



Statement of Environmental Effects

prepared by LM Planning Solutions Pty Ltd

SOEE FOR A TWENTY- EIGHT (28) LOT TORRENS TITLE SUBDIVISION AND A ROAD WIDENING

LOCATED AT:

1 GOOLAGONG STREET “THREE
WAYS”, GRIFFITH NSW 2680

LOT 1222 / - / DP 751 709

LM REFERENCE: LM22/0080
DATE: 21ST OF NOVEMBER 2022



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1.0 Report Overview

This Statement of Environmental Effects (SoEE) has been prepared on behalf of the registered landowner, being the Griffith Local Aboriginal Land Council (GLALC), of 1 Goolagong Street, Griffith NSW 2680 – being described as Lot 1222 / - / DP 751 709, for a twenty-eight (28) Lot Torrens Title Subdivision and a Road Widening.

The development is assessable against the Griffith Local Environmental Plan 2014 (GLEP 2014), the Griffith Residential Development Control Plan (DCP), Part 10.0 Subdivision and a number of State Environmental Planning Policies (SEPPs) as detailed in the Table below:

Table 1: Planning Controls

Planning Controls	
GLEP 2014	
Local Controls	State Planning Instruments & Policies
Griffith Residential DCP, Part 10.0 Subdivision	<i>Environmental Planning and Assessment Act 1979</i> SEPP (Biodiversity and Conservation) 2021 SEPP (Housing) 2021 SEPP (Resilience and Hazards) 2021

The proposed development has been assessed against and demonstrates compliance with all of the above-mentioned Planning Controls and no ‘variations’ are proposed in this instance.

Accordingly, it is submitted that the proposed development results in lot sizes and configurations that are suitable for the existing and any future proposed Dwelling Houses.

In addition, it is submitted that the development supports the aims, objectives and controls of the DCP by maintaining an appropriate, density, lot size and configuration through consistent and complementary design.

Accordingly, it is submitted that the proposal warrants favourable consideration by Council in this instance subject to reasonable and relevant Conditions.

2.0 Executive Summary

An overview of the proposed development, including the applicant and landowner(s) details, applicable framework, relevant site information and the approvals sought by this application are detailed in Table 2 below.

Table 2: Application Overview

Applicant	Conseth Solutions Pty Ltd		
Land Owner	GLALC		
	Lot/Section/Plan	Address	Area
Site Details	Lot 1222 / - / DP 751 709	1 Goolagong Street, Griffith NSW 2680	22,160m ²
Planning Controls			
Land Zoning	R1 – General Residential Zone		
Land Application LEP	GLEP 2014		
Land Features	Minimum Lot Size: 450m ² Heritage: Three Ways Mission Significance (Local)		
Proposed Development			
Approval Sought	Development Consent		
Defined Land Uses	Torrens Subdivision Roadworks		
Additional Approvals Required	Operational Works Stormwater Drainage Works		
Referral Agencies	Nil		

3.0 *Background Information*

The proposed twenty-eight (28) Lot Torrens Title Subdivision, ancillary site works and infrastructure upgrades will be completed under the Roads to Home Program which is a planning and infrastructure upgrade Program designed to sustainably address the legacy infrastructure and servicing inequality experienced in discrete Aboriginal communities across NSW.

In part, the program aims to –

- ~ *Maximise the utilisation of the existing lots for affordable housing and recreational purposes.*
- ~ *Provide infrastructure upgrades to enable municipal services in discrete Aboriginal communities to be delivered to the appropriate quality and current standards.*
- ~ *Ensure the long-term sustainability of the existing and proposed infrastructure through continued maintenance and the provision of those services.*
- ~ *Create better social and economic connections to improve the way people travel to school and work.*
- ~ *Improve access for medical and emergency services as well as postal and delivery services.*

4.0 Subject Site and Surrounding Area

4.1 Subject Site

The subject site is located at 1 Goolagong Street, Griffith NSW 2680 – Lot 1222 / - / DP 751 709 (see Figure 1 below).



Figure 1: Aerial Image (SIX Maps, 2022)

The site is a rectangular lot with a total of four (4) road frontages being a primary (eastern) frontage to Kennedy Street and three (3) frontages to Goolagong Street. These three (3) frontages include a frontage to the west and south and one (1) internal road. The site has a total area of 22,160m².

The site is currently improved by sixteen (16) Dwelling Houses, ancillary structures, sixteen (16) crossovers and driveways and two (2) greenspaces (see Figure 2 below).

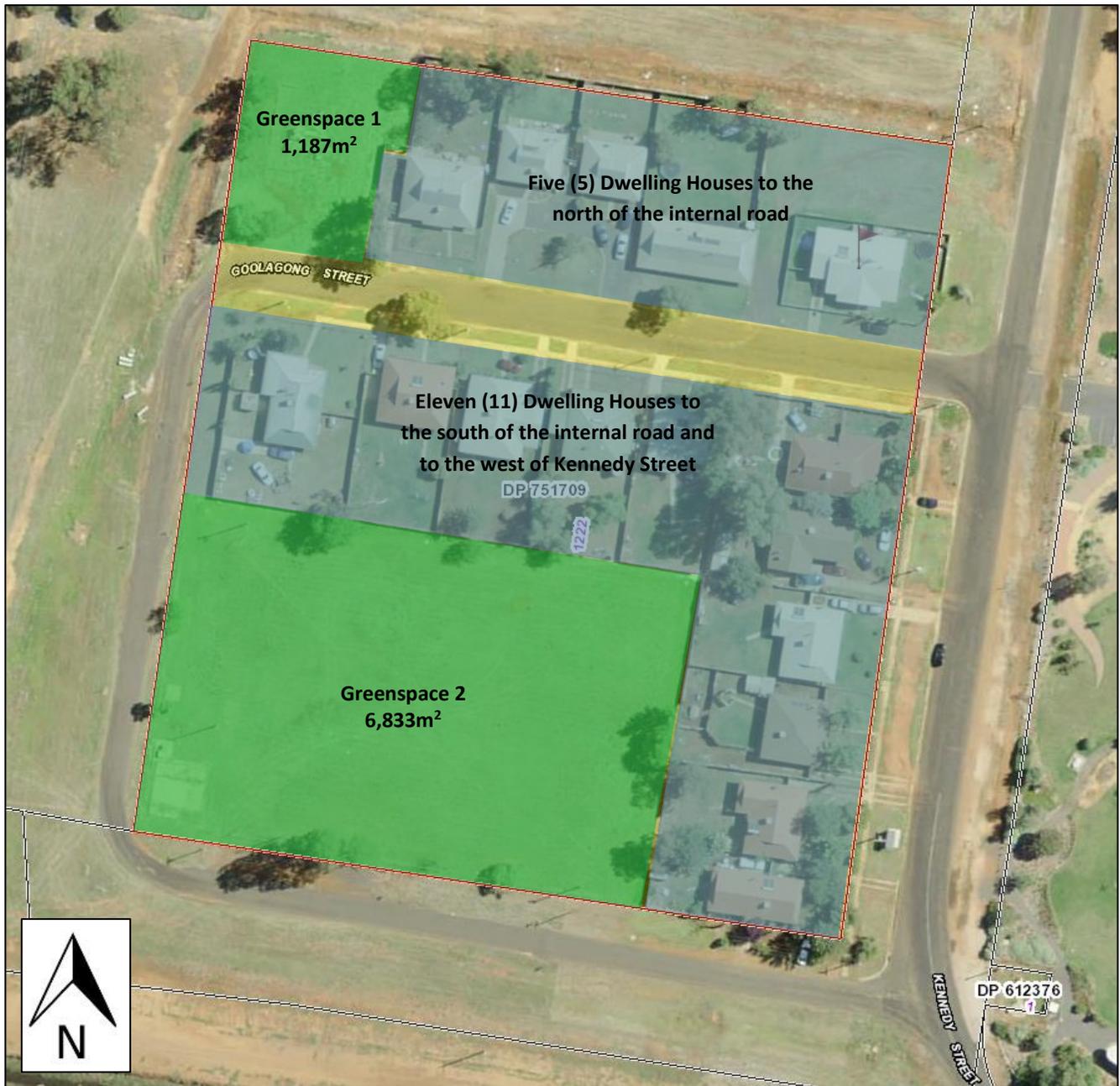


Figure 2: Existing Improvements (SIX Maps, 2022)

The site has a negligible slope with ground levels ranging from RL124.98m AHD at the lowest point to RL125.38m AHD at the highest point. This results in a variation in ground levels of 0.4 metres across the site.

The subject site is provided with access to all urban services including reticulated water and sewerage, electricity, telecommunications and stormwater. The site is encumbered by a number of existing sewer mains. However, it does not appear to be encumbered by any other easements or statutory constraints.

4.2 Surrounding Area

As indicated in the Figure below the surrounding land uses comprise agricultural land to the south, north and west and residential land uses to the east, north-east and south-east.

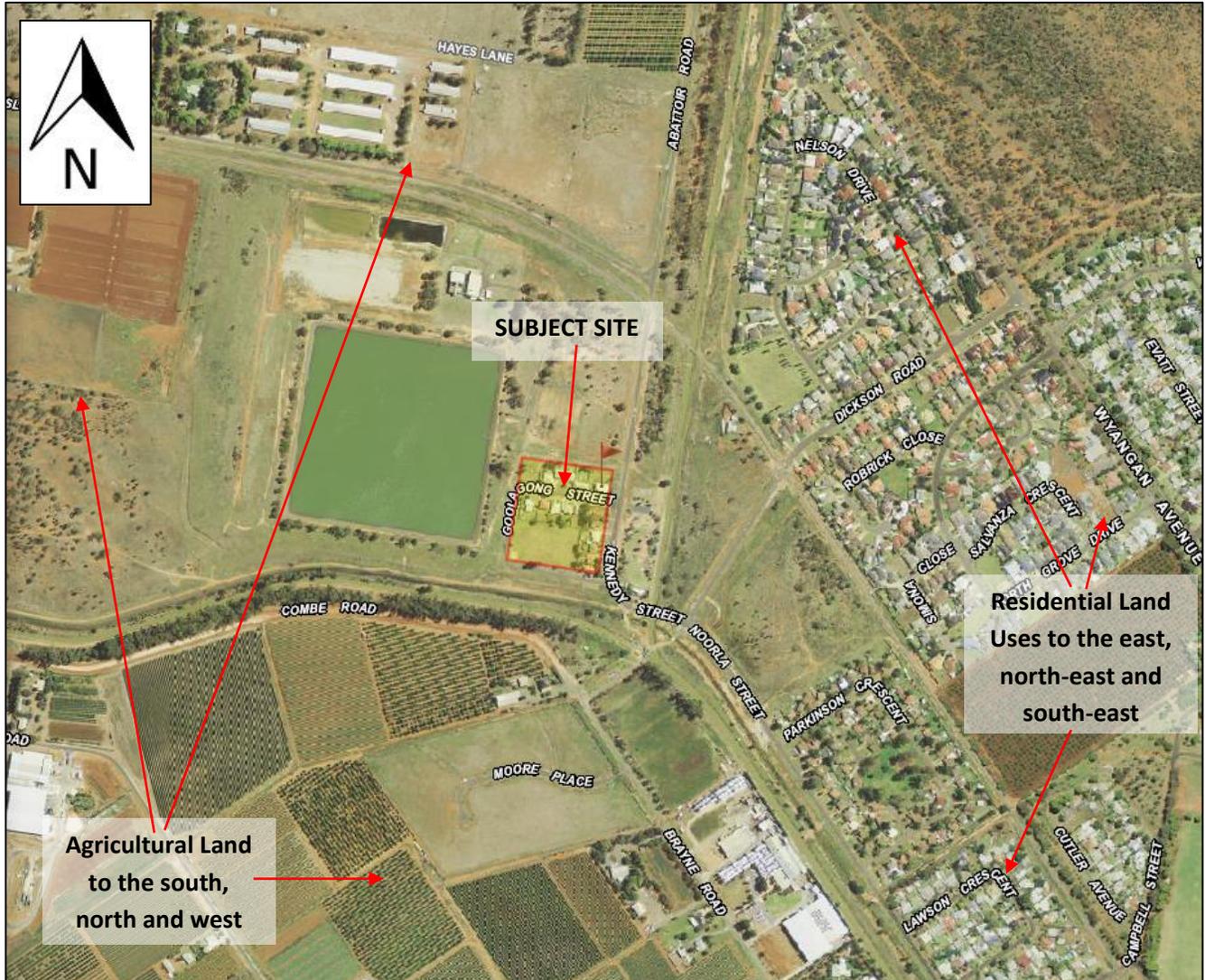


Figure 3: Surrounding Area (SIX Maps, 2022)

As indicated in the Figure on the following page the surrounding sites are located in the E2 Environmental Conservation Zone, R1 General Residential Zone, RE1 Public Recreation Zone, RU4 Primary Production Small Lots Zone and the SP2 Infrastructure Zone.



Figure 4: Zone Map (New South Wales, ePlanning Spatial Viewer, 2022)

It is submitted that the proposal is directly consistent with the other residential developments to the east, north-east and south-east.

5.0 Planning and Development Context

5.1 Griffith Local Environmental Plan 2014 (GLEP 2014)

In accordance with the New South Wales (NSW) Government – Property Report the subject site is located in the R1 – General Residential Zone where, in accordance with the GLEP 2014, a Torrens Subdivision is ‘permitted with consent’. It is submitted that the proposed development is directly consistent with the intent of the Zone and that the site is suitable for the proposed land uses for the following reasons:

- ~ The site is located in the R1 – General Residential Zone, has an area of 22,160m² and has a minimum Lot Size of 450m². As indicated on the Proposed Plans prepared by MCG Drafting & Design and SMH Consulting Engineers the proposed lot sizes are as detailed in the Table below –

Table 3: Proposed Lot Sizes

Lot Sizes			
Lot Number	Lot Size (m ²)	Lot Number	Lot Size (m ²)
101	1,088	115	691
102	838	116	716
103	615	117	644
104	589	118	511
105	974	119	491
106	705	120	452
107	696	121	458
108	1,130	122	520
109	637	123	646
110	678	124	637
111	680	125	521
112	638	126	464
113	680	127	464
114	694		

Accordingly, it is submitted that the proposed development is fully compliant with the requirements of the GLEP 2014 and specifically with the minimum lot sizes in this instance.

In addition, it is submitted that the proposed development is directly consistent with the aims and objectives of the GLEP 2014 which include the following:

- (aa) to protect and promote the use and development of land for arts and cultural activity, including music and other performance arts,*
- (a) to prevent unnecessary urban sprawl by promoting business, industrial, rural and residential uses within and adjacent to existing precincts related to those uses,*
- (b) to minimise land use conflict in general by creating areas of transition between different and potentially conflicting land uses,*
- (c) to provide a variety of development options to meet the needs of the community with regard to housing, employment and services,*
- (d) to manage and protect areas of environmental significance,*
- (e) to recognise the historical development of the area and to preserve heritage items associated with it.*

The proposed development is also directly consistent with the objectives of the R1 – General Residential Zone which are:

- ~ *To provide for the housing needs of the community.*
- ~ *To provide for a variety of housing types and densities.*
- ~ *To enable other land uses that provide facilities or services to meet the day to day needs of residents.*
- ~ *To facilitate development of social and community infrastructure to meet the needs of future residents.*
- ~ *To allow people to carry out a reasonable range of activities from their homes, if such activities do not adversely affect the living environment of neighbours.*

5.1.1 Zone

As previously discussed, and as indicated in the Figure below, the subject site is located in the R1 – General Residential Zone.

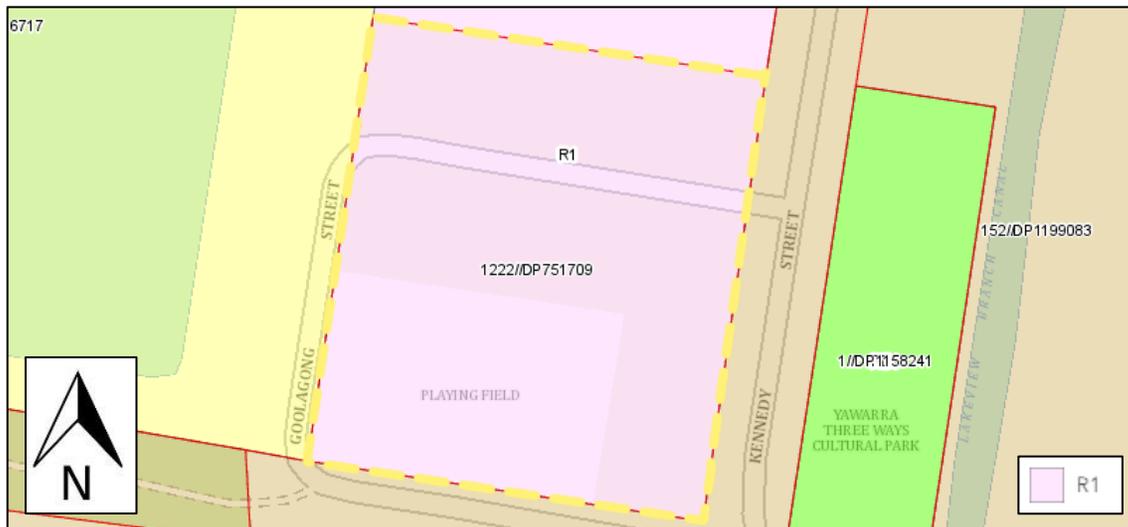


Figure 5: Zone Map (New South Wales – ePlanning Spatial Viewer, 2022)

5.1.2 Clause 4.1 Minimum Subdivision Lot Size

As previously discussed, and as indicated in the Figure below, the subject site has a minimum lot size of 450m².

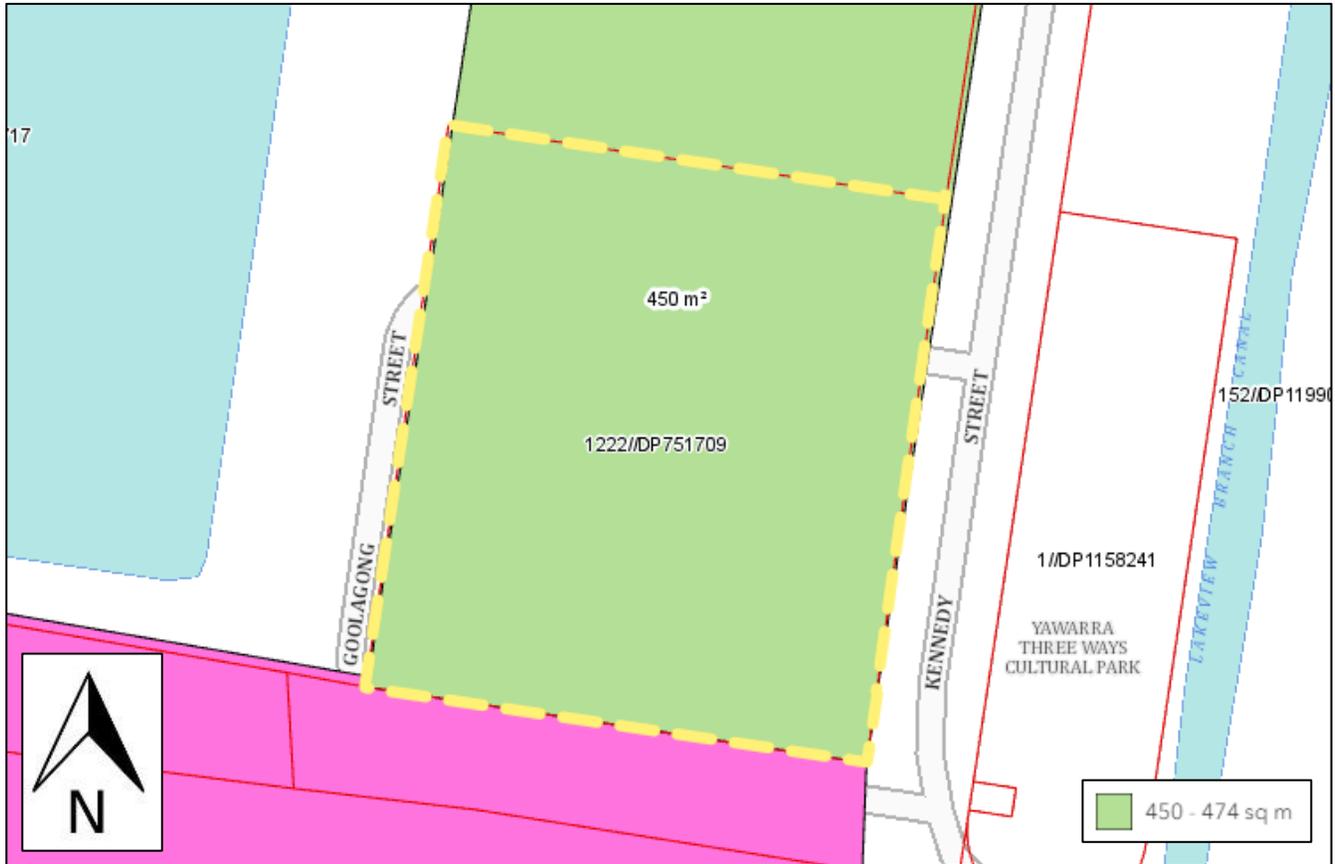


Figure 6: Minimum Lot Size Map (New South Wales, ePlanning Spatial Viewer 2021)

As indicated in Table 3: Proposed Lot Sizes of this SoEE all of the proposed lots have a minimum area of 450m².

Accordingly, it is submitted that the development is fully compliant with the GLEP 2014 in this instance.

In addition, it is submitted that the development is directly consistent with the Objectives of Clause 4.1 of the GLEP 2014 which include the following:

- (a) to provide a minimum lot size for the subdivision of land,*
- (b) to ensure that subdivision does not unreasonably impact on the natural and environmental values of the area and will not lead to fragmentation of natural areas,*
- (c) to protect the productive capacity of agricultural land,*
- (d) to prevent the fragmentation of rural lands,*
- (e) to encourage a diversity of lot sizes, housing forms and densities in residential zones.*

5.1.3 Clause 5.10 Heritage (Three Ways Mission Significance: Local)

In accordance with the NSW Government – Property Report the subject site is affected by a Heritage (Three Ways Mission Significance: Local) Planning Control.

In accordance with the GLEP 2014 the objectives of this clause are as follows –

- (a) to conserve the environmental heritage of Griffith,*
- (b) to conserve the heritage significance of heritage items and heritage conservation areas, including associated fabric, settings and views,*
- (c) to conserve archaeological sites,*
- (d) to conserve Aboriginal objects and Aboriginal places of heritage significance.*

Navin Officer Heritage Consultants Pty Ltd (NOHC) have been engaged for the preparation of an Aboriginal Heritage Assessment and Statement of Heritage Impact, which is included with this application.

In accordance with Part 7 Impact Assessment and Recommendations of the assessment by NOHC, the “proposal aims to enhance the viability of Three-Ways, the site is still used at an Aboriginal housing estate and it is for this continuing history that it is significant to the local Aboriginal community. The installation of new roads, footpaths, street lightning, drainage all aim to make the place more livable for the community [and] there are no aspects of this proposal that would detrimentally impact the heritage significance of Three Ways”.

Accordingly, it is submitted that the development is fully compliant with the Objectives of this Clause in this instance.

5.1.4 Clause 7.1 – Earthworks

It is submitted that the proposal is directly consistent with the Objective of this Clause which is to “...ensure that earthworks for which development consent is required will not have a detrimental impact on environmental functions and processes, neighbouring uses, cultural or heritage items or features of the surrounding land”.

Refer to the Proposed Plans prepared by MCG Drafting & Design and SMH Consulting Engineers, which are included with this application.

5.1.5 Clause 7.6 – Stormwater Management

It is submitted that the proposal is directly consistent with the Objective of this Clause which is to “...minimise the impacts of urban stormwater on land to which this clause applies and on adjoining properties, native bushland and receiving waters.”.

Refer to the Stormwater Management Plan prepared by SMH Consulting Engineers, which is included with this application.

5.1.6 Clause 7.10 – Essential Services

It is submitted that the subject site is provided with all urban services including the supply of water, electricity, sewerage, stormwater and vehicular access. It is therefore submitted that the proposal is directly consistent with the Objectives of this Clause.

Refer to the Proposed Plans prepared by MCG Drafting & Design and SMH Consulting Engineers, the Stormwater Management Plan prepared by SMH Consulting Engineers and the Street Lighting Design prepared by Simplex Engineering, which are included with this application.

5.2 SEPP (Biodiversity and Conservation) 2021

The aims of this Policy are –

- (a) to protect the biodiversity values of trees and other vegetation in non-rural areas of the State, and*
- (b) to preserve the amenity of non-rural areas of the State through the preservation of trees and other vegetation.*

As the proposed development will not result in the removal of any significant vegetation it is submitted that this Policy is not applicable to the assessment of this development in this instance.

5.3 SEPP (Housing) 2021

The Principles of Policy are as follows –

- (a) enabling the development of diverse housing types, including purpose-built rental housing,*
- (b) encouraging the development of housing that will meet the needs of more vulnerable members of the community, including very low to moderate income households, seniors and people with a disability,*
- (c) ensuring new housing development provides residents with a reasonable level of amenity,*
- (d) promoting the planning and delivery of housing in locations where it will make good use of existing and planned infrastructure and services,*
- (e) minimising adverse climate and environmental impacts of new housing development,*
- (f) reinforcing the importance of designing housing in a way that reflects and enhances its locality,*
- (g) supporting short-term rental accommodation as a home-sharing activity and contributor to local economies, while managing the social and environmental impacts from this use,*
- (h) mitigating the loss of existing affordable rental housing.*

This application seeks approval for a twenty-eight (28) Lot Torrens Title Subdivision and a Road Widening. Accordingly, it is submitted that the development is fully compliant with all of the applicable Principles of this Policy in this instance.

5.4 SEPP (Resilience and Hazards) 2021

The aim of this Chapter is to promote an integrated and co-ordinated approach to land use planning in the coastal zone in a manner consistent with the objects of the Coastal Management Act 2016, including the management objectives for each coastal management area, by –

- (a) managing development in the coastal zone and protecting the environmental assets of the coast, and
- (b) establishing a framework for land use planning to guide decision-making in the coastal zone, and
- (c) mapping the 4 coastal management areas that comprise the NSW coastal zone for the purpose of the definitions in the Coastal Management Act 2016.

As the subject site is approximately 445 kilometers from the NSW coastline, it is submitted that this Policy is not applicable to the assessment of this development in this instance.

6.0 Proposed Development

6.1 Application Details

This SoEE has been prepared on behalf of the registered landowner, being the GLALC, of 1 Goolagong Street, Griffith NSW 2680 – being described as Lot 1222 / - / DP 751 709, for a twenty-eight (28) Lot Torrens Title Subdivision and a Road Widening. The development is assessable against the GLEP 2014, the Griffith Residential DCP, Part 10.0 Subdivision and a number of SEPPs as detailed in the Table below:

Table 4: Planning Controls

Planning Controls	
GLEP 2014	
Local Controls	State Planning Instruments & Policies
Griffith Residential DCP, Part 10.0 Subdivision	<i>Environmental Planning and Assessment Act 1979</i> SEPP (Biodiversity and Conservation) 2021 SEPP (Housing) 2021 SEPP (Resilience and Hazards) 2021

The proposed development has been assessed against and demonstrates compliance with all of the above-mentioned Planning Controls and no ‘variations’ are proposed in this instance.

Accordingly, it is submitted that the proposed development results in lot sizes and configurations that are suitable for the existing and any future proposed Dwelling Houses. In addition, it is submitted that the development supports the aims, objectives and controls of the DCP by maintaining an appropriate, density, lot size and configuration through consistent and complementary design. Accordingly, it is submitted that the proposal warrants favourable consideration by Council in this instance subject to reasonable and relevant Conditions.

6.2 Proposed Plans

As indicated on the proposed plans prepared by MCG Drafting & Design and SMH Consulting Engineers this application seeks approval for a twenty-eight (28) Lot Torrens Title Subdivision and a Road Widening.

The proposed development is detailed in Proposed Plans and as indicated in the Table below:

Table 5: Proposed Plans

Drawing Number	Title	Date
22-022 – CO1	Cover Sheet prepared by MCG Drafting & Design and SMH Consulting Engineers	SEP 22
22-022 – CO1	Concept Plan prepared by MCG Drafting & Design and SMH Consulting Engineers	SEP 22
22-022 – CO1	Subdivision Plan prepared by MCG Drafting & Design and SMH Consulting Engineers	SEP 22
22-022 – CO1	Sections (1 of 2) prepared by MCG Drafting & Design and SMH Consulting Engineers	SEP 22
22-022 – CO1	Sections (2 of 2) prepared by MCG Drafting & Design and SMH Consulting Engineers	SEP 22
22-022 – CO1	Typical Sections (1 of 2) prepared by MCG Drafting & Design and SMH Consulting Engineers	SEP 22
22-022 – CO1	Typical Sections (2 of 2) prepared by MCG Drafting & Design and SMH Consulting Engineers	SEP 22
22-022 – CO1	Detention Basin Details prepared by MCG Drafting & Design and SMH Consulting Engineers	SEP 22

6.3 Environmental Effects Assessment

A detailed assessment will be presented in the following Sections of this SoEE.

6.3.1 Details of the Existing Use

As previously discussed, the subject site is currently improved by sixteen (16) Dwelling Houses, a number of ancillary structures, sixteen (16) crossovers and driveways and two (2) greenspaces including one (1) playground and one (1) grass playing field.

6.3.2 Details of the Proposed Development

As indicated on the Proposed Plans prepared by MCG Drafting & Design and SMH Consulting Engineers this application seeks approval for a twenty-eight (28) Lot Torrens Title Subdivision and a Road Widening.

Whilst there will be no significant amendments to the existing Dwelling Houses, the application will result in the following modifications (refer to the Concept Plan prepared by MCG Drafting & Design and SMH Consulting Engineers for full details) –

- ~ *Lot 101 will be modified to incorporate a basketball area, BBQ shelter, a Yarning Circle, Indigenous signage / artwork and fencing to the site boundaries;*
- ~ *The creation of Lot 106 will result in one (1) additional crossover and driveway from Kennedy Street;*
- ~ *The inclusion of a Bio-Retention Basin to the west of proposed Lot 127;*
- ~ *Widening Kennedy Street in order to facilitate additional on-street parking;*
- ~ *Resealing of Goolagong Street including the replacement of the existing kerb and gutter;*
- ~ *Construction of new 2.0 metre wide pedestrian footpaths in accordance with Council's specifications;*
- ~ *Inclusion of a landscape / turf area in the reserve adjacent to Kennedy Street;*
- ~ *The inclusion of a new internal roadway/cul-de-sac to provide vehicle access to proposed Lots 119 to 127;*
- ~ *Incorporating traffic calming measures to encourage safer, more responsible driving;*
- ~ *Realigning the existing sewer;*
- ~ *Replacing selected kerb and guttering;*
- ~ *Replacing fencing where required; and*
- ~ *Construction of eight (8) off-street parking spaces to the south of proposed Lots 125 to 127.*

As previously discussed, all of the proposed lots have a minimum area of 450m² and will be provided with all urban services.

Refer to Section 7.1 Response to the DCP, Part 10.0 Subdivision of this SoEE for a full assessment against the relevant Parts of the DCP.

6.3.3 Description of the Site Constraints

There have been a number of drainage issues identified both within the site boundaries and in the immediate interfaces.



Figure 7: Kennedy Street Downstream Drainage Culvert



Figure 8: Kennedy Street 300mm Culvert

Accordingly, SMH Consulting Engineers have been engaged for the provision of a Stormwater Management Plan (SWMP) ensuring the ongoing, effective management of these issues. This SWMP is included with this application for Council’s assessment.

6.3.4 Built Form and Streetscape Character

As previously discussed, the subject site is currently improved by sixteen (16) Dwelling Houses, a number of ancillary structures, sixteen (16) crossovers and driveways.

The existing Dwelling Houses appear to be one (1) storey structures with external brickwork and tiled roofs.



Figure 9: View from Kennedy Street toward the West of the Existing Improvements (Google Maps, 2022)



Figure 10: View from Goolagong Street (Internal Road) toward the South of the Existing Improvements (Google Maps, 2022)



Figure 11: View from Goolagong Street (Internal Road) toward the North of the Existing Improvements (Google Maps, 2022)

6.3.5 Impacts on the Immediate Interfaces

As previously discussed, there have been a number of drainage issues identified both within the site boundaries and in the immediate interfaces.

The proposed development will incorporate stormwater management and drainage solutions, which will mitigate these existing issues and subsequently minimise any future adverse impacts on the immediate interfaces.

No other potential impacts have been identified in this instance.

6.3.6 Traffic and Access

As indicated on the proposed plans, the development will result in the addition of nine (9) new residential lots; being described as Lots 119 to 127; which are intended to be improved by Dwelling Houses only.

Accordingly, it is submitted that the impacts on the existing road networks will be negligible. In addition, the proposed development includes road upgrades to all of the existing road networks further ensuring the minor increase in density can be readily accommodated.

Refer to the Proposed Plans prepared by MCG Drafting & Design and SMH Consulting Engineers, which is included with this application.

7.0 RESPONSE TO THE GRIFFITH DCP 2014

An assessment of the proposal’s compliance with the relevant controls of the DCP is provided in the following Section of this SoEE.

7.1 Response to the DCP, Part 10.0 Subdivision

In accordance with the DCP, Part 10.0 Subdivision all “development within the zones to which this Development Control Plan relate must be subdivided only in accordance with the Subdivision Code”.

In accordance with Appendix 2 of the Griffith Subdivision Code this development is assessable against Part 2.0 Infill Subdivision.

Specifically, in accordance with Appendix 2 of the Griffith Subdivision Code “Infill subdivision relates to the subdivision of land which is located within the existing built up areas of Griffith and the villages to create 10 or less lots on land with an area of 0.5 ha or less. Common types of infill subdivision development include the subdivision of corner lots, undeveloped or amalgamated lots or the subdivision of dual occupancies”.

In accordance with Part 2.1 of the Griffith Subdivision Code the Objectives are as follows –

- (a) To allow for a range of housing choices.*
- (b) To efficiently utilise existing essential services with capacity.*
- (c) To improve or maintain the amenity of the locality.*
- (d) To encourage subdivision and increase in housing in accessible locations.*
- (e) To ensure solar access and energy efficiency is considered in the subdivision of land.*

As indicated on the proposed plans the development is fully compliant with all of the above-mentioned Objectives in this instance.

Additionally, a full assessment against Part 2.0 Infill Subdivision of the Griffith Subdivision Code is presented in the Table below.

Table 6: Assessment against Part 2.0 Infill Subdivision

2.0 Infill Subdivision	
Requirements	Statement of Compliance
2.2 General Controls	
a) The size of any lot subdivided must be in accordance with the relevant clauses in the GLEP.	Complies. In accordance with Clause 4.1 and with the Lot Size Map the minimum lot size in this instance is 450m ² . As indicated in Table 3: Proposed Lot Sizes of this SoEE all of the proposed lots are fully compliant with 2.2 a) in this instance.

2.0 Infill Subdivision

<p>b) Subdivision must be consistent with the localities Precinct Statement in Section 3 of the DCP.</p>	<p>Not applicable. There is no Precinct Statement identified for ‘Griffith’ in Section 3 of the DCP.</p>
<p>c) The density of lots should maintain and promote the residential character of the area.</p>	<p>Complies. As indicated on the Proposed Plans prepared by MCG Drafting & Design and SMH Consulting Engineers the subject site has an area of 22,160m² and this application seeks approval for a total of twenty-eight (28) lots comprising twenty-six (26) residential allotments, one (1) greenspace allotment and one (1) allotment dedicated to Bio-Retention. Accordingly, the development results in a density that is directly consistent with the existing residential character of the area being fully compliant with 2.2 c) in this instance..</p>
<p>d) Subdivision must not compromise any significant features of the locality, including streetscape character, landscape features or trees.</p>	<p>Complies. Refer to the Proposed Plans prepared by MCG Drafting & Design and SMH Consulting Engineers.</p>
<p>e) Development applications for subdivision must demonstrate that future development of vacant lots can comply with all sections of the DCP (ie. setbacks, parking and private open space).</p>	<p>Complies. As indicated on the Proposed Plans prepared by MCG Drafting & Design and SMH Consulting Engineers all lots are of a suitable size and configuration that ensures all future Dwelling Houses can achieve compliance with the prescribed setbacks, site cover, on-site car spaces and private open space requirements of the DCP. Refer to the Proposed Plans prepared by MCG Drafting & Design and SMH Consulting Engineers.</p>
<p>f) Development applications must demonstrate the following has been considered:</p> <ul style="list-style-type: none"> i. topography and other natural and physical site features; ii. existing services; iii. existing vegetation; iv. existing easements and the need for new easements; v. vehicle access; vi. flood affectation and stormwater management requirements ; vii. contamination (refer to Council’s Contaminated Land Management Policy (EH-CP-2013); viii. existing buildings and structures; and ix. fencing. 	<p>Complies. Refer to the Proposed Plans prepared by MCG Drafting & Design and SMH Consulting Engineers.</p>

2.0 Infill Subdivision

<p>g) Subdivision must not result in the creation a new lot which contains significant site features that would render the land unable to be developed because of:</p> <ul style="list-style-type: none"> i. easements; ii. flooding; iii. contamination; iv. significant trees; v. lot size or shape not conducive to development; and vi. lack of frontage or access to a road 	<p>Complies.</p> <p>Refer to the Proposed Plans prepared by MCG Drafting & Design and SMH Consulting Engineers.</p>
<p>h) Development applications must demonstrate the subdivision meets the requirements of Council’s <i>Engineering Standards: Subdivision and Development</i> (as amended)</p>	<p>Complies.</p> <p>Refer to the Proposed Plans prepared by MCG Drafting & Design and SMH Consulting Engineers.</p>

2.3 Lot Size and Layout

<p>a) Proposed lots must be of a size and have a shape and dimensions to enable the siting of a dwelling and ancillary structures that:</p> <ul style="list-style-type: none"> i. minimise impacts on adjoining lots including access to sunlight, privacy and views; ii. provide usable principal private open space; iii. provide vehicle access; and iv. protect or replace significant trees. 	<p>Complies.</p> <p>As indicated on the Proposed Plans prepared by MCG Drafting & Design and SMH Consulting Engineers all lots have been designed to ensure that they are of an appropriate size and configuration to readily accommodate Dwelling Houses that can achieve compliance with all of the prescribed setbacks to the site boundaries. This ensures that any future development will not impact on the immediate interfaces and will subsequently protect and enhance the provision of sunlight, privacy and views of neighbouring lots.</p> <p>Each lot will be provided with a usable principal private open space and direct access from their respective frontages.</p> <p>Accordingly, it is submitted that the development is fully compliant with 2.3 a) i. ii. and iii. respectively.</p> <p>Refer to the Proposed Plans prepared by MCG Drafting & Design and SMH Consulting Engineers.</p>
<p>b) If an existing dwelling is to be retained, the proposed lot should be of sufficient size and design so that the dwelling complies with section 4 of the DCP.</p>	<p>Complies.</p> <p>Refer to the Proposed Plans prepared by MCG Drafting & Design and SMH Consulting Engineers.</p>
<p>c) Lot design should maintain a minimum lot width that is compatible with the subdivision pattern, measured at the building line adjacent to the primary frontage as detailed in the following table:</p>	<p>Complies.</p> <p>In accordance with the NSW Government – Property Report the subject site is located in GLEP Area ‘G’.</p> <p>As such, the minimum lot size is 450m² and the minimum frontage is 12.0 metres.</p>

2.0 Infill Subdivision

GLEP Area	Minimum Lot Size	Minimum Lot Width
D	300	10
G	450	12
I	500	15
M	600	16
Q	700	18
U	1000	20

As indicated on the Subdivision Plan prepared by MCG Drafting & Design and SMH Consulting Engineers all lots are fully compliant with 2.3 c) in this instance.

d) Lots with a north-south axis should be prioritised.

Complies.

As indicated on the Subdivision Plan prepared by MCG Drafting & Design and SMH Consulting Engineers all of the newly created vacant lots; being Lots 119 to 127; have a north-south axis being fully compliant with 2.3 d) in this instance.

e) Rectangular shaped lots should be prioritised.

Complies.

As indicated on the Subdivision Plan prepared by MCG Drafting & Design and SMH Consulting Engineers all of the newly created vacant lots; being Lots 119 to 127; have a generally rectangular configuration being fully compliant with 2.3 e) in this instance.

f) Provision must be made for the collection of garbage and recycling.

Complies.

As indicated on the Subdivision Plan prepared by MCG Drafting & Design and SMH Consulting Engineers ample room is provided at the frontage of each lot for the collection of garbage and recycling being fully compliant with 2.3 f) in this instance.

2.3 Access and Pedestrian Movement

a) The subdivision design must ensure an accessway can be constructed to access each lot which meets the requirements of Council's *Engineering Standards: Subdivision and Development* (as amended).

Complies.

Refer to the Proposed Plans prepared by MCG Drafting & Design and SMH Consulting Engineers.

b) Vehicle access on a classified or arterial road should be avoided if another means of access is available (side street or rear lane).

Complies.

Refer to the Proposed Plans prepared by MCG Drafting & Design and SMH Consulting Engineers.

c) In accordance with *Griffith's Pedestrian & Bicycle Strategy*, the subdivision design should provide for footpath and cycleways where required.

Complies.

Refer to the Proposed Plans prepared by MCG Drafting & Design and SMH Consulting Engineers.

2.4 Essential Services

a) The design and installation of sewerage and water must be in accordance with Council's *Engineering Standards: Subdivision and Development* (as amended).

Complies or can be Conditioned to Comply.

Refer to the Proposed Plans prepared by MCG Drafting & Design and SMH Consulting Engineers.

b) The subdivision must be designed to ensure that a suitable location for a water meter can be provided at least 1 m from a driveway.

Complies or can be Conditioned to Comply.

2.0 Infill Subdivision	
	Refer to the Proposed Plans prepared by MCG Drafting & Design and SMH Consulting Engineers.
c) Electricity should be provided via underground trenching in accordance with Essential Energy’s requirements at the front of the lot.	Complies or can be Conditioned to Comply. Refer to the Proposed Plans prepared by MCG Drafting & Design and SMH Consulting Engineers.
d) Common trenching, or the location of compatible utility services in the same trench should be prioritised.	Complies or can be Conditioned to Comply. Refer to the Proposed Plans prepared by MCG Drafting & Design and SMH Consulting Engineers.
e) Easements over essential services must be provided to the satisfaction of the service provider.	Complies or can be Conditioned to Comply. Refer to the Proposed Plans prepared by MCG Drafting & Design and SMH Consulting Engineers.
f) The design of the subdivision must meet the requirements of Fire and Rescue NSW – Fire Safety Guideline – Fire Hydrants for Minor Residential Development.	Complies or can be Conditioned to Comply. Refer to the Proposed Plans prepared by MCG Drafting & Design and SMH Consulting Engineers.
2.4 Stormwater	
a) The subdivision must be designed in accordance with Council’s <i>Engineering Standards: Subdivision and Development</i> (as amended) and Council’s <i>On-Site Detention Policy</i> (CS-CP-404)	Complies or can be Conditioned to Comply. Refer to the Stormwater Management Plan prepared by SMH Consulting Engineers.
b) Easements to drain stormwater must be provided over all pipeline, inter-allotment drainage and any overland flow paths.	Complies or can be Conditioned to Comply. Refer to the Stormwater Management Plan prepared by SMH Consulting Engineers.
2.6 Battle-Axe Lots	
As indicated on the proposed plans no Battle-Axe Lots are proposed. Accordingly, no assessment against 2.6 is provided in this instance.	

8.0 Conclusion

This SoEE has been prepared on behalf of the registered landowner, being the GLALC, of 1 Goolagong Street, Griffith NSW 2680 – being described as Lot 1222 / - / DP 751 709, for a twenty-eight (28) Lot Torrens Title Subdivision and a Road Widening.

The proposed development has been assessed against and demonstrates compliance with all of the applicable Planning Provisions and no ‘variations’ are proposed in this instance.

Accordingly, it is submitted that the proposed development results in lot sizes and configurations that are suitable for the existing and proposed Dwelling Houses. In addition, it is submitted that the development supports the aims, objectives and controls of the DCP by maintaining an appropriate, density, lot size and configuration through consistent and complementary design.

It is therefore submitted that the proposed development can be supported by the Consent Authority in this instance and a Development Consent be issued subject to reasonable and relevant Conditions in accordance with Part 4 of the *Environmental Planning and Assessment Act 1979*.

Please contact the undersigned should you require any further information or have any queries regarding the information provided within this SoEE.

Kind regards,



Lisa McKay

Director/Principal Planner

BUrbanEnvPlanHons

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