



NGH

MATT JENKINS
— H O M E S —

STATEMENT OF ENVIRONMENTAL EFFECTS

Concept Development Application Proposed Residential Development 52 Plumpton Road, Tatton

June 2020



DOCUMENT VERIFICATION

Project Title:	Concept Development Application Proposed Residential Development, 52 Plumpton Road, Tatton
Project Number:	19-155
Project File Name:	19-155 Plumpton Road SEE Final 1.1

Revision	Date	Prepared by	Reviewed by	Approved by
Final 1.0	12/12/2019	S. Anderson	L. Olesen - Jensen	L. Olesen - Jensen
Final 1.1	11/06/2020	S. Anderson	L. Olesen – Jensen	L Olesen - Jensen

NGH prints all documents on environmentally sustainable paper including paper made from bagasse (a by-product of sugar production) or recycled paper.



W. www.nghconsulting.com.au

BEGA - ACT & SOUTH EAST NSW

Suite 11, 89-91 Auckland Street (PO Box 470) Bega NSW 2550 **T.** (02) 6492 8333

BRISBANE

Suite 4, Level 5, 87 Wickham Terrace
Spring Hill QLD 4000 **T.** (07) 3129 7633

CANBERRA - NSW SE & ACT

8/27 Yallourn Street (PO Box 62)
Fyshwick ACT 2609 **T.** (02) 6280 5053

GOLD COAST

PO Box 466
Tugun QLD 4224 **T.** (07) 3129 7633

E. ngh@nghconsulting.com.au

NEWCASTLE - HUNTER & NORTH COAST

Unit 2, 54 Hudson Street
Hamilton NSW 2303 **T.** (02) 4929 2301

SYDNEY REGION

Unit 18, Level 3, 21 Mary Street
Surry Hills NSW 2010 **T.** (02) 8202 8333

WAGGA WAGGA - RIVERINA & WESTERN NSW

Suite 1, 39 Fitzmaurice Street (PO Box 5464)
Wagga Wagga NSW 2650 **T.** (02) 6971 9696

BEGA • BRISBANE • CANBERRA • GOLD COAST • NEWCASTLE • SYDNEY • WAGGA WAGGA

W. www.nghconsulting.com.au

ABN 31 124 444 622 ACN 124 444 622

TABLE OF CONTENTS

1. INTRODUCTION	1
1.1. Overview.....	1
1.2. This report	2
1.3. Subject land and locality	3
1.4. Applicant and land ownership	5
1.5. Previous consents	5
1.6. Pre-lodgement consultation	5
2. THE DEVELOPMENT PROPOSAL.....	7
2.1. Outline	7
2.2. Concept development.....	10
2.3. Stage one (detailed proposal)	12
2.3.1. Demolition, site reinstatement/preparation and tree removal.....	12
2.3.2. Replacement dwelling	13
2.3.3. Proposed lots	14
2.3.4. Proposed infrastructure	14
2.3.5. Dedication of existing infrastructure.....	14
3. ENVIRONMENTAL ANALYSIS.....	16
3.1. Site analysis	16
3.2. Heritage conservation	17
3.2.1. Aboriginal Cultural Heritage.....	17
3.2.2. Post-European Heritage.....	17
3.3. Biodiversity Considerations.....	17
3.4. Land Hazards	17
3.4.1. Bushfire.....	17
3.4.2. Flood Prone Land.....	18
4. INFRASTRUCTURE AND SERVICE PROVISIONS.....	20
4.1. Site accessibility	20
4.1.1. Access within the development	20
4.1.2. Access to the development site.....	20
4.2. Off-street parking	21

Statement of Environmental Effects
Concept Development Application
Proposed Residential Development 52 Plumpton Road, Tatton

4.3. Public utilities	21
4.3.1. Service connections	21
4.3.2. Existing transmission line	21
4.4. Sewerage and drainage infrastructure	22
4.4.1. Stormwater and drainage management	22
4.4.2. Sewerage disposal	22
5. STATUTORY FRAMEWORK	23
5.1. Environmental Planning and Assessment Act 1979	23
5.2. Biodiversity Conservation Act 2016	23
5.3. Relevant State Environmental Planning Policies	25
5.4. Wagga Wagga Local Environmental Plan 2010	26
5.4.1. Permissibility of the proposal	27
5.4.2. Objectives of the zone	27
5.4.3. Clause 4.1 – Minimum subdivision lot size	29
5.4.4. Clause 5.10 Heritage Conservation	31
5.4.5. Clause 5.11 Bush Fire Hazard Reduction	31
5.4.6. Clause 7.1A Earthworks	31
5.4.7. Clause 7.2 Flood planning	31
5.4.8. Clause 7.3 Biodiversity	32
5.4.9. Clause 7.4 Vulnerable Land	33
5.4.10. Clause 7.5 Riparian land and waterways	33
5.4.11. Clause 7.6 Groundwater vulnerability	33
5.5. Wagga Wagga Development Control Plan 2010	33
5.6. South Tatton Development Control Plan 2005	44
5.7. Other relevant Section 4.15 matters for consideration	46
6. ENVIRONMENTAL ASSESSMENT	48
7. CONCLUSION	52
Appendix A Development Plans	53
Appendix B Flood Impact Assessment	54
Appendix C AHIMS Search result	55
Appendix D Traffic Impact Assessment	56
Appendix E Biodiversity Assessment	57

FIGURES

Figure 1-1: Subject land (Source: WWCC online mapping, 2019)	4
Figure 1-2: Location map (Source: Google, 2019).....	4
Figure 2-1: Locality analysis (Source: Urbis, 2019)	8
Figure 2-2: Development vision and principles (Source: Urbis, 2019)	9
Figure 2-3: Artist impression of potential streetscape view (Source: Urbis, 2019)	10
Figure 2-4: Artist impression of potential open space view (Source: Urbis, 2019)	11
Figure 2-5: Proposed dwelling plan (Source: Matt Jenkins Homes, 2019).....	13
Figure 2-6: Extract from South Tatton Neighbourhood Plan (Source: WWCC DCP 2005, Ch.31)	15
Figure 3-1 Extract of Deposited Plan 1247818 (Source: WWCC Online Mapping, 2019)	16
Figure 5-1 Part of the land subject to Part 7 of the BC Act (Source: WWCC Online Mapping/NGH, 2019)	24
Figure 5-2 Current land zoning (Source: WWCC, 2018).....	26
Figure 5-3 Imminent change to land zoning (Source: WWCC, 2018)	27
Figure 5-4 Current Lot Size LEP map (Source: WWCC Online Mapping, 2019).....	30
Figure 5-5 Imminent Lot Size LEP map (Source: WWCC, 2018).....	30
Figure 5-6 Terrestrial Biodiversity LEP map (Source: WWCC Online Mapping, 2019)	33

TABLE

Table 1-1 Accompanying Plans and Documentation	2
Table 1-2 Pre-lodgement consultation matters.....	5
Table 5-1 Relevant State Environmental Planning Policies	25
Table 5-2 LEP 2010 Objectives.....	28
Table 5-3 Relevant WWDGP 2010 provisions.....	34
Table 5-4 Relevant 4.15 matters	46
Table 6-1 Statement of Environmental Effects	48

1. INTRODUCTION

1.1. OVERVIEW

This Statement of Environmental Effects (SEE) supports a Concept Development Application (CDA) for residential development at 52 Plumpton Road, Tatton. The CDA provides a master planned scenario for all future development on the site. Additionally, the SEE sets out a detailed proposal for the first stage of the development for Council's consideration.

The proposal would provide housing opportunities within the established neighbourhood of Tatton and would support infill development on land historically used as a small holding style allotment.

The subject land is currently zoned R1 General Residential, R5 Large Lot Residential and E2 Environmental Conservation. The site is the subject of a Planning Proposal (LEP18/0005) to rezone the land to R1 General Residential and R5 Large Lot Residential, as outlined in Section 5.4 of this report. The Planning Proposal was endorsed by Council (Motion 19/302 on 26 August 2019) and is currently with the Department of Planning, Industry & Environment (DPIE) for finalisation. Public consultation has been undertaken and therefore, the Planning Proposal can be considered a proposed instrument, pursuant to clause 4.15(1) of the Environmental Planning & Assessment Act 1979. The development is permissible under the proposed instrument.

The concept development would see the western portion of the site developed in a medium-density residential fashion. The development at eastern end of the site would be developed with larger lots, to respond to the rural character of Plumpton Road and overland flow flooding constraints. Thirty-seven residential lots are proposed within the development site.

The detailed proposal for the first stage of development includes:

- the proposed demolition of an existing dwelling and ancillary structures,
- construction of a replacement dwelling,
- a thirty-one lot Torrens title subdivision of the eastern portion of the site, and
- related site preparation and subdivision infrastructure.

The first stage of development would rely on the construction of two new public roadways connecting with Brindabella Drive, as well as the installation of essential infrastructure to all new lots within the first stage of development. The proposed replacement dwelling would utilise existing service connections serving the existing dwelling or provide new connections as required and would utilise the existing access driveway. These arrangements are further discussed in Section 2 of this report.

The preparation of this SEE was guided by ongoing consultation with both the Strategic Planning and Development Control departments of the Wagga Wagga City Council.

The impetus for the Concept Development Application is as a result of the strategic directions outlined in the Wagga Wagga Spatial Plan 2013-2043 and the strategic planning work currently being progressed by Council.

Whilst the majority of new housing likely be provided within Wagga Wagga's urban release areas, infill development also has an important role to play. Redevelopment and intensification of existing residential areas ensures the optimal use of serviced urban land and reduces the environmental impacts associated with consumption of land on the urban fringes. The development of the subject site in this intended manner would achieve these outcomes.

1.2. THIS REPORT

This Statement of Environmental Effects (SEE) has been prepared by NGH on behalf of the proponent, Matt Jenkins Builder Pty Ltd.

The Statement of Environmental Effects report:

- describes the proposed works, the development site and the wider locality
- describes the planning context and statutory approval requirements
- identifies and assesses the significance of impacts on environmental values, and
- provides mitigation measures to avoid, minimise or mitigate identified impacts.

Section 4.22(5) of the *Environmental Planning & Assessment Act 1979* (5) provides that when assessing the likely impact of a Concept Development Application, the consent authority need only consider the likely impact of the concept proposals and any first stage of development included in the application. The consent authority does not need to consider the likely impact of the carrying out of development that may be the subject of subsequent development applications. This SEE report has been prepared in accordance with this direction.

This report shall be read in conjunction with the accompanying plans and documentation as listed in Table 1-1 below.

Table 1-1 Accompanying Plans and Documentation

Reference	Description	Prepared by
	Urban Design Vision Document	Urbis
A01	Site Analysis Plan	Matt Jenkins Homes
A02	Site Plan	Matt Jenkins Homes
A03	Tree Removal Plan	Matt Jenkins Homes
A04	Site Demolition Plan	Matt Jenkins Homes
A07	Example House Plans House 01	Matt Jenkins Homes
A08	Example House Plans House 02	Matt Jenkins Homes
A09	Example House Plans House 03	Matt Jenkins Homes
A10	Example House Plans House 04	Matt Jenkins Homes
A11	Example House Plans Lot 30/31	Matt Jenkins Homes
A12	Example House Plans Townhouse	Matt Jenkins Homes
A01.1	Replacement Dwelling Floor Plan	Matt Jenkins Homes

Statement of Environmental Effects
Concept Development Application
Proposed Residential Development 52 Plumpton Road, Tatton

A01.2	Replacement Dwelling Slab Plan	Matt Jenkins Homes
A01.3	Replacement Dwelling Elevations	Matt Jenkins Homes
A01.4	Replacement Dwelling Section & Schedules	Matt Jenkins Homes
A01.5	Replacement Dwelling Site Analysis	Matt Jenkins Homes
A01.6	Replacement Dwelling Partial Site Plan	Matt Jenkins Homes
A01.7	Replacement Dwelling Site Services	Matt Jenkins Homes
1058519S	Replacement Dwelling BASIX Certificate	Matt Jenkins Homes
160158	Stormwater and Sewer Plan	Xeros Piccolo
	Traffic Impact Assessment Report	Peter Meredith Traffic
	Flood Impact Assessment Report	WMA Water
338900	AHIMS Web Services (AWS) Search Result	NSW Office of Environment and Heritage
	Guidance Document	NGH

1.3. SUBJECT LAND AND LOCALITY

The land to which this development application relates to is known as 52 Plumpton Road, Tatton. The land is legally identified as Lots 336 DP1247818. The land is situated on the western side of Plumpton Road and northern side of Brindabella Drive. The site is within the Tatton neighbourhood, which is considered close to full development.

The subject land is shown in Figure 1-1 below.

Statement of Environmental Effects
Concept Development Application
Proposed Residential Development 52 Plumpton Road, Tatton

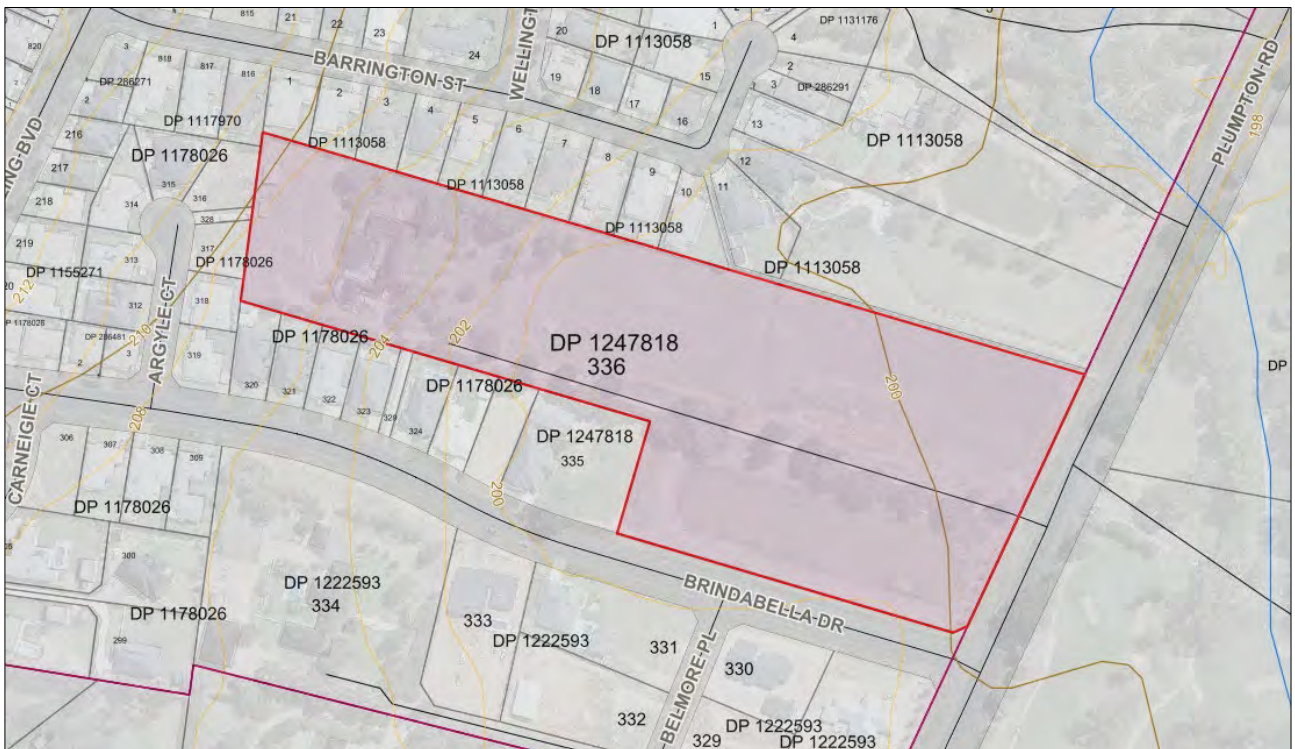


Figure 1-1: Subject land (Source: WWCC online mapping, 2019)

The subject land is approximately 6km travel south of the Wagga Wagga CBD. A location map is provided in the figure below.

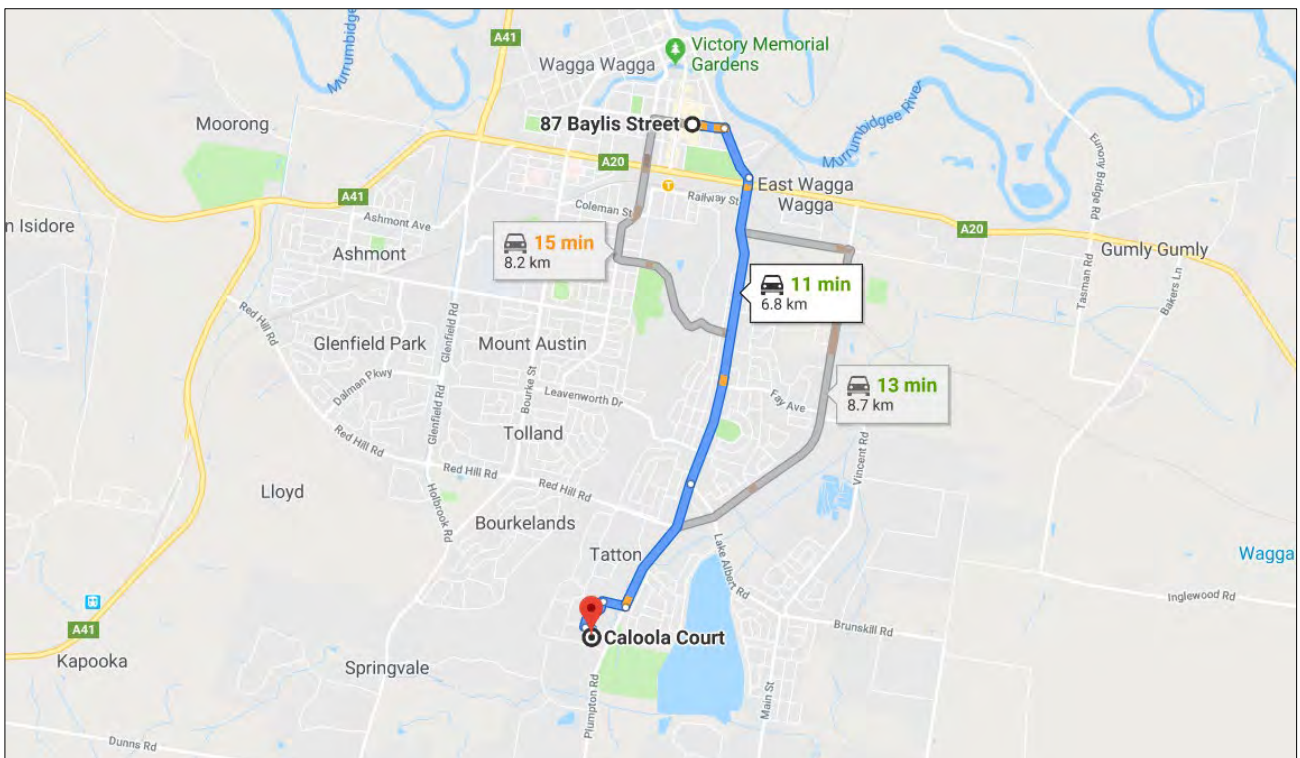


Figure 1-2: Location map (Source: Google, 2019)

1.4. APPLICANT AND LAND OWNERSHIP

The applicant is Matt Jenkins of Matt Jenkins Builder Pty Ltd. The registered proprietor of the land is Matt Jenkins Builder Pty Ltd.

The project would be delivered by Matt Jenkins Homes, as the master developer for the subdivision and all residential development proposed on the site.

1.5. PREVIOUS CONSENTS

Land to the south of the tree line that bisects the property (the stormwater retention basin area) previously formed part of the neighbouring land to the west, 108 Brindabella Drive (now Lot 335 DP1247818). It was subdivided and incorporated into the subject parcel Lot 336 DP1247818 in 2018 under DA18/0027.

1.6. PRE-LODGEEMENT CONSULTATION

Several meetings have been held with Council's Strategic Planning section in respect of the rezoning of the land and to secure in-principle support for a development proposal of medium density nature.

When the Planning Proposal had sufficiently progressed, a pre-DA consultation meeting was held with Council's Development Assessment staff in September 2019. Information was sought regarding any specific concerns of the Council that the development application should address. The table below provides details of the key matters raised from the pre-lodgement meetings.

Table 1-2 Pre-lodgement consultation matters

Matter for consideration	Proponent response
<p>Item 1</p> <p><i>Concept DA should cover the whole block not just the R1 part. A concept DA should secure an assessment framework for subsequent DAs. It should include parameters for development and identify what variations to the existing DCP controls are being sought. The concept must demonstrate the improved outcomes that will result from the varied controls.</i></p> <p><i>A separate DCP is not required. The supporting documentation that will be required to accompany the concept DA will lay out the required controls, parameters and variations for development.</i></p>	<p>The subject Concept Development Application relates to the entirety of Lot 336 DP1247818.</p> <p>The accompanying Guidance Document provides for the required controls, parameters and variations for the development of the land.</p>
<p>Item 2</p> <p><i>Dedication of the basin to Council for stormwater detention. Dedication of parks.</i></p>	<p>The development application outlines proposed arrangements for drainage infrastructure and the open space.</p>

Matter for consideration	Proponent response
Item 3 <i>Site is not bio-certified but an argument was made as part of the planning proposal which can be used at concept stage. Need to be sure OEH are happy with this approach. Removal of vegetation around dwelling and driveway proposed and must all be fully detailed; unsure if any remnant native veg.</i>	<p>The requirements of the Biodiversity Conservation Act 2016 are considered in Section 5.2 of this report.</p>
Item 4 <i>Demolition of dwelling and site clearance.</i>	<p>The Concept Development Application outlines proposed arrangements for the demolition of the existing dwelling and site clearance/preparation works.</p>
Item 5 <i>SEPP55 requirements will need to be addressed.</i>	<p>The requirements of State Environmental Planning Policy No.55 are addressed in Section 5.3 of this report.</p>
Item 6 <i>Solar access to blocks on southern side of the site – need solar access into living areas – only limited opportunity on front elevation due to double garages. Lots may need to be wider to satisfy this. Design solutions could also be used to overcome this concern.</i>	<p>A solar access diagram accompanies this application to demonstrate adequate solar access would be available despite the higher density development that is proposed. Solar access is also discussed in relation to the DCP provisions at Section 5.5 of this report.</p>
Item 7 <i>Landscaping to nature strips – if the road is dedicated to Council it will include the nature strip and be subject to Council's tree planting and maintenance programmes. If the road is a part of a community title scheme then the detail of the landscaping and treatments to the nature strip can be included in a neighbourhood management plan. Not possible to combine the two.</i>	<p>The development application seeks consent for the subdivision of 31 residential lots in the western portion of the land. These would be under Torrens title arrangement. The road reservation including nature strips would be dedicated to Council as public road.</p>
Item 8 <i>Lane way link to Brindabella – possible consolidation with one of the residential properties adjoining?</i>	<p>This lot is not the subject of this development application. The landholder is in discussions with adjacent landholders about consolidation.</p>

2. THE DEVELOPMENT PROPOSAL

2.1. OUTLINE

This Statement of Environmental Effects (SEE) has been prepared to support a Concept Development Application (CDA) seeking Council's consideration of concept proposals for the development of the subject land. This SEE also sets out detailed proposals for the first stage of the development, for Council's consideration.

In consultation with Council's Strategic Planning section, it was determined that the subject site could support an alternative development type. Redevelopment and intensification of existing residential areas ensures the optimal use of serviced urban land and reduces the environmental impacts associated with consumption of land on the urban fringes. The development of the subject site in the intended manner would assist in achieving these outcomes.

As previously discussed, the platform for the subject proposal is the strategic directions outlined in the Wagga Wagga Spatial Plan 2013-2043 and the strategic planning work currently being progressed by Council. In line with the goals and actions of the Riverina Murray Regional Plan 2036, Council has acknowledged that the city will grow to over 80,000 residents by 2040; however, the focus is to plan for over 100,000 people. Whilst the majority of new housing will likely be provided within Wagga Wagga's urban release areas, Council has identified and supported several strategic infill developments as these will play an important role in catering for population as well.

A Planning Proposal to rezone the land to R1 General Residential and R5 Large Lot Residential was supported by Council and is currently with the Department of Planning, Industry and Environment (DPIE) for finalisation.

A local character analysis and vision document was prepared, to explore the urban design opportunities that the subject site presented. Through analysis of the site and locality, it was identified that the site is well supported by social and physical infrastructure and is surrounded by local and regional open space areas and pedestrian linkages, as indicated in Figure 2-1 on the following page. The vision document, prepared by Urbis, for the development site is included at Attachment C of the accompanying Guidance Document.

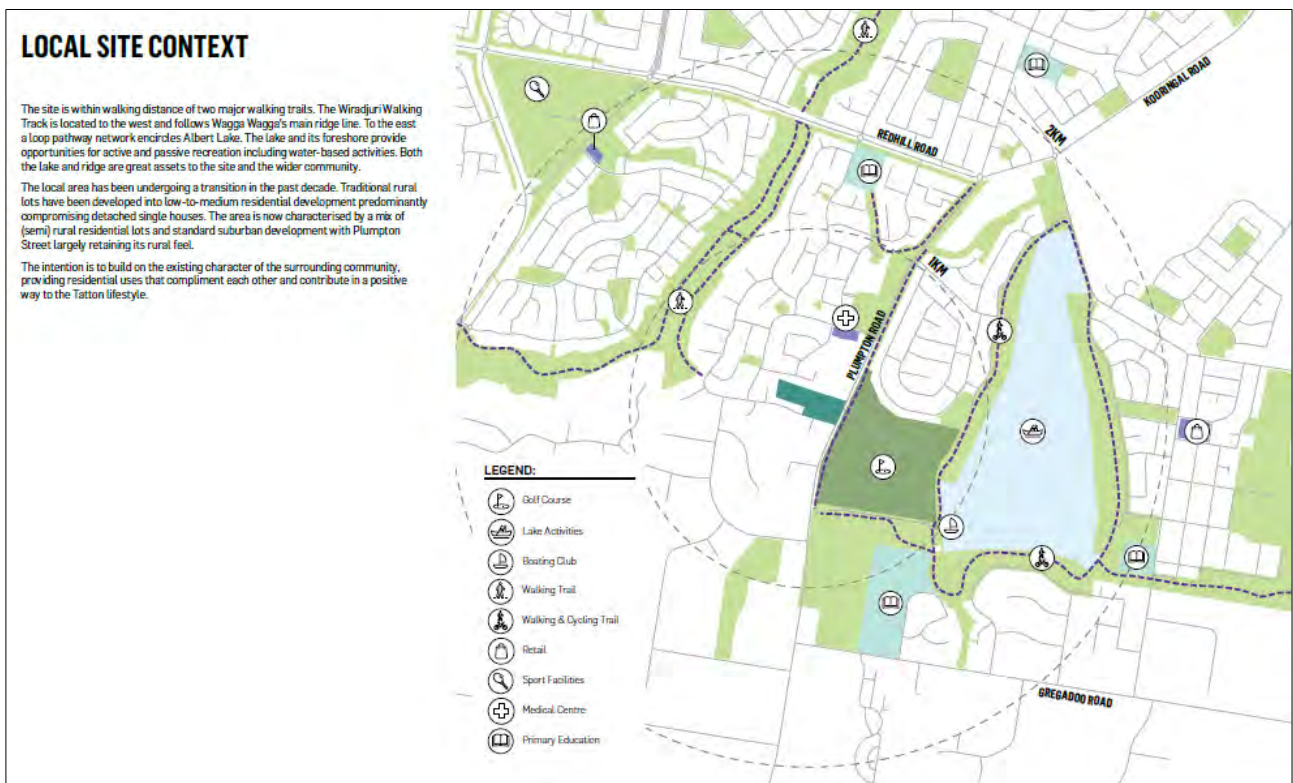


Figure 2-1: Locality analysis (Source: Urbis, 2019)

Additionally, there is an existing shared pathway along Plumpton Road that would link with the Red Hill Road Link and Koorringal Road Link being provided as part of Council's Active Travel Plan commuter cycling network.

The site has convenient access to services and facilities within walking distance, including:

- The Tatton business precinct on Stirling Boulevard, which currently incorporates a medical centre and childcare centre. A supermarket and other small retailers are DA approved at this site as well
- Lake Albert recreation precinct
- The Wagga Wagga Country Club and golf course
- The Boat Club
- Mater Dei Primary School and High School.

The site is considered an ideal brownfield development site given the proposed development has the potential to create a sense of place and community, and to build upon the attractive qualities of the established Tatton neighbourhood. Features of the proposal are described by Urbis in Figure 2-2 below.

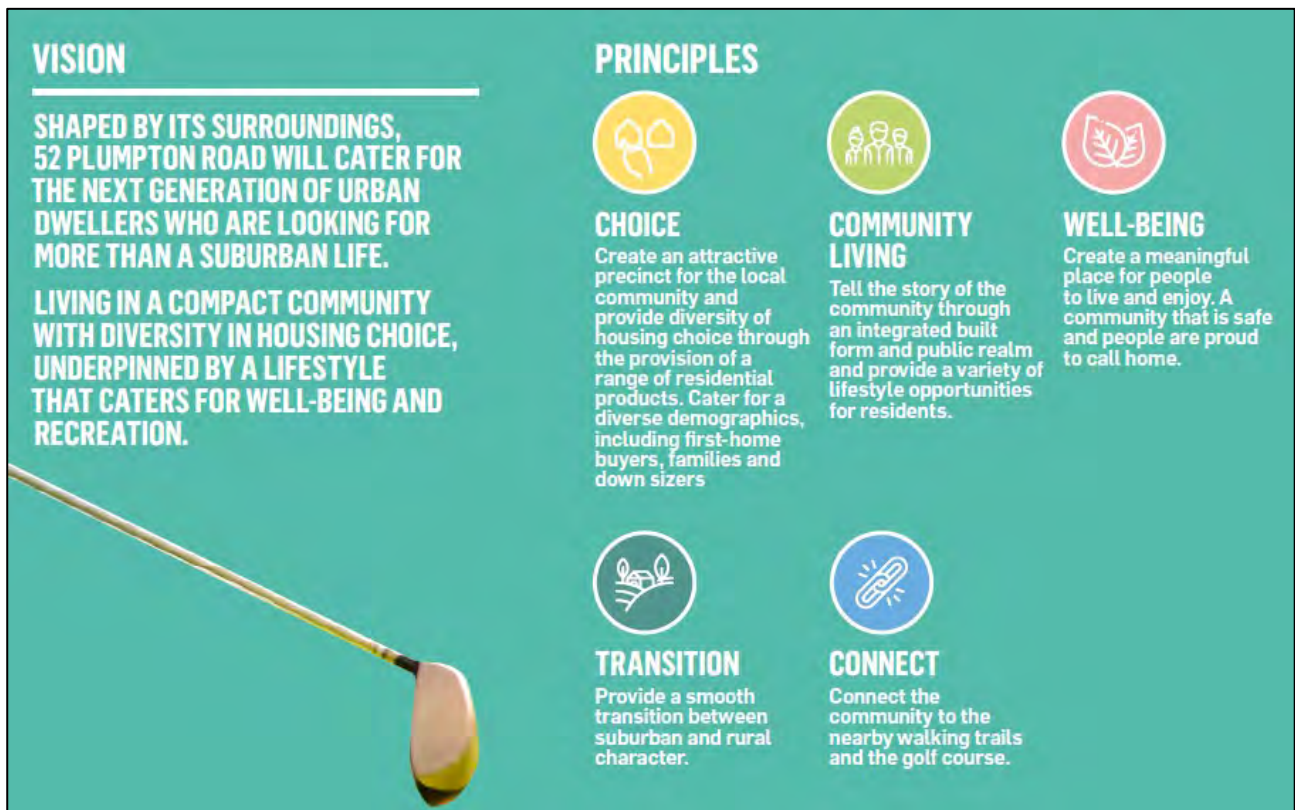


Figure 2-2: Development vision and principles (Source: Urbis, 2019)

The urban design analysis of the locality and site determined that the site could support a more intensive infill development. Consultation with Council’s Strategic Planning section indicated support for a more intensive infill development that responds to site specific features. The proposed development would therefore depart from standards contained in the Wagga Wagga Development Control Plan 2010 and Development Control Plan 2005 - Chapter 31 South Tatton.

Given the land is visually separated from Brindabella Drive, it is considered acceptable to depart from the established streetscape rhythm whereby the overall design can be more flexible and innovative.

The proposed concept development would achieve a more efficient use of the subject site than would be achievable under the DCP 2010 and 2005 provisions. It is envisioned the development would provide for high-quality built outcomes that are consistent with the established and desired benchmarks for the established neighbourhood. The Concept Development Application underpins a unified design scheme for the entire site, that seeks to create a community lifestyle feel for residents.

2.2. CONCEPT DEVELOPMENT

According to clause 4.22 of the *Environmental Planning & Assessment Act 1979*, a *Concept Development Application* is a development application that sets out concept proposals for the development of a site, and for which detailed proposals for the site or for separate parts of the site are to be the subject of a subsequent development application or applications. The Act also provides that in the case of a staged development, the application may set out detailed proposals for the first stage of development.

The concept development would see the western portion of the site developed in a medium-density residential fashion. It is proposed that thirty-one Torrens title residential lots would be proposed, ranging in size from 333sqm to 977sqm. Artist impressions of the potential streetscape, prepared by Urbis, are included below.



Figure 2-3: Artist impression of potential streetscape view (Source: Urbis, 2019)



Figure 2-4: Artist impression of potential open space view (Source: Urbis, 2019)

Research by the proponent has confirmed that a demand for more compact, low maintenance dwellings is strong. Buyers are seeking Torrens title land arrangements as there is concern surrounding ongoing costs associated with Community and Strata title arrangements. The master planned scenario for the site responds to market investigation and analysis.

Subject to the approval of the Concept Development Application (incorporating the Stage 1 detailed proposal outlined in Section 2.3 of this report), subsequent Development Applications would be lodged with Wagga Wagga City Council for residential development on individual sites (proposed Lots 1-31), for the Community title subdivision of proposed Lots 32-37 and for future residential development upon the community title allotments.

These proposed residential lots have been designed to support a range of housing types, including compact dwelling houses, dual occupancy development (attached or detached) and terrace housing (multi-dwelling housing). Potential plans for the different housing types are included as *examples*, in the accompanying Guidance Document, to provide the community with an indication of the envisaged configuration and style of future development. Future dwelling designs may adopt these examples, wholly, or partially, or be entirely new designs. In all instances, future dwelling designs will be consistent with the design parameters included in Section 4 of this document.

The example plans for low-maintenance, compact-style single dwellings range from approximately 130sqm to 192sqm of habitable space. Example facades indicate visually interesting treatments such as front portico detailing, feature columns and pedestals and gable detailing. A wide range of materials would be used, and applied vertically and horizontally, to increase visual interest. No two adjacent dwelling facades would be similar.

Two of the Torrens title lots are indicated as attached terrace style development, in response to zone objectives and Council directions that seek increased variation in housing styles. Research found that, currently, the demand for these are quite limited. However, these lots would be some of the

latter lots to be developed and market conditions and changing attitudes may make this style of development increasingly viable in future. More of the proposed lots may be dedicated towards terrace style development, to provide for market flexibility should a change in conditions/attitudes occur.

Potential plans for the terrace types are included as examples, in the accompanying Guidance Document. These example plans identify a dwelling size of approximately 120sqm of habitable space. An example facade indicates visually interesting treatments such a full height portico, varied roof styles/structures, feature columns, different materials and colours, and horizontal and vertical cladding application.

The design of the eastern end of the development site aims to respond to the rural character of Plumpton Road and overland flow flooding. Six larger residential lots are proposed in this location, ranging from 1,050sqm to 2,355sqm. The lower density would limit the effect of the development on overland flow flooding on the land and off-site levels on surrounding properties and ensure only a limited number of dwellings would be introduced to the affected area.

Development on any lots affected by overland flow flooding would be required to be constructed with a finished floor level (FFL) of 500mm above the 1% AEP flood level. A flood impact assessment (FIA) was prepared in support of the planning proposal application and is included as an attachment to this report. The FIA was modelled on the basis of building pads for all affected lots (as shown hatched in Figure 1 of FIA), excepting pier construction for proposed Lots 32 and 33 (labelled as Lot 37 and 38 in the FIA). The potential flood impacts are addressed against the LEP flood controls in Section 5.4.7 of this report.

2.3. STAGE ONE (DETAILED PROPOSAL)

According to clause 4.22 of the *Environmental Planning & Assessment Act 1979*, a Concept Development Application may include detailed proposals for the first stage of development, for the approval of the consent authority.

The detailed proposal for the first stage of development relates to the proposed demolition of the existing dwelling and ancillary structures, a replacement dwelling, the site reinstatement/preparation works and tree removal, and a thirty-one lot Torrens title subdivision (proposed Lots 1-31) in the eastern portion of the site.

The detailed proposals for the first stage of development would rely on the construction of two new public roadways, one of these connecting with Brindabella Drive, as well as the installation of essential infrastructure to all new lots within the first stage. The proposed replacement dwelling would utilise existing service connections of the existing dwelling, or provide new connections as required, and would utilise the existing access driveway and the like.

2.3.1. Demolition, site reinstatement/preparation and tree removal

An existing dwelling is located towards the western end of the site and includes a semi-detached garage and carport. The existing dwelling would be demolished, and the footprint reinstated. Two small sheds along the western boundary and would additionally be demolished. An existing inground pool adjacent the dwelling would be demolished and infilled/reinstated.

Native vegetation is present across the development site. Several of the existing trees are considered to be non-prescribed trees according to the DCP controls; however, those that are prescribed trees are sought to be removed with Council consent under this development application.

2.3.2. Replacement dwelling

The proposed replacement dwelling would be located more centrally within the site. It would comprise a three-bedroom dwelling with two living spaces and two bathrooms. The proposed dwelling would comprise approximately 192sqm of living space and 69sqm of external space, including alfresco area, porch and double garage. Detailed architectural plans are provided in support of the replacement dwelling.

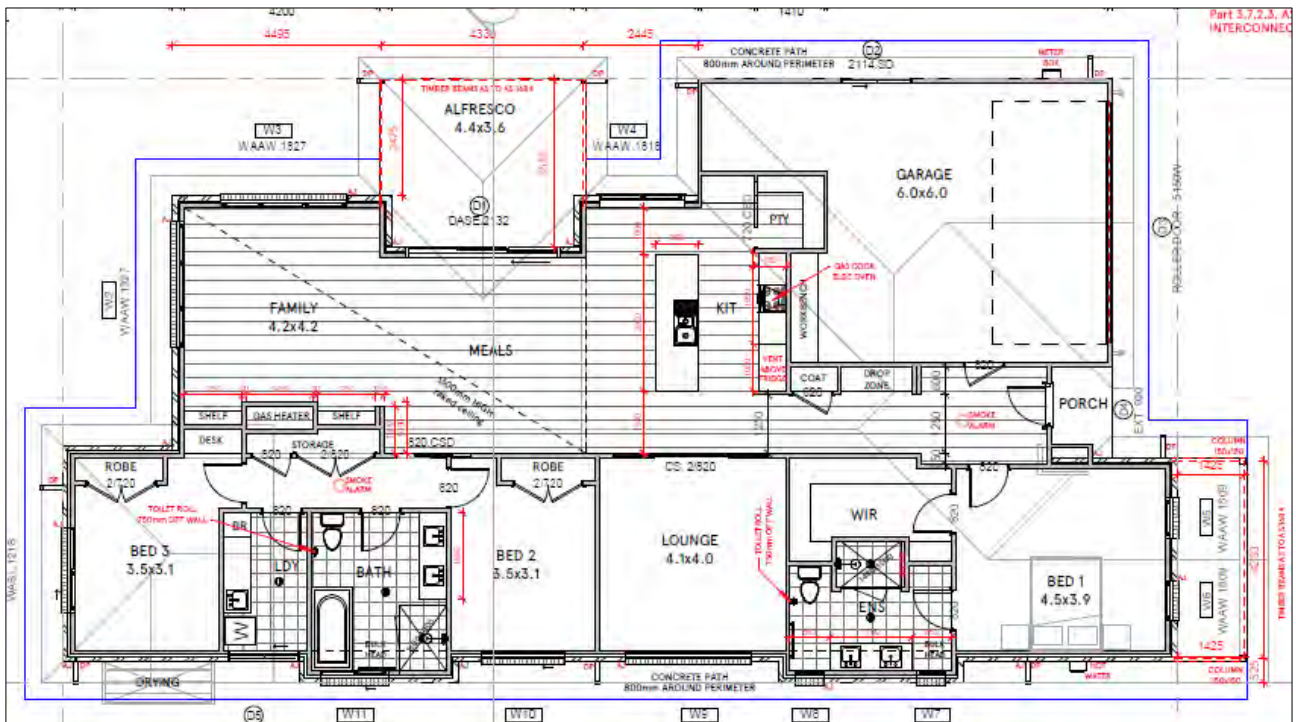


Figure 2-5: Proposed dwelling plan (Source: Matt Jenkins Homes, 2019)

The proposed dwelling would be single storey, reaching to approximately 3 metres at the eaves and approximately 5.7 metres at the ridgeline. The dwelling would be of brick veneer and clad frame construction. The roof would be of Colorbond steel construction.

The existing driveway would be utilised, with a minor internal alteration to connect with the proposed dwelling location. The existing dwelling present on the land is served by essential infrastructure including a connection to electricity, telecommunications, mains water supply and a reticulated sewerage network. The replacement dwelling would utilise existing connections, with minor internal augmentations, or provide new connections if required. The proposed dwelling would later be connected to the utilities provided within the 31-lot residential subdivision, as required.

Existing service mains and cables may be present within the development site. At the time of subdivision, these would be disconnected and made redundant as part of the proposed works, as is standard practice.

Part of the dwelling area (south-east sector) is subject to the 1% AEP overland flow flood event, by up to 100mm depth and velocity up to 0.1 cubic metres/second. It is of a low hazard, on the very fringe of the affected area. The proposed dwelling would be constructed at least 300mm above the FPL, with certification provided by survey level, prior to the commencement of construction.

2.3.3. Proposed lots

It is proposed to subdivide the land into 31 Torrens title residential lots. Two of these lots are likely to be further subdivided, under Community title arrangement, for the purpose of attached townhouse style development or dual occupancy. The proposed Torrens title residential lots would vary in size from 333sqm to 977sqm. All lots are generally rectangular in shape and are oriented directly north-south or east-west, to ensure optimal solar access.

2.3.4. Proposed infrastructure

Public infrastructure including underground electricity, telecommunications, natural gas and mains water would be extended to each of the proposed residential allotments. The proposed allotments would also be provided with individual connections to Council's reticulated sewer and drainage networks.

2.3.5. Dedication of existing infrastructure

It is proposed to dedicate an open space area to Council, as indicated in the accompanying plans. It includes a retention basin that Council officers have expressed a requirement that Council acquire this.

The reserve includes a public linear park linking Barrington Street to Brindabella Drive, which is consistent with the South Tatton Masterplan, as indicated below.

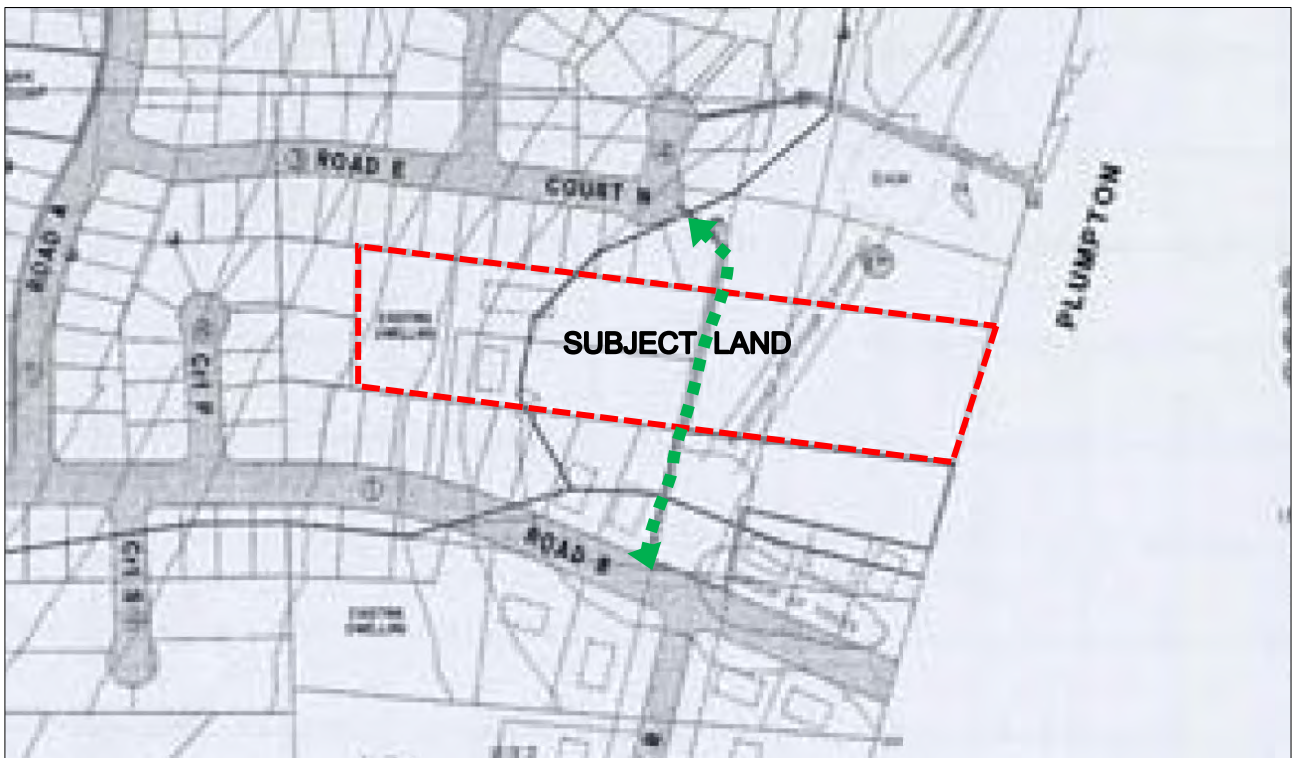


Figure 2-6: Extract from South Tatton Neighbourhood Plan (Source: WWCC DCP 2005, Ch.31)

It is proposed that the value of the retention basin and public linear park, as public assets, would be offset against the required Local Infrastructure Contributions that would be imposed on the development. It is understood that a Voluntary Planning Agreement (VPA) would be required to be progressed.

3. ENVIRONMENTAL ANALYSIS

3.1. SITE ANALYSIS

The subject land is known as 52 Plumpton Road, Tatton. The land is located on the western side of Plumpton Road, at the intersection with Brindabella Drive. The frontage to Plumpton Road is approximately 135 metres and approximately 171 metres to Brindabella Drive.

The land is legally identified as Lot 336 DP1247818. The allotment is L shaped, with an area of approximately 4.1 hectares, as identified in the figure below. There are several easements burdening the land, notably a telecommunications easement running east-west and overhead power transmission easement running north-south. The proposed design is responsive to these restrictions.

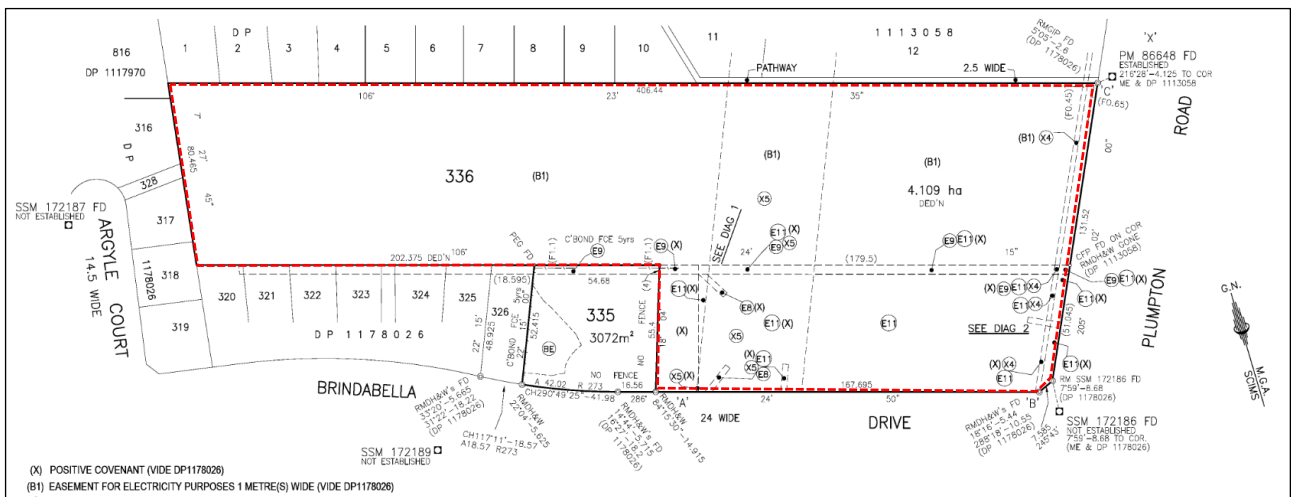


Figure 3-1 Extract of Deposited Plan 1247818 (Source: WWCC Online Mapping, 2019)

There is an existing dwelling with associated outbuildings located on the land. It is located on higher ground, towards the western end of the allotment. It is accessed from Plumpton Road.

The land has a moderate rise towards the western boundary. Stringybark Creek historically traversed the subject site along the eastern boundary; however, has since been diverted through the Wagga Wagga Country Club golf course, which is located further east of the subject land, on the opposite side of Plumpton Road.

Native vegetation is present across the development site. Several of the existing trees are considered to be non-prescribed trees according to the provisions contained in the DCP; however, those that are prescribed trees are sought to be removed with Council consent under this development application.

3.2. HERITAGE CONSERVATION

3.2.1. Aboriginal Cultural Heritage

A search of the Aboriginal Heritage Information Management Systems (AHIMS) on 3 June 2019 indicated there are no Aboriginal sites or places reported or declared on the subject land, or within a 1,000 metre buffer of the subject land.

A copy of the AHIMS search result is provided as an attachment to this report.

3.2.2. Post-European Heritage

The subject land is not located in a heritage conservation area and does not contain any items of Environmental Heritage listed in Schedule 5 of the Wagga Wagga Local Environmental Plan 2010.

The nearest Item of Environmental Heritage is Item I228 'Residence' on Lot 2 DP 593664 and Item I229 'St Peter's Anglican Church (former)' on Lot 3 Section 1 DP758594. These are located over 2km away from the proposed development and it is considered there is no potential to affect the heritage significance and public enjoyment of the items.

Therefore, the proposal is acceptable and accordingly, no further post-European heritage assessment or reporting is considered necessary.

3.3. BIODIVERSITY CONSIDERATIONS

The accompanying Biodiversity Assessment found that native vegetation is present across the development site including planted native vegetation along the driveway and within the dam area. Many of these trees and shrubs are non-endemic to the area. Low and moderate condition derived grassland occurs to the north within the cleared paddock areas and surrounding the dam.

The development site was assessed as having negligible habitat for threatened species present, due to historical clearing for small holdings development and substantial land modification. It is considered the proposed development would not be likely to significantly affect threatened species or ecological communities, or their habitats. The relevant provisions of the *Biodiversity Conservation Act 2016* are considered in the accompanying Biodiversity Assessment report.

3.4. LAND HAZARDS

3.4.1. Bushfire

The subject land is not mapped as bushfire prone, according to Council's online mapping (as of 3 June 2019) and indicated in the figure on the following page.

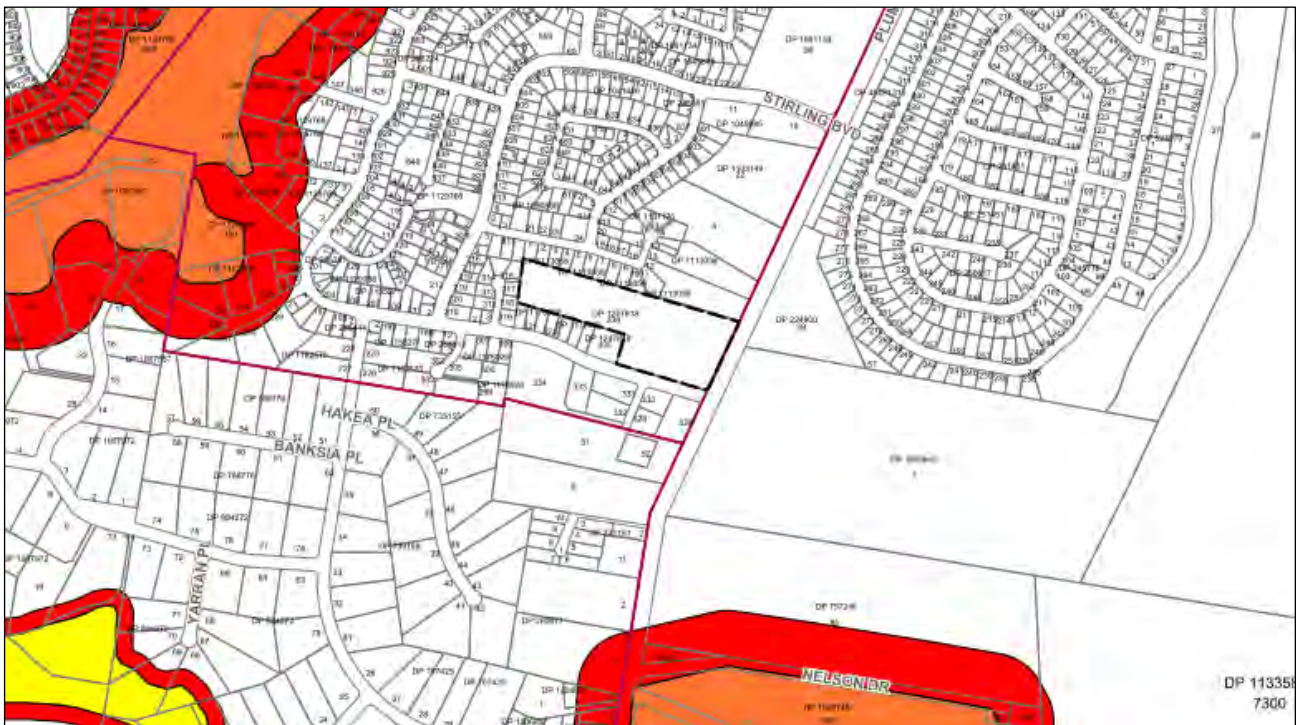


Figure 3-3: Subject land and its proximity to bushfire prone lands (Source: WWCC Online Mapping)

3.4.2. Flood Prone Land

The subject land is not impacted by the 100yr ARI riverine flood event, as shown on Council's online mapping (as of 3 June 2019) and indicated in the figure below.

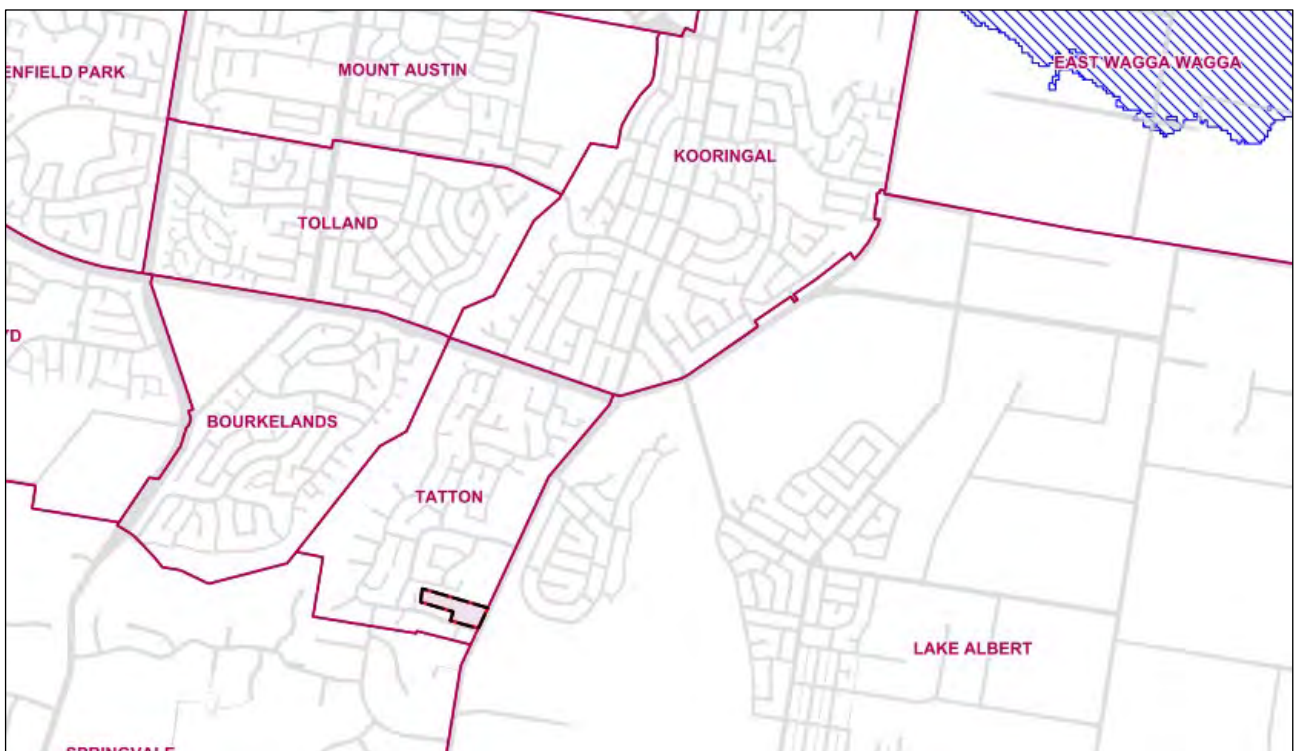


Figure 3-4: Subject land and its proximity to flood prone lands (Source: WWCC Online Mapping)

Statement of Environmental Effects
Concept Development Application
Proposed Residential Development 52 Plumpton Road, Tatton

However, part of the land is mapped as subject to overland flow flooding during high rainfall events. A detailed flood impact assessment report was prepared by WMA Water and is included as an attachment to this report.

It was confirmed in this report the subject land is within a flood storage/flood fringe area. The site is classified as low hazard, excepting one small area within proposed Lot 32. The area within proposed Lot 32 is most affected, with an overland flow depth of up to 0.75 metres under existing conditions. The remainder of the affected area is predominantly inundated by less than 0.25 metres.

By way of the hazard categorisation, the subject land is suitable for the proposed development, subject to certain design measures. The flood requirements of the LEP are addressed in Section 5.4 and 5.5 of this report.

4. INFRASTRUCTURE AND SERVICE PROVISIONS

4.1. SITE ACCESSABILITY

4.1.1. Access within the development

The concept development would rely on the construction of two new public roadways, one of these connecting with Brindabella Drive. Road 1 would be primarily used to access and egress the development site from Brindabella Drive. Road 2 would connect with Road 1, to provide internal access to proposed Lots 1-31. A communal driveway is also proposed to provide access to proposed Lots 32-37.

Only Roads 1 and 2 would be constructed in the first stage of the development. The communal driveway and development of proposed Lots 32-37 would be subject to a further development application.

The development is intended to provide for an active, walkable community. A pedestrian footpath is proposed along Road 2 and a connection provided to the existing pathway along the northern boundary of the site.

4.1.2. Access to the development site

The existing development on the site relies primarily on the existing access point to Plumpton Road. Under the South Tatton Development Control Plan, existing vehicular access points to Plumpton Road are required to be made redundant as further additional subdivision/development occurs. Upon the first stage of subdivision (proposed Lots 1-31), the existing access point to Plumpton Road would be relinquished.

As outlined above, Road 1 would be primarily used to access and egress the development site. It would connect with Brindabella Drive. Approximately 150 metres would be maintained to the intersection of Plumpton Road/Brindabella Drive. Additionally, there would be approximately 50 metres between the centreline of Road 1 and the centreline of Belmore Place, as they intersect with Brindabella Drive. This is considered adequate to avoid traffic conflicts on the three involved roadways.

A Traffic Impact Assessment (TIA) was prepared in support of the rezoning application. It was based upon the potential development of 38 residential dwellings (35 dwellings are currently proposed with the detailed proposals, and a further six with a future stage). Due to further detailed design, the internal road layout differs slightly compared with the assessed design; however, it is considered this does not affect the outcomes of the TIA. The TIA is relied upon to demonstrate there will be no adverse impacts, given there is adequate capacity within the surrounding road network. According to the TIA, the degree of saturation, queuing time and average delay would be well within acceptable levels.

According to the TIA, the development would result in a theoretical increase of 228 vehicles per day, based upon the medium density residential and standard residential rates in the Guide to Traffic Generating Development. This would equate to an average weekday peak of 24 vehicles per hour. The TIA evaluated the potential impact of the development on service levels of the nearby Brindabella Drive/Plumpton Road intersection. It concluded that the intersection would continue to perform to Service Level A over the 10yr design horizon, as is the preferred outcome.

The TIA notes that the existing intersection treatments are non-compliant with the Australian Road Design Guide (ARDG), based on the existing speed limit. However, the speed limit was 80km/h prior to the establishment of the intersection, meaning it was established based on a non-compliant design. It is assumed that this was accepted based on the anticipated reduction of the Plumpton Road speed limit; however, this has not occurred to date. The proposed development would not significantly increase traffic volumes at this intersection and would not affect the intersection service levels, as outlined above. No further intersection treatments were considered necessary.

4.2. OFF-STREET PARKING

The detailed proposals for the site predominantly relate to the Torrens title subdivision of the western portion of the site; however, also proposed is the demolition of the existing dwelling and replacement with a new dwelling. The proposed dwelling is required to be supported by one parking space, which the proposal would comply with as indicated on the accompanying house plans.

Future dwellings proposed on the remainder of the residential lots would be subject to further consideration in separate, future development applications. However, concept layouts are provided in support of this Concept Development Application, which indicate, that at least one parking space per dwelling would be provided.

4.3. PUBLIC UTILITIES

4.3.1. Service connections

The land is considered to be serviceable urban land, given its location within an established residential area. In this regard, the rezoning of the subject site was supported, in the interest of ensuring the most efficient use of urban land and infrastructure.

All utilities, including underground electricity, telecommunications, gas and mains water supply, would be extended to service each of the proposed residential allotments. The proposed replacement dwelling would rely upon the existing service connections to the existing dwelling, as outlined previously in Section 2.3.2 of this report.

Preliminary discussions have occurred with local utility providers to confirm the necessary servicing arrangements for the development. All utilities are available at the boundary of the subject site or are already connected to the existing dwelling on the subject site, and adequate trunk connections are available to support the proposal for thirty-seven lots on the site. Existing service mains and cables connected to the existing dwelling would be disconnected and made redundant as part of the proposed subdivision works.

4.3.2. Existing transmission line

A major electricity easement traverses the site, as outlined in Section 3.1 of this report. The relevant provisions of the State Environmental Planning Policy (Infrastructure) 2007 are addressed in Section 5.3 of this report. The application would be referred by Council to the supply authority, being TransGrid.

The proposed development includes no structures/buildings within the easement. This would be enforced by way of building envelope restrictions on the relevant lots, as indicated on the accompanying Site Plan. The proposed development would be carried out in accordance with the

TransGrid's Easement Guidelines for Third Party Development and would be carried out in accordance with same and with the NSW Workcover 'Work Near Overhead Power Line' Code of Practice 2006'.

This would minimise and mitigate potential safety risks in relation to the proposed works within the parameters of the subdivision and residential development and the future occupation of dwellings adjacent to the easement. The above measures would ensure TransGrid's access to the easement is always maintained.

4.4. SEWERAGE AND DRAINAGE INFRASTRUCTURE

4.4.1. Stormwater and drainage management

It is understood the existing dwelling is not connected to a reticulated stormwater drainage system. It is proposed that the replacement dwelling would rely on the same stormwater drainage arrangements.

It is proposed to provide reticulated drainage infrastructure to serve and drain each proposed residential allotment. The land is subject to the Stormwater Development Servicing Plan (DSP). A preliminary engineering design prepared by Xeros Piccolo Consulting Engineers accompanies this application and indicates the proposed servicing arrangement.

In preliminary discussions with Council it was identified that Council's preference is for the existing stormwater retention basin to be dedicated to Council as part of the subject application. The proponent has no objection to this, provided that the value of this land and asset is calculated and offset against the necessary Section 7.11 contributions for the proposed development.

The accompanying plans for the proposed development indicate that the proposed new road would partially encumber the north-western corner of the existing retention basin. It is proposed that this minor encumbrance and accordant displacement of volume within the basin would be offset by minor improvement works to the basin. This would be confirmed by detailed engineering calculations, to Council's satisfaction, prior to the issue of Construction Certificate for the subdivision. The improvement works would be carried out in conjunction with the proposed subdivision infrastructure.

4.4.2. Sewerage disposal

The subject land is currently connected to Council's reticulated sewer network. The land is also identified as being subject to the Sewerage Development Servicing Plan (DSP). All proposed new lots would be provided with an individual sewer connection and discharge to the network in accordance with Council's Engineering guidelines.

A preliminary engineering design prepared by Xeros Piccolo Consulting Engineers accompanies this application and indicates the proposed servicing arrangement.

5. STATUTORY FRAMEWORK

5.1. ENVIRONMENTAL PLANNING AND ASSESSMENT ACT 1979

Application is being made for the proposed development in accordance with clause 4.2 of the *Environmental Planning and Assessment Act 1979*, being development that requires consent.

The proposal outlined in this SEE report relates to a Concept Development Application, under clause 4.22(1) of the Act. According to this clause,

“a Concept Development Application is a development application that sets out concept proposals for the development of a site, and for which detailed proposals for the site or for separate parts of the site are to be the subject of a subsequent development application or applications.”

The Concept Development Application seeks Council’s consideration of concept proposals for the medium-density residential development of the western portion of the subject site and the larger lot residential development of the eastern portion of the subject site. This includes concept proposals of potential dwelling layouts. The Concept Development Application also sets out a detailed proposal for the first stage of the development, being the demolition of the existing dwelling, a replacement dwelling, Torrens title residential subdivision of the western portion of the subject site (proposed Lots 1-31) and the supporting essential infrastructure for the subdivision.

The subject land is currently zoned R1 General Residential, R5 Large Lot Residential and E2 Environmental Conservation. However, the land is the subject of a Planning Proposal (LEP18/0005) which is considered imminent. Public consultation has been undertaken and therefore, the Planning Proposal can be considered a proposed instrument, pursuant to clause 4.15(1) under the *Environmental Planning & Assessment Act 1979*. The proposed concept development is permissible under the proposed instrument. This is further discussed below under Section 5.4 of this report.

Section 4.22(5) of the *Environmental Planning & Assessment Act 1979* (5) provides that when assessing the likely impact of a Concept Development Application, the consent authority need only consider the likely impact of the concept proposals (and any first stage of development included in the application) and does not need to consider the likely impact of the carrying out of development that may be the subject of subsequent development applications. This SEE report has been prepared in accordance with this approach.

5.2. BIODIVERSITY CONSERVATION ACT 2016

According to Schedule 1 of the Wagga Wagga Biodiversity Certification Order 2010, the land is within the area that is subject to the protective conditions of the Order. A subsequent Biodiversity Certification Order was issued 24 November 2017, which had the effect of limiting the Wagga Wagga Biodiversity Certification Order 2010 to apply only to business, industrial, residential and infrastructure zones, meaning that all other land within the Order Area now constitutes “excluded land”. Those parts of the land that are zoned R1 General Residential and R5 Large Lot Residential remain subject to the 2010 Order.

The land zoned E2 Environmental Conservation is no longer covered by the Order. However, it is also noted that these areas of land zoned E2 Environmental Conservation did not form part of the

E2 zoned lands that were reserved as “approved conservation measures” in the Wagga Wagga Biodiversity Certification Strategy prepared by EcoLogical Australia for the biodiversity certification of the WWLEP 2010.

In accordance with clause 7.6 of the BC Act, the consent authority is not required to take the likely impact of development on biodiversity values into consideration when determining a Part 4 development application on biodiversity certified land. In this regard, that part of the development site that is subject to the consideration of biodiversity impacts is identified in the figure below.

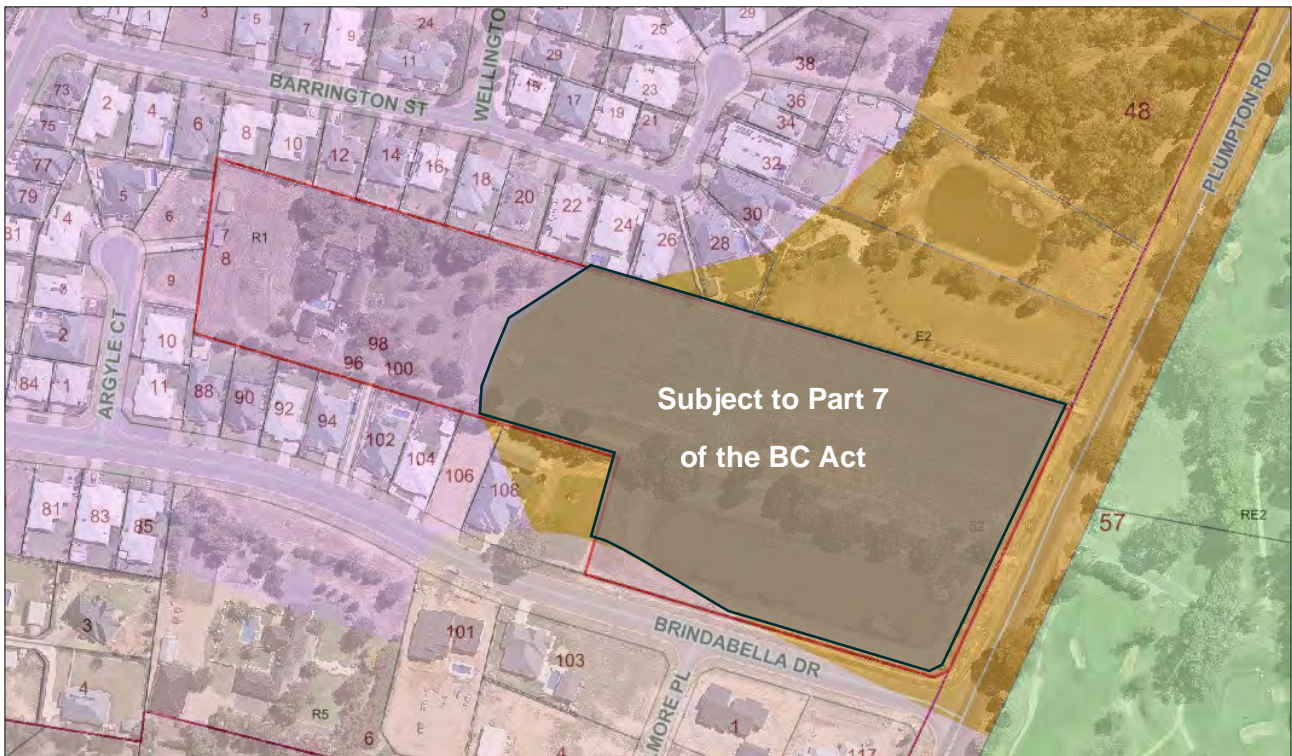


Figure 5-1 Part of the land subject to Part 7 of the BC Act (Source: WWCC Online Mapping/NGH, 2019)

The proposed development on existing E2 zoned land must be assessed in accordance with the provisions outlined in clause 7.2 of the BC Act, to determine whether the development is likely to significantly affect threatened species. According to clause 7.7(2) of the BC Act, if the proposed development is likely to significantly affect threatened species, the development application is to be accompanied by a biodiversity development assessment report (BDAR). According to this clause, development is considered likely to significantly affect threatened species if:

- (a) *it is likely to significantly affect threatened species or ecological communities, or their habitats, according to the test in section 7.3, (5 part Test) or*
- (b) *the development exceeds the biodiversity offsets scheme threshold if the biodiversity offsets scheme applies to the impacts of the development on biodiversity values, or*
- (c) *it is carried out in a declared area of outstanding biodiversity value.*

As outlined in the accompanying Biodiversity Assessment, the proposed development is not located within a declared area of outstanding biodiversity value under subclause (c) and would not trigger the Biodiversity Offsets Scheme (BOS) threshold under subclause (b).

The accompanying Biodiversity Assessment found there was negligible habitat for threatened species present, due to historical clearing for small holdings development and substantial land modification. It was considered the proposed development would not be likely to significantly affect threatened species or ecological communities, or their habitats, according to the test in section 7.3.

5.3. RELEVANT STATE ENVIRONMENTAL PLANNING POLICIES

Considerations of relevant State Environmental Planning Policies are listed in the table below.

Table 5-1 Relevant State Environmental Planning Policies

Relevant SEPPs	Comment
SEPP 55—Remediation of Land	<p>Clause 7 of State Environmental Planning Policy No. 55 — Remediation of Land requires consideration of site contamination.</p> <p>The subject land is not on the list of Contaminated Sites notified to the NSW EPA. Additionally, it is not on Council's register of potentially contaminated sites.</p> <p>The subject land is zoned R1 General Residential, R5 Large Lot Residential and E2 Environmental Conservation. The site is currently utilised for rural residential purposes and does not support agricultural activities. There is no indication that the site has previously been occupied by any use that could have led to contamination of the site.</p>
SEPP 44—Koala Habitat Protection	<p>The proposal site is located within the Wagga Wagga LGA, which is listed on Schedule 1 of SEPP 44 and comprises an area greater than 1 hectare. SEPP 44 therefore applies to the proposed development.</p> <p>On the basis of minimal suitable habitat structure, lack of Koala food trees and no recent Koala recordings, it is unlikely that the development site could support a resident Koala population and the site is not considered Core Koala Habitat.</p> <p>It is considered that the requirements of SEPP 44 have been satisfied and this would not prevent the granting of consent for the proposed development.</p>
SEPP (Infrastructure) 2007	<p><u>Division 5 Electricity transmission or distribution, Clause 45 Determination of development applications</u></p> <p>The proposed development is considered to be development that would affect an electricity transmission or distribution network. Development is proposed to be carried out within and/or immediately adjacent to an electricity easement. As such, the application must be referred by Council to the supply authority, being TransGrid.</p> <p>The proposed development includes no structures/buildings within the easement. This would be enforced by way of building envelope restrictions on the adjacent lots.</p> <p>The proposed development would be carried out in accordance with the TransGrid's Easement Guidelines for Third Party Development and would be carried out in accordance with same and with the NSW Workcover 'Work Near Overhead Power Line' Code of Practice 2006'. This would minimise and mitigate potential safety risks in relation to the proposed works within the parameters of the subdivision and residential development and the future occupation of dwellings adjacent to the easement.</p> <p>It is considered the above measures would ensure that TransGrid access to the easement is maintained at all times.</p>

Clause 104 Traffic generating development

The proposed development does not exceed the threshold of 200 lots referred to in Schedule 3 of ISEPP and is therefore not considered to be traffic generating development.

5.4. WAGGA WAGGA LOCAL ENVIRONMENTAL PLAN 2010

The subject land is currently zoned R1 General Residential, R5 Large Lot Residential and E2 Environmental Conservation under the provisions of the Wagga Wagga Local Environmental Plan (LEP) 2010, as indicated in Figure 5-2 on the following page.

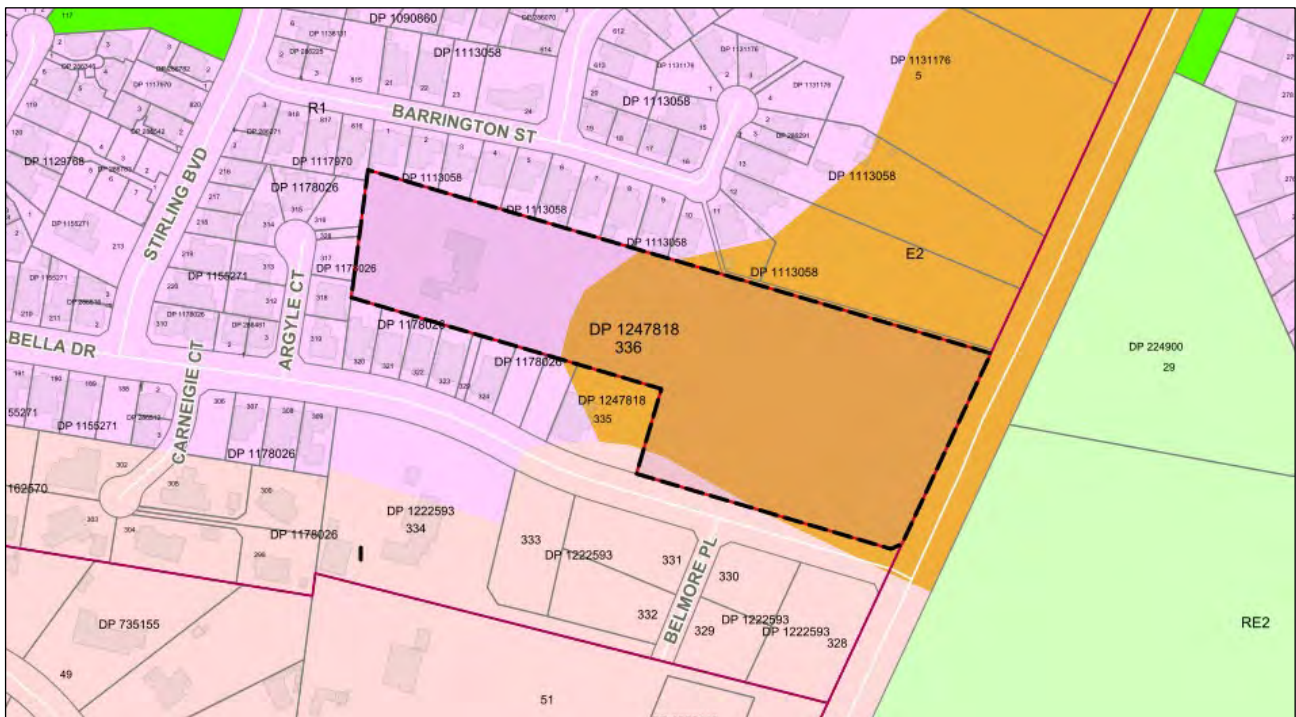


Figure 5-2 Current land zoning (Source: WWCC, 2018)

As indicated earlier, the subject is currently subject to a Planning Proposal. This Planning Proposal seeks to amend the Wagga Wagga Local Environmental Plan 2010 Land Zoning Map to indicate a change from E2 Environmental Conservation to R1 General Residential and R5 Large Lot Residential, along the eastern side of the lot (Figure 5-3). The Planning Proposal also involves an amendment to the Lot Size Map to indicate that land within the proposed R5 Large Lot Residential zone would have a minimum lot size of 0.2 hectares (2,000sqm) and there would be no minimum lot size for land within the proposed R1 General Residential zone.

This Planning Proposal has been the subject of public consultation and is considered to be imminent. Where public consultation has occurred in relation to a Planning Proposal, the proposal can be considered a draft instrument, pursuant to clause 4.15(1)(a)(ii) under the *Environmental Planning & Assessment Act 1979*. The proposed concept development is permissible under the provisions of the proposed instrument. Council can consent to the proposed development, according to the EP&A Act.

The Planning Proposal received final endorsement by Council (Motion 19/302 on 26 August 2019). It is currently with the Department of Planning, Industry & Environment (DPIE) for finalisation.

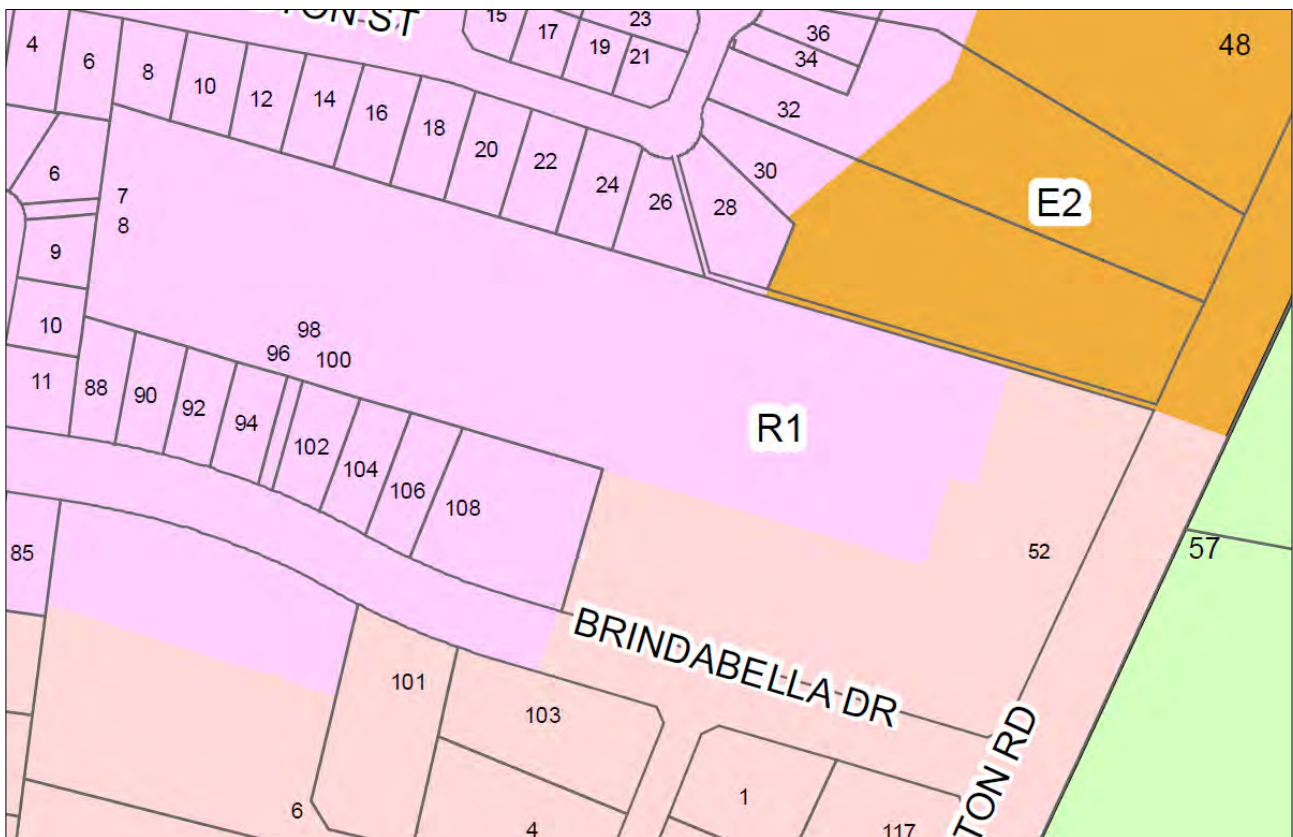


Figure 5-3 Imminent change to land zoning (Source: WWCC, 2018)

5.4.1. Permissibility of the proposal

The proposed development relates to the demolition of the existing dwelling, establishment of a replacement dwelling and the subdivision of land for residential use.

Demolition is permitted with consent under clause 2.7 of the Wagga Wagga Local Environmental Plan 2010.

The proposed replacement dwelling would remain within the R1 General Residential zone (existing and proposed). A replacement dwelling is permissible, as the existing dwelling house was lawfully erected. There are no other provisions that prohibit the establishment of a replacement dwelling.

The subdivision of land is permitted with consent under clause 2.6 of the Wagga Wagga Local Environmental Plan 2010. The proposal complies with the LEP requirements by the making of the accompanying development application.

5.4.2. Objectives of the zone

Clause 2.3 of the LEP requires Council to have regard to the objectives for development in a zone when considering a development application. The proposed development is not antipathetic to the respective objectives, as outlined in the table on the following page.

Statement of Environmental Effects
Concept Development Application
Proposed Residential Development 52 Plumpton Road, Tatton

Table 5-2 LEP 2010 Objectives

R1 General Residential Zone Objectives	Comment
<i>To provide for the housing needs of the community.</i>	<p>The objective is satisfied as the proposal would provide for thirty-seven residential lots. It could potentially cater for a wide cross section of the community, given the mix of lot sizes and types that are proposed.</p> <p>Council's strategic planning work is aiming to cater for the city's growth to 100,000 people. Whilst the majority of new housing would likely be provided within our urban release areas, Council has identified and supported several strategic infill developments as these would play an important role in catering for population as well.</p>
<i>To provide for a variety of housing types and densities.</i>	<p>The objective is satisfied as the proposed lots would range from approximately 333sqm to over 2,000sqm. The conceptual plans indicate the development site could support a range of dwelling types including townhouse style development, compact single dwellings, unit development and larger homes.</p> <p>The proposal design responds to the analysis of the site conditions, by providing a higher density where fewer constraints exist and a lower density where appropriate.</p>
<i>To enable other land uses that provide facilities or services to meet the day to day needs of residents.</i>	<p>The objective is not relevant as the proposal does not include 'other land uses' (ie. non-residential development).</p>
<i>To ensure coordinated and cost-effective provision of physical, social and cultural infrastructure in new residential areas.</i>	<p>The subject area is not considered a new residential area; though, the proposal would see the cost-effective provision of physical infrastructure and a more efficient use of serviced urban land.</p>
R5 Large Lot Residential	
<i>To provide residential housing in a rural setting while preserving, and minimising impacts on, environmentally sensitive locations and scenic quality.</i>	<p>A buffer zone along Plumpton Road would be zoned R5 Large Lot Residential, for the purpose of maintaining a low-density semi-rural visual environment along Plumpton Road. The proposed development would provide for two larger lots adjacent Plumpton Road, consistent with the minimum lot size of 2000sqm along the Plumpton Road frontage. Additionally, it is intended that future development on these lots (subject to separate future application) would provide a rural style fence along Plumpton Road, consistent with other nearby recent developments fronting Plumpton Road.</p> <p>It is therefore considered that the objective is achieved, to provide for residential housing in a rural setting, whilst responding to a need to preserve certain visual qualities of these settings.</p> <p>The land is no longer considered environmentally sensitive, as confirmed through the rezoning of the land from E2 to R5 and R1. There are no detrimental</p>

Statement of Environmental Effects
Concept Development Application
Proposed Residential Development 52 Plumpton Road, Tatton

	environmental impacts identified with the subject proposal.
<i>To ensure that large residential lots do not hinder the proper and orderly development of urban areas in the future.</i>	The land is zoned for the subdivision of lots to 2,000sqm, which takes into consideration the orderly development of land in the vicinity of the site. The proposal is consistent with other neighbouring sites that have been subdivided for larger lots to approximately 1,400sqm. It is considered the objective would be achieved and the land would be developed in a desirable manner with regard to the overall aim of orderly development.
<i>To ensure that development in the area does not unreasonably increase the demand for public services or public facilities.</i>	The development site is considered infill development and within the bounds of the urban area. The objective is achieved as the locality is already serviced and well-connected to public services and public facilities. The proposal would have only a marginal increase on the demand for services and would not be considered unreasonable based on the proposal location.
<i>To minimise conflict between land uses within this zone and land uses within adjoining zones.</i>	There are no anticipated conflicts with adjoining properties, as these are utilised for residential purposes as well.
<i>To ensure that the clearing of native vegetation is avoided or minimised as far as is practicable.</i>	There are several native trees that would require removal, as per the accompanying Tree Removal Plan. Some existing trees are ill-placed with regard to the necessary position for future infrastructure associated with this proposal. The retention of native vegetation has been investigated and been achieved as far as is practicable.
E2 Environmental Conservation	
<i>To protect, manage and restore areas of high ecological, scientific, cultural or aesthetic values.</i>	It is considered that the zone objectives are not relevant to the proposal, as the planning proposal and Council's assessment found that the R5 Large Lot Residential zone better defined the land.
<i>To prevent development that could destroy, damage or otherwise have an adverse effect on those values.</i>	
<i>To provide for recreational activities that promote enjoyment and appreciation of the natural environment, consistent with the protection of these values.</i>	

5.4.3. Clause 4.1 – Minimum subdivision lot size

As indicated earlier, the land is currently subject to a Planning Proposal. In addition to a zoning change, it also involves an amendment to the Lot Size Map to indicate that land within the proposed R5 Large Lot Residential zone would have a minimum lot size of 0.2 hectares (2,000sqm). Additionally, there would be no minimum lot size for land within the proposed R1 General Residential zone.

Statement of Environmental Effects
Concept Development Application
Proposed Residential Development 52 Plumpton Road, Tatton

The accompanying plans indicate that proposed Lots 34 and 37 would be located within the R5 Large Lot Residential zone and would therefore be subject to the provision of this clause. Proposed Lots 34 and 37 would exceed the minimum lot size requirement of 2,000sqm.

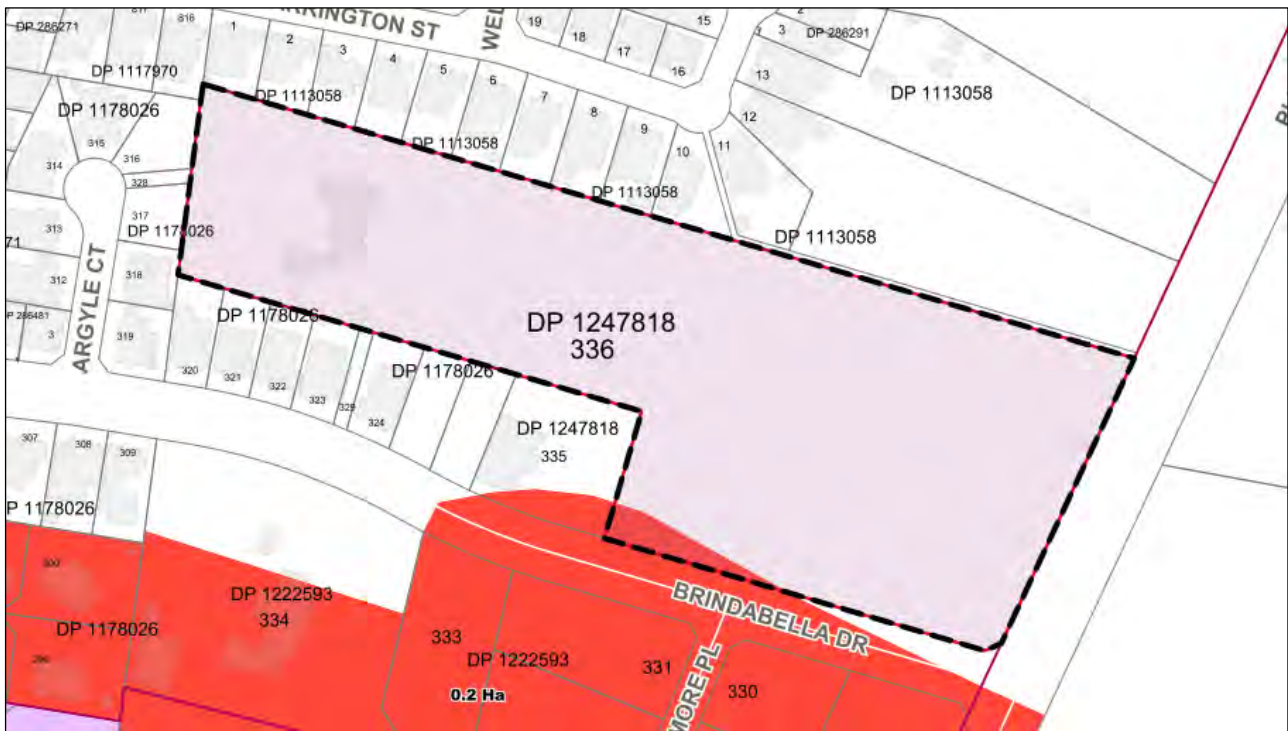


Figure 5-4 Current Lot Size LEP map (Source: WWCC Online Mapping, 2019)

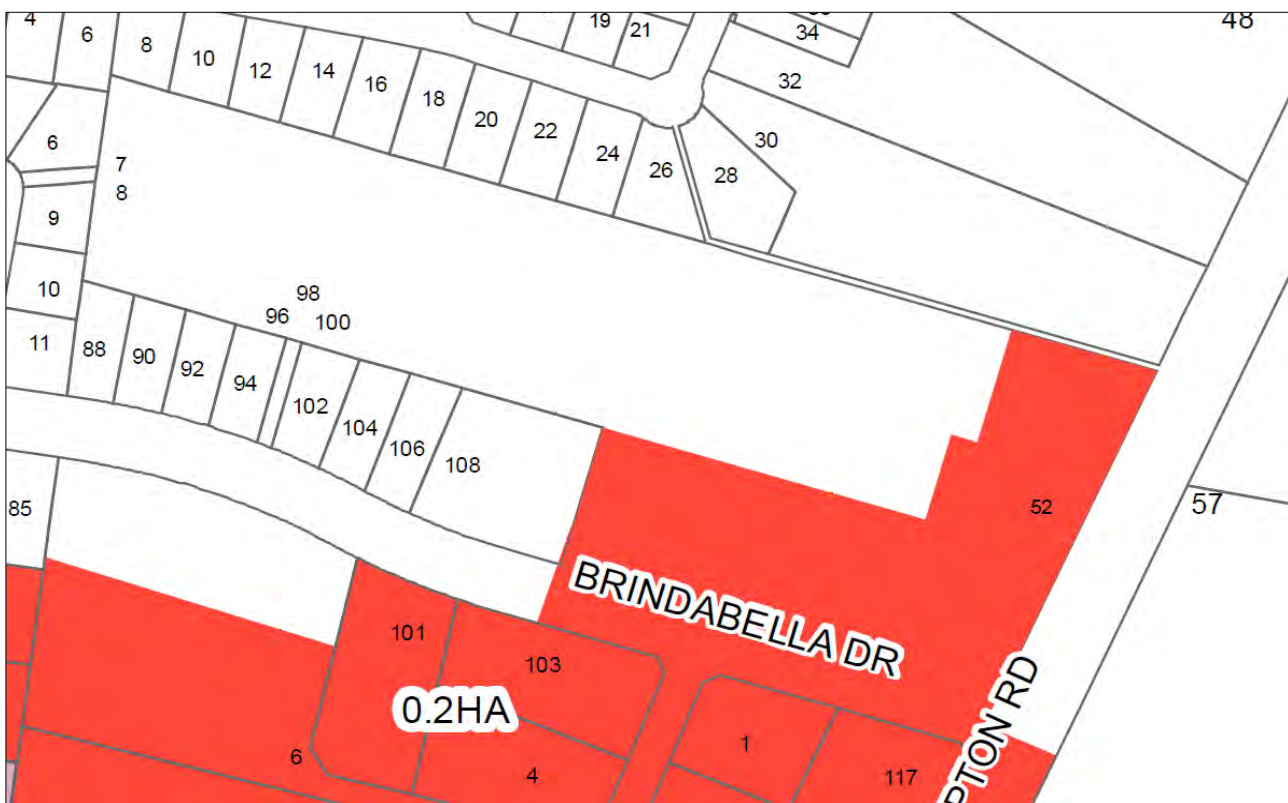


Figure 5-5 Imminent Lot Size LEP map (Source: WWCC, 2018)

5.4.4. Clause 5.10 Heritage Conservation

Not relevant. Consent is not required under this clause for any aspect of the proposed development.

The subject land is not within a heritage conservation area, does not contain an item of environmental heritage or an Aboriginal object, and is not within an Aboriginal place of significance.

5.4.5. Clause 5.11 Bush Fire Hazard Reduction

Not relevant. The subject land is not classified as bushfire prone land; bushfire hazard reduction works are not warranted.

5.4.6. Clause 7.1A Earthworks

The proposed development would involve earthworks during the construction phase associated with installing essential infrastructure and undertaking land shaping so that the lots can be satisfactorily serviced by that infrastructure.

It is considered that the proposed earthworks would not compromise the use of the land but, rather, are generally a conventional, ancillary, aspect of housing development. The proposed earthworks are considered necessary to contribute to the achievement of the relevant objectives of the R1 and R5 zones.

The proposed earthworks would not have a noticeable impact on the existing drainage patterns in the locality. Stormwater can be managed on individual lots and as a development, overall, to ensure that neighbouring land is not adversely impacted by stormwater runoff from the subject development. The layout of the development responds to the topography of the land, within the context of other constraints, and consequently, the drainage strategy generally follows natural drainage paths.

Council-standard requirements for peak discharged stormwater quality and quantity would be implemented to avoid impacts to watercourses downstream of the proposed development site. This would be confirmed by detailed engineering design for Council approval and submitted together with the Construction Certificate application.

Fill required for the proposed lots would be sourced from excavated areas within the proposal site where possible or, alternatively, would comprise excavated natural material (ENM) imported to the site.

The likelihood of disturbing Aboriginal objects is discussed in further detail in Section 3.4.1 of this report.

Mitigation measures would ensure the environment is protected against soil erosion and loss of soil from the construction site. A detailed Soil and Sediment Erosion Control Plan would be submitted with the Construction Certificate application and would be implemented and maintained onsite during the construction phase.

5.4.7. Clause 7.2 Flood planning

As discussed previously in Section 3.5.2 of this report, part of the subject land is not mapped as flood prone land but is identified as being subject to overland flow flooding during high rainfall events.

MOFFS modelling from WMA accompanies this report and indicates that flood levels vary across the site. The flood impact of development on the subject land was modelled using a preliminary development concept that is broadly consistent and slightly more intensive than the current design scheme (as well as an additional Scenario that was requested by Council to investigate the suitability of rezoning other E2-zoned land further north of the subject site).

The MOFFS analysis indicates the maximum on-site impact is 0.03 metres within the retention basin. The maximum off-site impact to adjacent properties is 0.05 metres on the western side of the basin, at 108 Brindabella Drive. Accordingly, the off-site flood level impact is viewed as relatively minor. It is not considered to have a significant adverse effect on flood behaviour, resulting in detrimental increases in potential flood affection of other properties.

All future dwellings would be constructed 500mm above the 1% AEP overland flow flood level. This would assist in the management of risk to life from flooding and minimise the social and economic costs to the community that arise from flooding.

The MOFFS report categorises the development site as low hazard, excepting a minor part of proposed Lot 32, which may be able to be resolved upon more detailed design submitted with a future development application for that particular lot. Land categorised as low hazard (category H1-3) can be considered suitable for residential development, according to the NSW Floodplain Development Manual.

The proposed development of these lots for the purpose of dwellings would give rise to a minor impact on overland flow paths and flooding. The proposed stormwater management measures for the development would also mitigate and manage the potential increased overland flows that would occur as a result of the development of the land.

The subject site is well separated from Stringybark Creek on the opposite side of Plumpton Road, therefore, would not directly impact on bank stability. With the implementation of erosion and sediment management controls during the construction phase of the subdivision and replacement dwelling, it is considered that the risk of avoidable erosion and siltation can be managed.

5.4.8. Clause 7.3 Biodiversity

A small area of the subject site is mapped as having biodiversity sensitivities, as indicated in Figure 5-6 on the following page. The objective of this clause is to protect, maintain or improve the diversity of native vegetation through protecting biological diversity of native flora and fauna and the ecological processes necessary for their continued existence. Development consent must not be granted to development on land to which this clause applies unless the consent authority has considered any potential adverse impact of the proposed development on native vegetation communities and the habitat of any threatened species, population or ecological community.

The highlighted area of sensitivity is within the area that is covered by the Biodiversity Certification Order 2010. The effect of the biodiversity certification is that development within the order area is taken to be development that would not significantly impact biodiversity values. The impacts of development within the order area have been adequately offset by Minister approved conservation measures.

It is therefore considered that the objectives of this clause would be achieved.

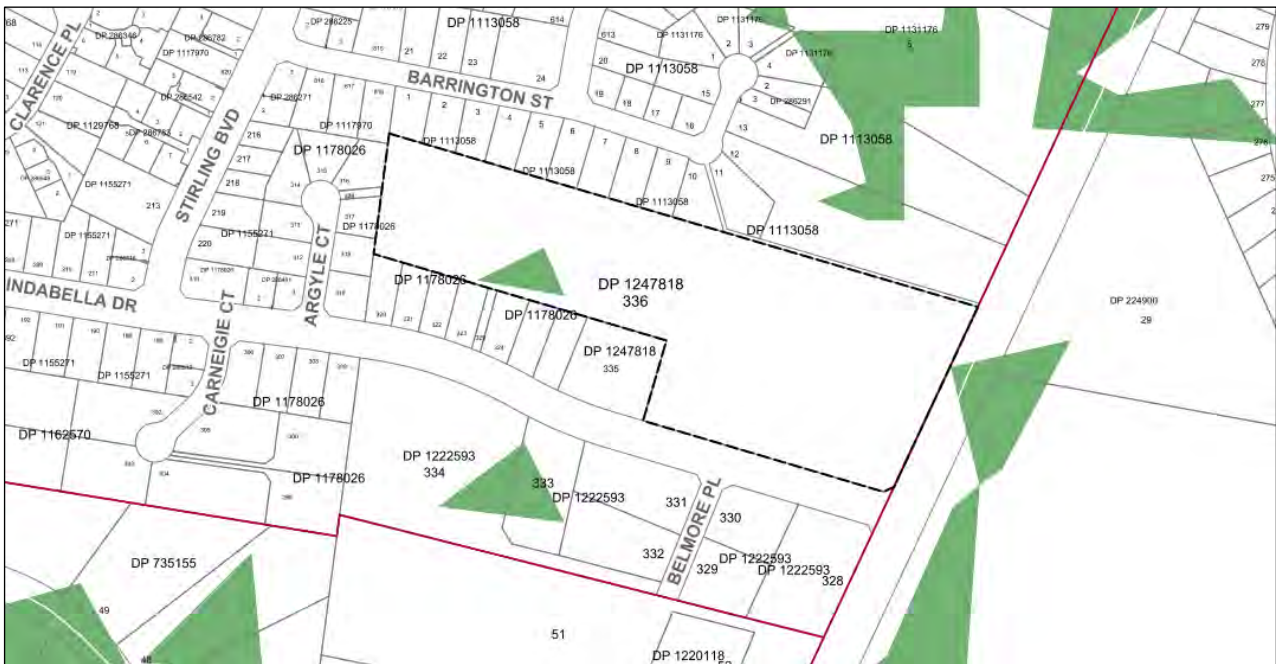


Figure 5-6 Terrestrial Biodiversity LEP map (Source: WWCC Online Mapping, 2019)

5.4.9. Clause 7.4 Vulnerable Land

The subject land is not identified as 'vulnerable land' on the Vulnerable Land LEP Map.

5.4.10. Clause 7.5 Riparian land and waterways

The site is not mapped as containing riparian land and waterways on the Water Resource LEP Map.

5.4.11. Clause 7.6 Groundwater vulnerability

The subject land is not mapped as 'groundwater vulnerable' on the Water Resource LEP Map.

5.5. WAGGA WAGGA DEVELOPMENT CONTROL PLAN 2010

The Wagga Wagga Development Control Plan 2010 applies to the subject land. The provisions of Sections, 1, 2, 4, 5, 7, 9 and 16 that are relevant to the proposed development are discussed in the table below.

A Concept Development Application has been prepared, to address several inconsistencies with the provisions of the WWDCP 2010 and facilitate a stream-lined process for the assessment of future development applications within this precinct that are consistent with the parameters outlined in the accompanying Guidance Document.

The variations to the WWDCP 2010 are intended to facilitate the efficient use of a finite resource, being serviced urban land within the established Tatton neighbourhood. Reduced front setbacks, smaller lot sizes, increased site coverage parameters and the like would, together, ensure the optimal use of the land. The subject land is visually isolated from surrounding development and the public domain, thereby providing an opportunity to consider an increased density and avoid

compromising the development pattern and streetscape rhythm of established, surrounding development.

Table 5-3 Relevant WWDCP 2010 provisions

Development Control Plan – Consideration of Relevant Clauses	
Section 1 - General	
Guiding Principles	The development proposal is considered to be consistent with the principles contained in Section 1 of the DCP, given the design of the development has considered the local environment and directly responds to the characteristics, both opportunities and constraints, of the land. The development includes environmental controls to avoid adverse environmental outcomes.
Section 2 – Controls that apply to all development	
Clause 2.1 Vehicle access and movement	<p>C1. The proposed development does not have frontage to an arterial road and therefore would not rely on access to an arterial road.</p> <p>C2. The proposed concept development would result in increased traffic volumes in the area given there are 37 new residential lots involved. The traffic impacts were considered in the accompanying Traffic Impact Assessment, which concluded there would be no adverse impacts and no road upgrades triggered. Refer to Section 4.1 of this report.</p> <p>C3. There are no proposed arrangements that would require vehicles to travel in a reverse direction. Vehicles are likely to exit individual lots (proposed Lots 1-31) using a reverse manoeuvre; however, this is standard practice and adverse impacts/conflicts are not anticipated.</p> <p>C4. Not applicable, no loading facilities are required.</p> <p>C5. Not applicable. The replacement dwelling would utilise the existing driveway. The design of any new access driveways for proposed Lots 1-31 would be assessed as part of future applications for development on the proposed allotments.</p> <p>C6. As above.</p>
Clause 2.2 Off-Street parking	The replacement dwelling incorporates a double garage and therefore would meet the individual dwelling requirements for off-street parking. Additionally, the requirement to provide off-street parking would be assessed as part of future applications for development on proposed Lots 1-31. The lots are adequately sized to support off-street parking.
Clause 2.3 Landscaping	A detailed Landscaping Plan would be prepared for the proposed open space area, in consultation with Council's Parks section. This would be confirmed prior to the release of the Construction Certificate for the subdivision.

Statement of Environmental Effects
Concept Development Application
Proposed Residential Development 52 Plumpton Road, Tatton

Clause 2.4 Signage	Not applicable, signage is not proposed.
Clause 2.5 Safety and security	<p>C1. The road reservations proposed are compatible with Council standards. Visual cues such as mailboxes, footpaths and landscaping are proposed and would assist to define public, semi-public and private areas in a way that is legible to the community.</p> <p>C2. The entry of the replacement dwelling would be easily identifiable, as indicated on the accompanying design plans. The example house plans for other future individual dwellings also indicate an easily identifiable entry point on the front façade of the dwelling.</p> <p>C3. There are no blank walls that would occur along street frontages. All buildings would appropriately address the public domain.</p> <p>C4. There are no identified areas of public concealment.</p> <p>C5. Standard street lighting would be provided to relevant standards.</p> <p>C6. No front fences are proposed, and planting can be arranged such that natural surveillance is not compromised.</p> <p>C7. The proposed access pathways through Road 1 and the open space area would be clearly defined by standard surface materials such as concrete or gravel as relevant.</p> <p>C8. Not applicable, public toilets or rest areas are not proposed.</p>
Clause 2.6 Erosion and Sediment Control Principles	The civil works related to the proposed subdivision would incorporate the effective management of soil and erosion to ensure soil and sediments are contained wholly within the site. Design plans would be submitted to Council for review prior to the release of the Construction Certificate application.
Clause 2.7 Development adjoining open space	<p>C1. There are no lots that would rely on access across public open space.</p> <p>C2. Materials would not be stored on public land.</p> <p>C3. The existing transmission easement would preserve a dedicated corridor, centred on the linear park and uphold the views and outlook from the open space area.</p> <p>C4. Landscaping of private land would not encroach upon the open space area.</p>
Section 4 – Environmental Hazards and Management	
Clause 4.1 Bushfire	Not relevant, the subject land is not mapped as bushfire prone land.
Clause 4.2 Flooding	As outlined above, part of the subject land is identified as being subject to overland flow flooding during high rainfall events. Dwellings would be required to be constructed 500mm above the 100-year ARI overland flow flood level.

Section 5 – Natural Resource and Landscape Management

Clause 5.1 Development on ridges and prominent hills	Not applicable. The land is not described as a location of visual concern under this section.
Clause 5.2 Preservation of trees	<p>According to the controls under this section, trees on private property in urban areas that meet the following criteria are prescribed trees requiring consent for removal:</p> <ul style="list-style-type: none"> • Any living tree equal to or exceeding 8 metres in height, • Any native vegetation in a wetland, or • Any tree listed in a Register of Significant or Heritage trees. <p>The second and third criteria above do not apply to the subject trees on the site. However, several existing trees do exceed 8 metres in height. Retention of trees has been investigated; however, the majority of trees are generally sited along the existing boundary lines, which is where it is necessary to position essential infrastructure. However, only trees impacted by the detailed proposal would be removed at this stage. The development application seeks consent for the removal of these trees. The remaining trees would be subject to further development applications, where proposed to be directly impacted by future detailed proposals.</p>
Clause 5.3 Native vegetation cover	Not applicable to the subject land. The proposed minimum lot size under the proposed instrument is not greater than 0.2 hectares.
Clause 5.4 Environmentally sensitive land	Not applicable as the land that is identified as sensitive on the Natural Resources Sensitivity Biodiversity LEP Map is located within an area subject to the Biodiversity Certification Order.

Section 7 – Subdivision

Clause 7.1 Rural subdivision	Not applicable to the proposed development.
Clause 7.2.1 Topography, views and setting	<p>C1. The proposed roads run perpendicular to the contours, to ensure dwellings on both sides of the road are generally at the same level as the road.</p> <p>C2. As above.</p> <p>C3. As indicated on the plans, existing native trees would be retained where possible. Any trees proposed for removal are unfortunately located within, or too close to, the necessary corridors for essential infrastructure. Mature trees would not survive replanting.</p> <p>C4. The subject site does have some constraints that have required detailed consideration, to determine the optimal layout of the development. This also ensured there are no proposed lots that would have rear fences fronting a public road boundary.</p>

Statement of Environmental Effects
Concept Development Application
Proposed Residential Development 52 Plumpton Road, Tatton

<p>Clause 7.2.2 Design for use and accessibility</p>	<p>C1. It is considered that the proposed road layout maximises connectivity, within the constraints of established surrounding development and the proposed infill nature of the development. The proposed road layout is considered to be appropriate with regard to the objectives of the development.</p> <p>C2. Footpaths are proposed along Road 1 and 2, as outlined in Section 4.1 of this report.</p> <p>C3. As above.</p> <p>C4. The subject site does have some constraints that have required detailed consideration, to determine the optimal layout of the development. The road layout and legibility are significantly constrained by the layout of existing surrounding development. It is considered that the proposed layout would not diminish the legibility of the neighbourhood. The development is already isolated.</p>
<p>Clause 7.2.3 Solar access, energy efficiency, size and shape of lots</p>	<p>C1. Consistent. Approximately 90 percent of the proposed medium density lots (28 out of 31 lots) have their long axis oriented to the north to maximise solar efficiency. The larger lots are of a size that the dwelling could be flexibly oriented and positioned to achieve optimal solar access.</p> <p>C2. The design of the development is constrained by the north-south width of the existing allotment that has limited the potential layout options for the development. However, a solar study of potential future development on the lots illustrates that the lots are of adequate area and width such that solar access is not compromised. Adequate opportunities to avoid excess overshadowing are available.</p> <p>C3. Consistent. Only 1 of the 37 proposed lots is a battle axe shaped allotment. All others are rectangular in shape.</p> <p>C4. The Concept Development Application proposes some variations from the controls outlined in Section 9, as indicated in the accompanying Guidance Document. However, the proposed design controls uphold the general principles and objectives of minimum site area, site coverage, landscaping and private open space.</p> <p>C5. Potential building footprints are provided in the development plans (Appendix B). The lots are of adequate size to provide for private open space and a suitably sized dwelling house. Not all private open space areas can be north facing; however, the solar study indicates that adequate solar access would be available.</p> <p>C6. Though the existing dimensions of the site limit the potential development layout options, the slope of the land and other site features are not considered to constrain future development on individual lots.</p>
<p>Clause 7.2.4 Open space, parks and the public domain</p>	<p>C1. The location of the linear park is consistent with the position of through connections in the South Tatton Masterplan.</p> <p>C2. As above.</p> <p>C3. The drainage area is an existing asset, not proposed.</p> <p>C4. As above</p>

	<p>C5. The linear park would have frontage to Road 1.</p> <p>C6. Electrical boxes and other infrastructure would be incorporated into areas of open space, where possible, to minimise their visual impact.</p>
Clause 7.2.5 Water sensitive urban design	Detailed drainage design plans and calculations would be provided with the Construction Certificate for the development to provide evidence of post-development quantity and quality flows.
Clause 7.2.6 Services	Satisfactory servicing arrangements are available for the proposed development, as outlined in Section 4 of this report.

Section 9 Residential Development

Section 9.2.1 Site layout	<p>C1. The existing site does not have physical features that can be used as opportunities within the development design. However, the design does intend to encourage connection with surrounding recreation assets such as pathways and the broader Lake Albert precinct.</p> <p>C2. The proposed concept development intends an efficient use of the existing property for future residential purposes. The area dedicated for access, landscaping and services responds to site conditions and constraints. For the proposed replacement dwelling, the dwelling is positioned with regard to the future concept development and ensures no future conflicts would arise.</p> <p>C3. The proposed concept development indicates that lots are oriented north-south to take advantage of passive solar access opportunities and avoid adverse overshadowing, given the more compact style of development proposed. For the proposed replacement dwelling, the main living area is located to the northern side of the dwelling to ensure passive solar access.</p> <p>C4. The example house plans submitted in support of the concept development indicate moderately spacious main living areas with opposing windows for cross ventilation opportunities. For the proposed replacement dwelling, windows are positioned on each external wall of the main living area, to provide maximum access to cross breezes.</p>
Section Streetscape	<p>9.2.2 C1. The details provided in support of the Concept Development Application indicate that the scale, rhythm and form of the street would be broadly consistent, as a cohesive design scheme has been developed for the future development of the entire site. The impact of the replacement dwelling on the streetscape would be consistent with existing conditions, whereby it would not be overly visible from the public domain. In addition, the proposed replacement dwelling has been designed to be compatible with the future medium density development on the site.</p> <p>C2. No front fences are proposed.</p> <p>C3. As above.</p> <p>C4. The example house plans submitted in support of the concept development indicate street-facing windows to be habitable area. For the replacement dwelling, the window facing the street is to a bedroom.</p>

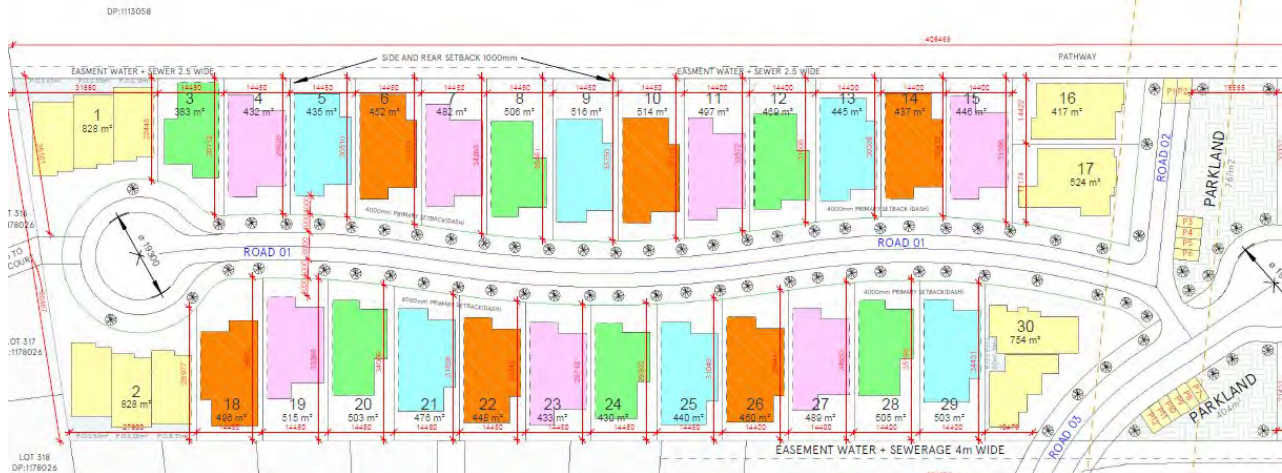
Statement of Environmental Effects
Concept Development Application
Proposed Residential Development 52 Plumpton Road, Tatton

Section 9.2.3 Corner lots and secondary facades	<p>C1. The Concept Development Application indicates one corner lot (proposed Lot 30). The example house plans submitted in support of the concept development indicate that potentially, the unit upon this lot would address all frontages and materials across all facades. For the proposed replacement dwelling, it is considered there would be no secondary frontage.</p> <p>C2. The example house plans submitted in support of the concept development indicate that excessively long blank walls could be avoided.</p> <p>C3. No fences on secondary frontages are proposed.</p>
Section 9.2.4 Sloping sites	<p>C1. The development site is not considered to be a sloping site and therefore pier, split level or suspended floor construction has not been proposed.</p>
Section 9.3.1 Site area per dwelling	<p>C1. The proposed concept development indicates all lots, excepting proposed Lots 30 and 31 would exceed the minimum area of 400sqm. Proposed Lots 30 and 31 would be 398sqm and 333sqm, which is a 17 percent variation to the 400sqm requirement. Proposed Lots 1 and 2 are indicated as potentially being developed as multi-dwelling (town house style) development. The individual community title lots would equate to 276sqm, which is a 26 percent variation to the 375sqm requirement.</p> <p>For the proposed replacement dwelling, the site area would be 4 hectares, which is consistent with the nominated requirements under this section.</p> <p>C2. Not relevant as the site does not include any R3 zoned land.</p> <p>C3. The proposed layout provides a range of lot sizes with respect to the existing site.</p>
Section 9.3.2 Site cover	<p>C1. The DCP indicates that maximum site coverage should be 60 percent for single dwellings less than 600sqm, 50 percent for lots between 600 and 900sqm, 50 percent for dual occupancy development and 40 percent for multi-dwelling developments.</p> <p>Example house plans were selected for each proposed lot, to “model” the potential site coverage associated with the proposed future development scenario. For single dwelling lots, the nominated site coverage limit would be unlikely to be exceeded. For multi-dwelling housing, the site coverage would be approximately 53 percent, exceeding the nominated limits of 40 percent.</p> <p>For the replacement dwelling, the site coverage would be well within the nominated limits.</p>

Statement of Environmental Effects
Concept Development Application
Proposed Residential Development 52 Plumpton Road, Tatton

HOUSE 01 218m ²	HOUSE 02 258m ²	HOUSE 03 253m ²	HOUSE 04 241m ²	UNITS (VARIED)

SITE COVERAGE - PERCENTAGE					
LOT 1	53%	LOT 11	48%	LOT 21	53%
LOT 2	53%	LOT 12	46%	LOT 22	57%
LOT 3	57%	LOT 13	56%	LOT 23	55%
LOT 4	55%	LOT 14	59%	LOT 24	51%
LOT 5	59%	LOT 15	54%	LOT 25	57%
LOT 6	57%	LOT 16	63%	LOT 26	56%
LOT 7	50%	LOT 17	56%	LOT 27	49%
LOT 8	43%	LOT 18	52%	LOT 28	43%
LOT 9	49%	LOT 19	47%	LOT 29	50%
LOT 10	50%	LOT 20	43%	LOT 30	49%



Section 9.3.3 R3 Zones – minimum frontage Not relevant as the site is located in the R1/R5 zone.

Section 9.3.4 Solar access

C1. The example house plans submitted in support of the concept development indicate that future dwellings could be oriented such that garages, laundries or bathrooms are located to the western side. For the proposed replacement dwelling, all bathrooms and the laundry have been positioned on the western side.

C2. The example house plans submitted in support of the concept development indicate that future dwellings could be oriented such that living areas are positioned to the northern/north-eastern side, where maximum solar access can be achieved. For the proposed replacement dwelling, the main living area been positioned on the northern side.

C3. The design of the development is constrained by the north-south width of the existing allotment. This has limited the potential layout options for the development. However, a solar study of potential future development on the lots illustrates that the lots are of adequate area and width such that solar access is not compromised. Adequate opportunities to avoid excess overshadowing are available. For the replacement dwelling, adequate solar access would be available to the internal living spaces and the private open space.

C4. As outlined above, the design of the development is constrained by the north-south width of the existing allotment. This has limited the potential layout options for the development. The proposed outcome is considered the optimal outcome with regard to solar access and avoidance of overshadowing. Compact blocks oriented east-west, with

Statement of Environmental Effects
Concept Development Application
Proposed Residential Development 52 Plumpton Road, Tatton

		<p>north-facing living areas, are typically subjected to overshadowing for a significant portion of the 9am to 3pm period.</p> <p>C5. Residential flat buildings are not proposed.</p> <p>C6. From the proposed concept layout, it is evident that any north-facing living areas would not be adversely overshadowed between 9am to 3pm in mid-winter, by development on all lots (excepting Lots 17 and 31) as all blocks are oriented north-south. It is considered that north-facing living areas Lot 17 and 31 may have diminished solar access; however, it is considered that adequate solar access should still be available, subject to final design. In relation to the replacement dwelling, it is considered this would not affect any north-facing living areas of existing adjacent development.</p> <p>C7. As above.</p> <p>C8. A solar study of potential future development on the lots illustrates that the lots are of adequate area and width such that excess overshadowing of neighbouring properties would not arise from the example development types indicated. For the replacement dwelling, there are no adjacent private open space areas that would be overshadowed.</p>
Section 9.3.5	Private open space	<p>C1. Each dwelling would have access to a reasonable private open space area. In most cases, this would be accessible to the main living area of the dwelling; however, there is a need to ensure the main living area is able to access adequate solar access as well. For the proposed replacement dwelling, adequate private open space would be available, and this would be accessible from the main living area.</p> <p>C2. Noted.</p> <p>C3. The details provided in support of the Concept Development Application indicate that all dwellings are likely to enjoy a reasonable level of privacy to their private open space area. For the proposed replacement dwelling, screening is not considered necessary to ensure privacy to the private open space.</p> <p>C4. Not relevant as these development types are not proposed.</p>
Section 9.3.6	Front setbacks	<p>C1. The Concept Development Application proposes a 4-metre front setback, and 5.5 metre setback to the garage, which is inconsistent with the nominated front setback requirements in this section. The development is intended as a low-speed, walkable environment, with no through traffic. Specific design parameters are proposed for the future dwellings within the development. It was considered the intended streetscape could support a reduced setback.</p> <p>In relation to the proposed replacement dwelling, the front setback is considered to be from Plumpton Road. This would be consistent with the front setback controls under this section.</p> <p>C2. Not relevant, the development site is not considered to be located within an older area where 7.5 metre setbacks apply.</p> <p>C3. The example house plans submitted in support of the concept development indicate that the front elevation of the respective dwellings would include at least one change in plane of 500mm minimum. The</p>

Statement of Environmental Effects
Concept Development Application
Proposed Residential Development 52 Plumpton Road, Tatton

	<p>garage would be located behind the forward-most wall enclosing a habitable room and would not encroach on the front setback. In relation to the proposed replacement dwelling, the dwelling has been designed to achieve these requirements in relation to the future frontage to proposed Road No. 2.</p> <p>C4. Noted.</p>
Section 9.3.7 Side and rear setbacks	<p>C1. Not relevant, secondary dwellings are not proposed.</p> <p>C2. The proposed development would allow for future dwellings on R5 zoned lots (proposed Lots 34 and 37) to incorporate a 2-metre side setback.</p>
Section 9.4.1 Building elements	<p>C1. The example house plans, and replacement dwelling plans indicate well-integrated outdoor and indoor living areas.</p> <p>C2. The example house plans, and replacement dwelling plans indicate porticos to each dwelling, providing an easily identifiable entry point.</p> <p>C3. There would be no reasons why ancillary components could not be located where they are hidden from view.</p> <p>C4. The example house plans indicate the dual occupancy development would have separate entry points to each dwelling.</p> <p>C5. There are no secondary dwellings proposed at this time.</p>
Section 9.4.2 Materials and finishes	<p>C1. The example house plans, and replacement dwelling plans indicate modern materials are proposed, which have been selected for their environmental performance, durability and quality finishes.</p> <p>C2. The example house plans, and replacement dwelling plans indicate a high level of articulation through different material selections.</p> <p>C3. The example house plans, and replacement dwelling plans indicate no highly reflective materials are proposed externally.</p> <p>C4. The example house plans, and replacement dwelling plans indicate a high level of articulation through design elements, as outlined in Section 2.2 of this report.</p> <p>C5. Recessive colours may be utilised for the upper levels of the proposed terrace development/s. This would be confirmed through the future development applications for individual allotments.</p> <p>C6. No corporate colours are proposed.</p>
Section 9.4.3 Privacy	<p>C1. The proposed replacement dwelling would be separated from surrounding dwellings by existing boundary fencing. It is anticipated the dwelling will enjoy a reasonable level of privacy and amenity as a result. The details provided in support of the Concept Development Application indicate that all dwellings are likely to enjoy a reasonable level of privacy, as boundary fencing would be provided, and the slope of the site is not expected to contribute to privacy conflicts. Several terrace developments may be undertaken on proposed Lots 1 and 2 (subject to separate future assessment and approval). The example house plans provided indicate only windows at the front and rear of the terrace dwellings. Where upper level windows are indicated at the rear, this wall is set back into the site further, to avoid overlooking of other</p>

Statement of Environmental Effects
Concept Development Application
Proposed Residential Development 52 Plumpton Road, Tatton

		<p>surrounding properties. Additional mitigation measures can be provided through detailed design and assessed with separate future development applications).</p> <p>C2. As above.</p>
Section 9.4.4	Garages, carports, sheds and driveways	<p>C1. The example house plans submitted in support of the concept development indicate that future dwellings would have garage doors no wider than 6 metres, no higher than 2.4 metres and less than 50 percent of the width of the dwelling.</p> <p>C2. There are no laneways proposed.</p> <p>C3-7. No outbuildings are proposed at this time.</p>
Section 9.4.5	Site facilities	<p>C1. As outlined in Section 4 of this report, all services would be underground provision.</p> <p>C2. There are no sites included herein where more than ten units would be proposed.</p> <p>C3. Mailboxes would be established on the boundary in the standard position.</p> <p>C4. Garbage storage areas can be easily accommodated in a suitable location within the individual sites.</p> <p>C5. The example house plans, and replacement dwelling plans indicate there are suitable locations, shielded from view, within individual sites for a drying area.</p>
Section 9.4.6	Changing the landform	<p>C1-3. Preliminary design for the future dwellings indicates that not more than 800mm cut/fill would be required for each individual site. This would be balanced generally 500mm cut to the western side and 300mm fill to the eastern side. Individual details would be provided with future applications. The replacement dwelling would require minor land shaping of up to 300mm.</p> <p>C4-5. No cut, fill or retaining walls would occur within easements.</p> <p>C6. Noted.</p> <p>C7. Preliminary design for the future dwellings indicates fill can likely be incorporated within the dwelling footprint.</p> <p>C8-10. Noted.</p> <p>C11. Stormwater would be managed and redirected using drains and batters as required.</p> <p>C12. Earthworks would be undertaken outside the respective angles of repose for adjoining properties.</p>

5.6. SOUTH TATTON DEVELOPMENT CONTROL PLAN 2005

Section 31 South Tatton

Section 31.2.1 Lot size and Density

Minimum Lot sizes of 375 m² are permitted in a residential zone where building envelopes and privacy provisions are incorporated in subdivision plans. Default minimum lot size of 600 m² where design criteria is not met.

The proposed development includes a range of lot sizes to facilitate compact, high quality medium density development. The Concept Development Application proposes some variations from the controls outlined in Section 9, as indicated in the accompanying Guidance Document. However, the proposed design controls uphold the general principles and objectives of minimum site area, site coverage, landscaping and private open space.

Section 31.2.2 Energy Efficiency

All residential allotments under 1000 square metres shall be designed and oriented to maximise solar access and shall meet the following requirements:

The permissible bearing range for the long axis of each allotment shall be 250° to 300° (East/West blocks) and 340° to 30° (East/West blocks).

An energy audit for each lot shall be conducted in accordance with energy efficiency ratings set out below. A minimum of 80% of all residential lots shall achieve a 5 star rating with the remainder achieving a rating of at least 3 stars. Details of the audit shall be submitted with the Development Application in accordance with Note (e) below.

Block Rating System

Lot Orientation	Minimum Lot Width (metres)				
	Star Rating				
	5 Star	4 Star	3 Star	2 Star	1 Star
East/West	> 16.8	15.6 – 16.8	14.4 – 15.5	13.8 – 14.3	< 13.8
North	> 14.1	12.2 – 14.1	11.1 – 12.1	10.5 – 11.0	< 10.5
South	> 16.1	14.2 – 16.1	13.1 – 14.1	12.5 – 13.0	< 12.5

Residential Allotment Energy Rating

Energy Rating	Number of Blocks	Percentage of Total
5 Stars	17	58 percent
4 Stars	13	42 percent
3 Stars	-	-

Statement of Environmental Effects
Concept Development Application
Proposed Residential Development 52 Plumpton Road, Tatton

2 Stars	-	-
1 Star	-	-
Total	31	100%

**Section 31.2.3
Building Envelopes
and Building Design**

The principles of privacy, solar access and views have been addressed in relation to the more detailed controls of Section 7 and 9 of the WWDCP 2010 in Section 5.5 of this report.

The proposed dwellings would be generally one storey, with proposed townhouses reaching a maximum of two storeys.

This section of the Tatton DCP indicates the nominated front setback to be a minimum of 4.5 metres, where intended to provide a certain streetscape effect. The proposed primary setback would be 4 metres, with a garage setback of 5.5 metres.

Building envelopes would be nominated for any lots within the R5 Large Lot Residential zone. The building envelopes would indicate a minimum front setback of 6 metres, minimum side setbacks of 2 metres and would exclude all land containing an existing easement.

**Section 31.2.4 Road
and Street Design**

As outlined above, the original South Tatton Neighbourhood Plan did not envisage the development in the proposed form. This has been prompted by changes in Council's Strategic Planning priorities and a focus on the most optimal use of serviced urban land. The South Tatton Neighbourhood Plan indicates a linkage through the development site between Barrington Street and Brindabella Drive. The Concept Development Application indicates a linear park would be provided centrally within the development, to facilitate this intended linkage through the site.

The new proposed roads would be constructed in accordance with Wagga Wagga City Council's Engineering Guidelines for Subdivisions.

**Section 31.2.5
Vehicular Access and
Parking**

The existing vehicular access point to Plumpton Road would be physically eliminated prior to the release of the subdivision certificate for the first stage of subdivision. Two new roads would be constructed to direct vehicular access via Brindabella Road.

Visitor parking is not considered as being required given each example house plan submitted in support of the Concept Development Application indicates the off-street parking rates would be complied with, or in most cases, exceeded.

**Section 31.2.6
Pedestrian Access**

The accompanying plans indicate that footpaths, constructed in accordance with Council's Guidelines would be provided along proposed Roads 1 and 2.

**Section 31.2.7
Stormwater**

The proposed development would provide reticulated drainage infrastructure to serve and drain each proposed residential allotment, whilst swale drain structures would service all large lots. The lot is subject

		to a Development Servicing Plan (DSP). Refer section 4.4.1 for stormwater considerations.
Section Services Amenities	31.2.8 and	The proposed arrangements for services and utilities are outlined in Section 4 of this report.
Section Tree Cover	31.2.9	Section 5 of the WWDCP indicates native revegetation is not applicable to the subject land.
Section Management of Environmental Protection Zone	31.2.10	The E2 Environmental Management zone is no longer considered appropriate for the land. A property management plan is not considered necessary.

5.7. OTHER RELEVANT SECTION 4.15 MATTERS FOR CONSIDERATION

Section 4.15 of the *Environmental Planning and Assessment Act 1979* states that in determining a development application, a consent authority is to take into consideration other relevant matters. These matters are listed in the table below.

Table 5-4 Relevant 4.15 matters

Other relevant 4.15 matters for consideration	
any proposed instrument that is or has been the subject of public consultation under this Act and that has been notified to the consent authority...:	<p>As outlined in Section 5.1 of this report, the land is currently subject to a Planning Proposal. This Planning Proposal seeks to amend the Wagga Wagga Local Environmental Plan 2010 Land Zoning Map to indicate a change from E2 Environmental Conservation to R1 General Residential and R5 Large Lot Residential. The Planning Proposal also involves an amendment to the Lot Size Map to indicate that land within the proposed R5 Large Lot Residential zone would have a minimum lot size of 0.2 hectares (2,000sqm) and there would be no minimum lot size for land within the proposed R1 General Residential zone.</p> <p>This Planning Proposal has been the subject of public consultation and is considered to be imminent. Where public consultation has occurred in relation to a Planning Proposal, the proposal can be considered a draft instrument, pursuant to clause 4.15(1)(a)(ii) under the Environmental Planning & Assessment Act 1979.</p> <p>The Planning Proposal received final endorsement by Council (Motion 19/302 on 26 August 2019). It is currently with the Department of Planning, Industry & Environment (DPIE) for finalisation.</p>

Statement of Environmental Effects
Concept Development Application
Proposed Residential Development 52 Plumpton Road, Tatton

	The proposed concept development is permissible under the provisions of the proposed instrument. Council can consent to the proposed development.
any planning agreement...:	There are no known planning agreements applicable to the development proposal. The proponent intends to enter into a VPA with Council in relation to the public assets provided within the development site.
the suitability of the site for the development...:	<p>Based on the evidence and discussions provided in this report, and prior analysis in consultation with Council's Strategic Planning and Development Control sections, the site is considered suitable for the intended development.</p> <p>The proposed development would not have notable environmental and amenity impacts that the community would find undesirable.</p> <p>The scale and configuration of the proposed development is sustainable with regard to the features of the land and the desired character of the precinct.</p>
any submissions...:	Council would undertake appropriate public consultation and consider any submissions as a result of public notification.
the public interest...:	<p>It is considered that the proposed development would be in the public interest as it is consistent with the adopted Wagga Wagga Spatial Plan 2013-2043. The Planning Proposal was exhibited to the public and no objections were received.</p> <p>The proposal would create positive economic impacts through the demand for goods, services and trades during the subdivision construction works and, ultimately, the construction of additional dwellings.</p> <p>The proposal is also compatible with social objectives in terms of providing housing options for the community.</p>

6. ENVIRONMENTAL ASSESSMENT

As outlined above, Section 4.22(5) of the *Environmental Planning & Assessment Act 1979* (5) provides that when assessing the likely impact of a Concept Development Application, the consent authority need only consider the likely impact of the concept proposals and any first stage of development included in the application. The consent authority does not need to consider the likely impact of the carrying out of development that may be the subject of subsequent development applications. This section has been prepared in accordance with this direction.

Table 6-1 Statement of Environmental Effects

Primary Matters	Likely Impacts	Safeguards and Mitigation Measures
Context and Setting	Positive. Urbis identified that the site is well supported by social and physical infrastructure and is surrounded by local and regional open space areas and pedestrian linkages. The proposed development has the potential to create a sense of place, and to build upon the desirable qualities of the established Tatton neighbourhood. Given the site is visually isolated from Brindabella Drive, the design can be more flexible and innovative	No safeguards or mitigation measures were deemed to be required for this proposal.
Privacy, Views and Sunlight	Minor. The example house plans, and other details provided in support of the Concept Development Application indicate that potential future development on the lots would be able to access reasonable privacy and solar access. The subject site is relatively flat, and the proposed development would not diminish any locally significant vistas.	Ensure future development on the proposed lots is consistent with the parameters outlined in this Concept Development Application.
Access and Traffic	Minor. The subject land is well-connected to, and adequately supported by, existing road infrastructure. The Traffic Impact Assessment indicates that the proposed infill development would not have an adverse impact on the established road network.	No safeguards or mitigation measures were deemed to be required for this proposal.

Statement of Environmental Effects
Concept Development Application
Proposed Residential Development 52 Plumpton Road, Tatton

Infrastructure	Positive. The subject site is serviced urban land and can support the infill development proposal. Utilities and services are connected to the site and can be augmented to service each of the proposed lots.	No safeguards or mitigation measures were deemed to be required for this proposal.
Heritage	Nil, there are no identified heritage concerns. There are no Items of Environmental Heritage registered on the subject land. An assessment of the potential for Aboriginal objects to be present is included in Section 3.2.	The proposed development would proceed with caution during the construction phase and observe the requirements of the NPW Act.
Construction	Minor. All work would be designed and constructed in accordance with Council's engineering guidelines. Construction work would be managed with minimal nuisance to the surrounding properties and undertaken only within approved construction hours.	Construction work would only be undertaken within approved hours and strictly in accordance with the approved plans and details.
Land Resources	Positive. The proposal would allow for the creation of additional allotments that would provide land resource for residential activity, as is the intent of the R1 and R5 zones.	No safeguards or mitigation measures were deemed to be required for this proposal.
Soil and Water	Minimal. Soil and erosion impacts could occur during the construction phase as earthworks are necessary. Minor natural drainage pathways are present within the site. The reticulated drainage network would follow these natural pathways and therefore the hydrology would not be significantly altered. Discharge from the development would be restricted to pre-development levels for water quality objectives and peak flow to avoid impacts on downstream landowners.	Implement soil and erosion control measures during the construction phase and inspect regularly to maintain their performance.
Air and Micro-climate	Minor. Potential dust impacts as a result of subdivision works would be minimised and controlled.	Implement dust control measures during construction phase.

Statement of Environmental Effects
Concept Development Application
Proposed Residential Development 52 Plumpton Road, Tatton

Noise and Vibration	Nil. The proposed lots are not expected to be impacted by adverse noise and vibration as there are no significant noise features such as railways, main roads or industries in the vicinity of the site.	No safeguards or mitigation measures were deemed to be required for this proposal.
Flora and Fauna	Minimal. The biodiversity values to be low for the subject land, due to the high level of disturbance of the site from agricultural activities. There are no identified impacts that would be likely to affect threatened species in the locality.	Implement standard tree clearing protocols during construction. Ensure any tree clearing is staged in line with the approved development.
Waste	Nil. Any construction waste would be recycled or disposed of as appropriate by the civil works contractor.	Where possible, design cut and fill to be balanced across the development site to reduce excess spoil volumes.
Land Hazards	The subject land is not mapped as bushfire prone. The land is mapped as subject to overland flow flooding. All dwellings would be established 500mm above the FPL. The MOFFS modelling indicates an acceptable off-site impact of less than 0.05m. Subject to the measures outlined in Section 5.4.7, the hazard and risk of overland flow flooding is not incompatible with the proposed development.	Ensure all dwellings are established 500mm above the FPL.
Contaminated Land	Minimal. The subject land is not on the list of Contaminated Sites notified to the NSW EPA. Consultation with Council's Strategic Planning section indicated the subject land is also not listed on Council's Contaminated Lands Register. According to desktop searches, there is no evidence of the land being used for any contaminating activities.	Not applicable.
Social Impacts	Positive. The public interest is supported by the development, which would provide social and economic benefits through the provision of residential land resources in an area supported by physical and social infrastructure. It would also stimulate economic activity and local businesses and suppliers would benefit from this.	Not applicable.
Economic Impacts		Not applicable.

Cumulative Impacts

Minimal. The proposed development may be considered to have a cumulative impact as it was not originally envisaged to occur and would be developed as a brownfield infill development site. However, the analysis shows no identifiable adverse impacts on the surrounding area are anticipated to occur. Further, the proposed lots would not be impacted by adverse conditions in the local environment.

Not applicable.

7. CONCLUSION

This Statement of Environmental Effects (SEE) supports a Concept Development Application (CDA) for residential development at 52 Plumpton Road, Tatton.

The CDA provides a masterplanned scenario for all future development on the site. Additionally, the SEE sets out a detailed proposal for the first stage of the development for Council's consideration.

This report has addressed relevant planning instruments and plans. It has assessed the potential environmental and built form impacts and where relevant, includes mitigation measures to address impacts.

The proposed development is considered appropriate for the subject site for the following reasons:

- The proposal would provide infill housing opportunities within the established neighbourhood of Tatton,
- The land is well supported by physical, social and cultural infrastructure to support the development and that would be attractive to potential future residents of the community,
- The proposal aligns with Council's strategic priorities related to the provision of housing opportunities to cater for expected growth, ensuring orderly development of urban land and the optimal use of serviced land,
- The proposal would promote increase housing supply and improved housing choice,
- The proposal is not considered to create any significant environmental impacts, nor any environmental impacts that cannot be adequately mitigate or managed,

It is considered that Council can support the proposed development, under the provisions of the *Environmental Planning & Assessment Act 1979*.