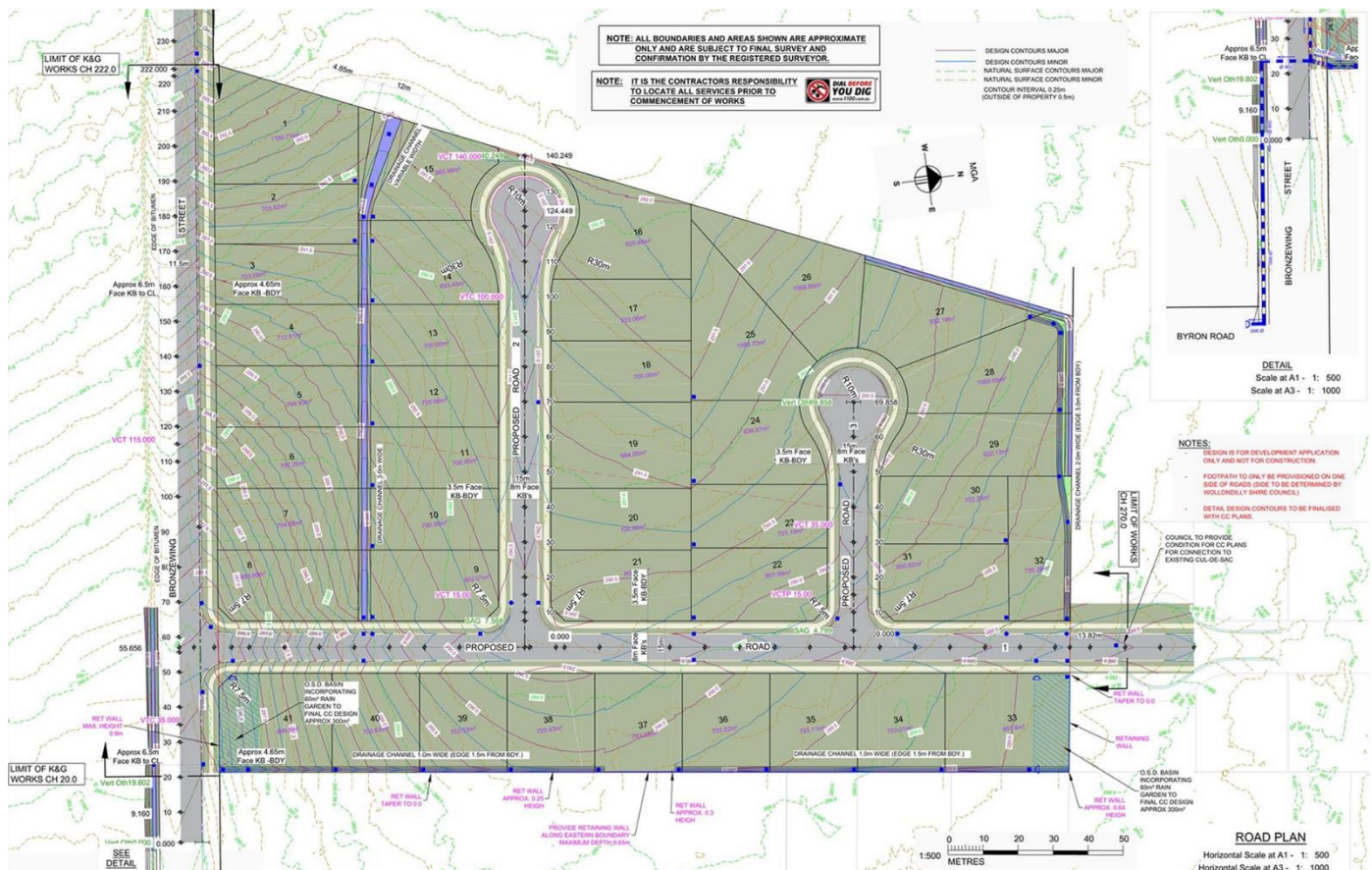
Source: D&M Consulting (October 2018)



## Appendix N: Proposed Lot Layout Plan of the Subject Lots

Source: D&M Consulting (October 2018)

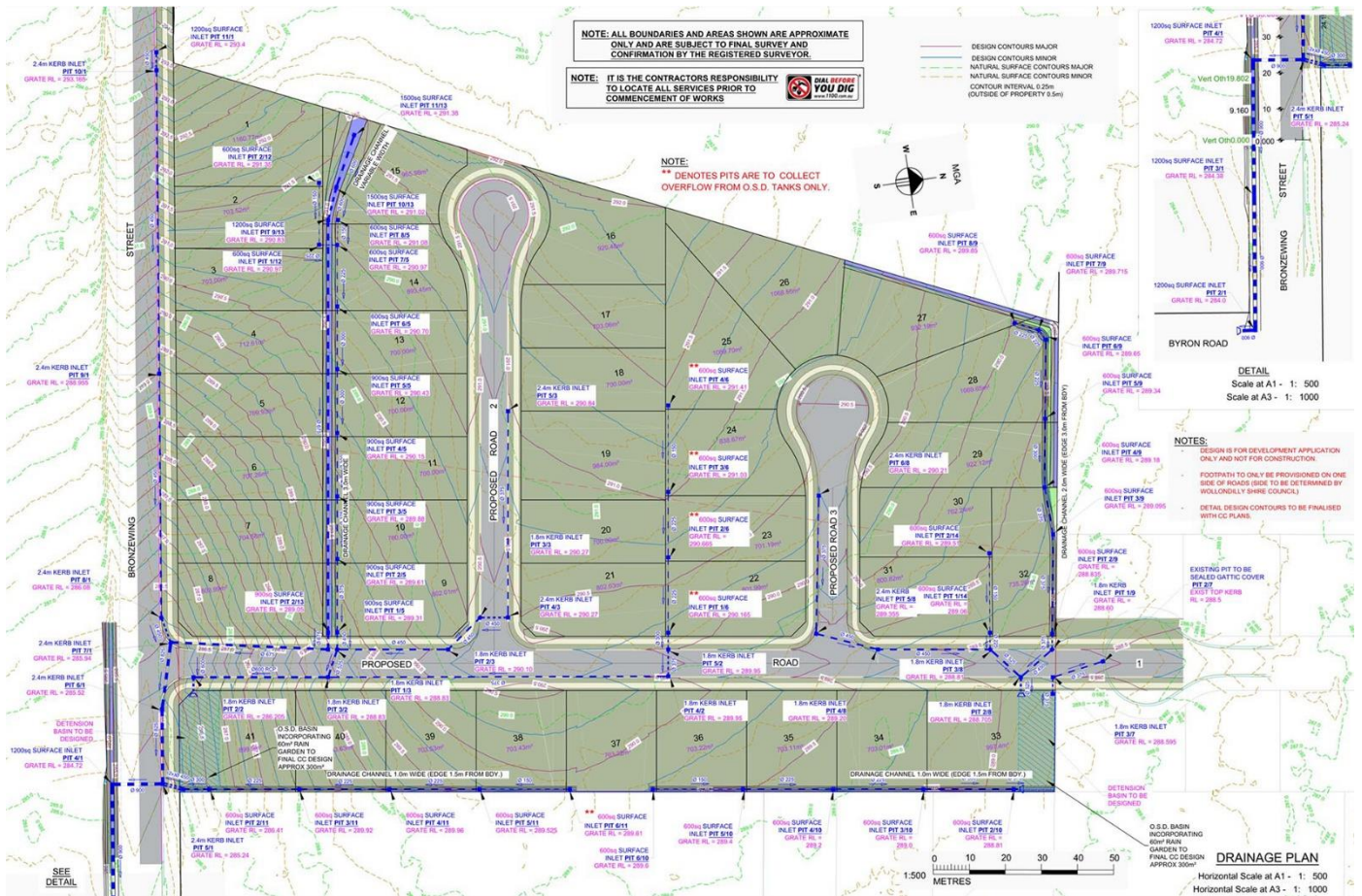




### Appendix O: Proposed Road Plan of the Subject Lots

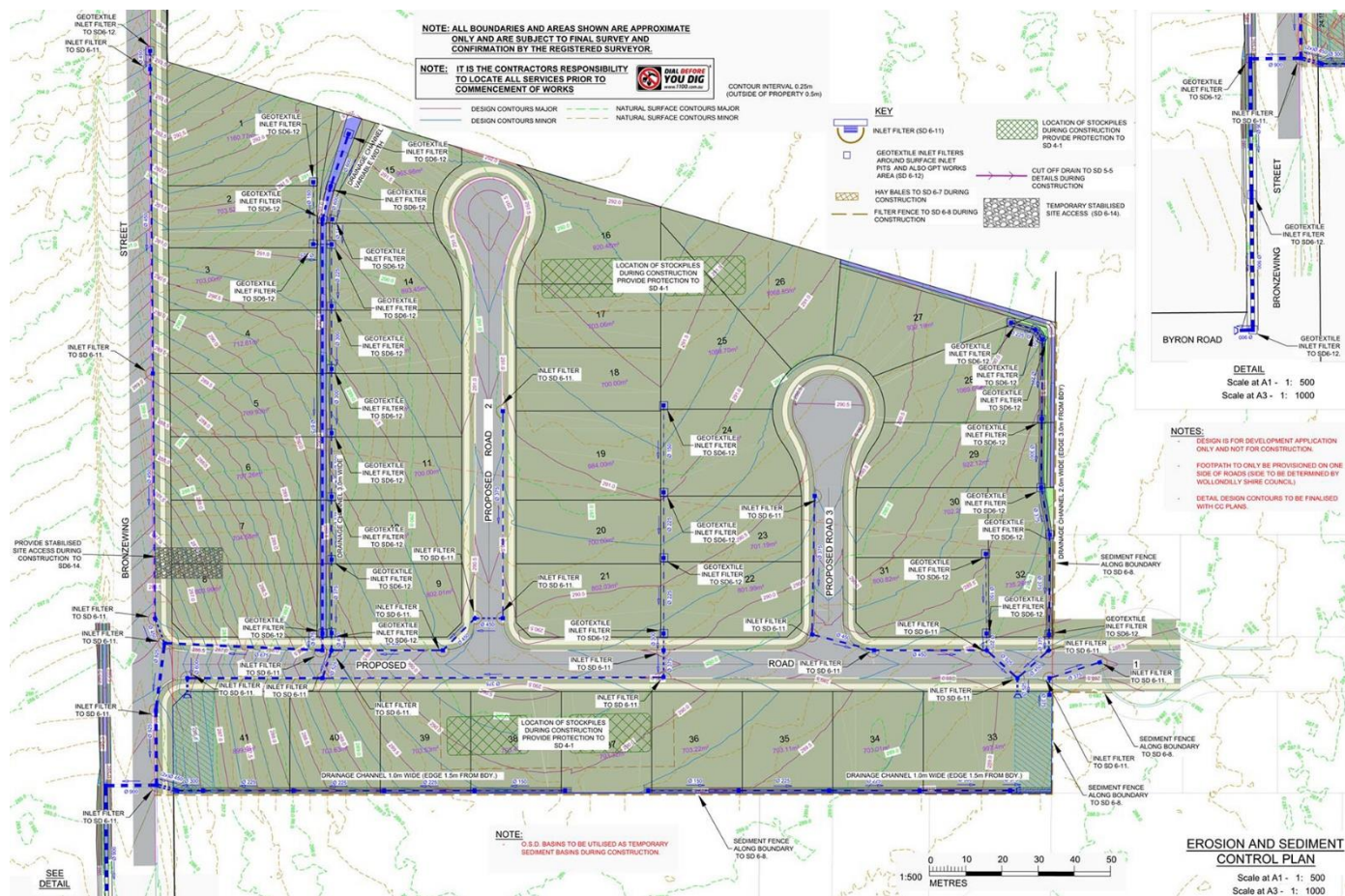
Source: D&M Consulting (October 2018)





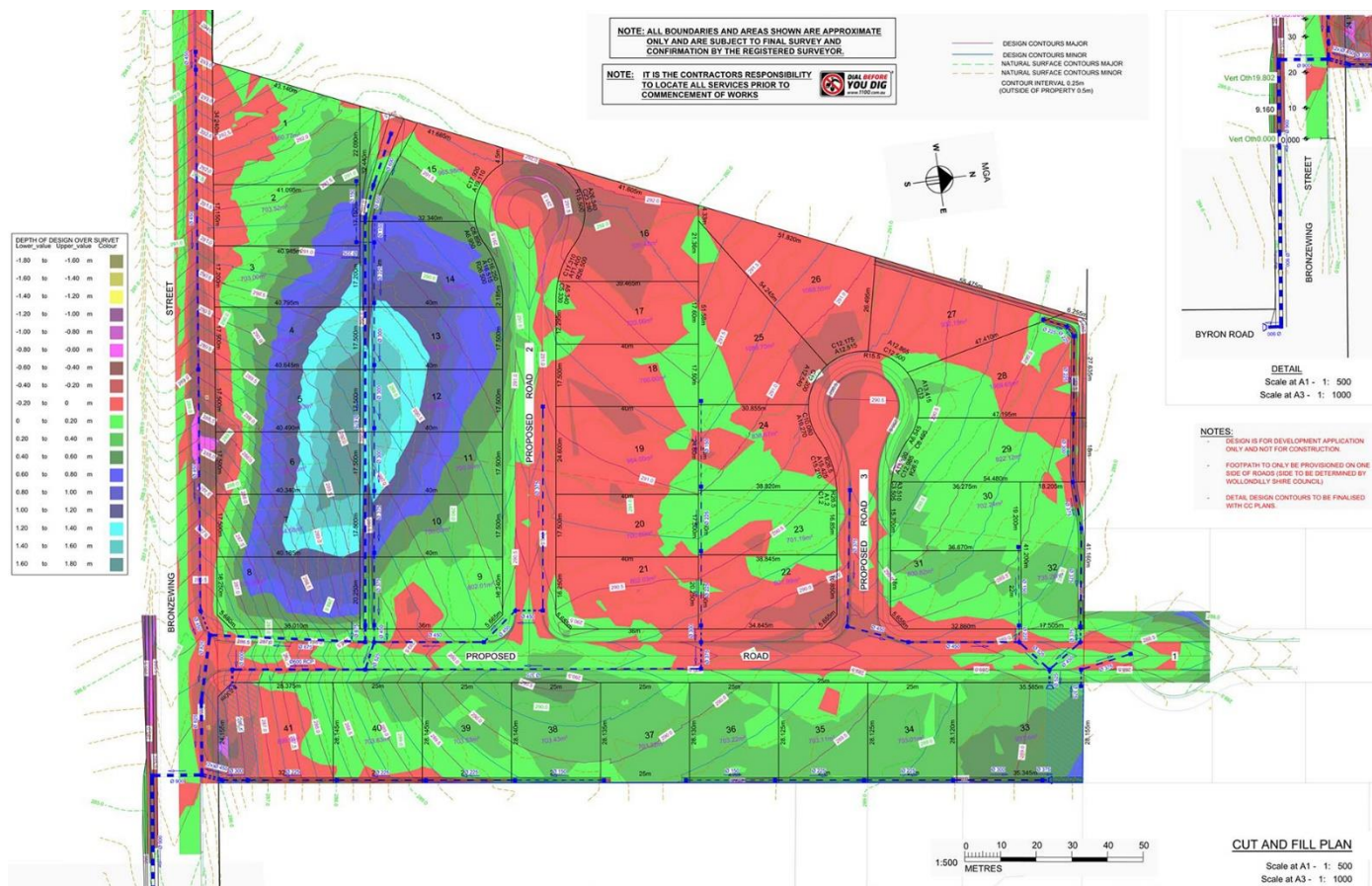
## Appendix P: Proposed Drainage Plan of the Subject Lots

Source: D&M Consulting (October 2018)



Source: D&M Consulting (October 2018)





**Appendix R: Proposed Cut & Fill Plan of the Subject Lots**  
Source: D&M Consulting (October 2018)