

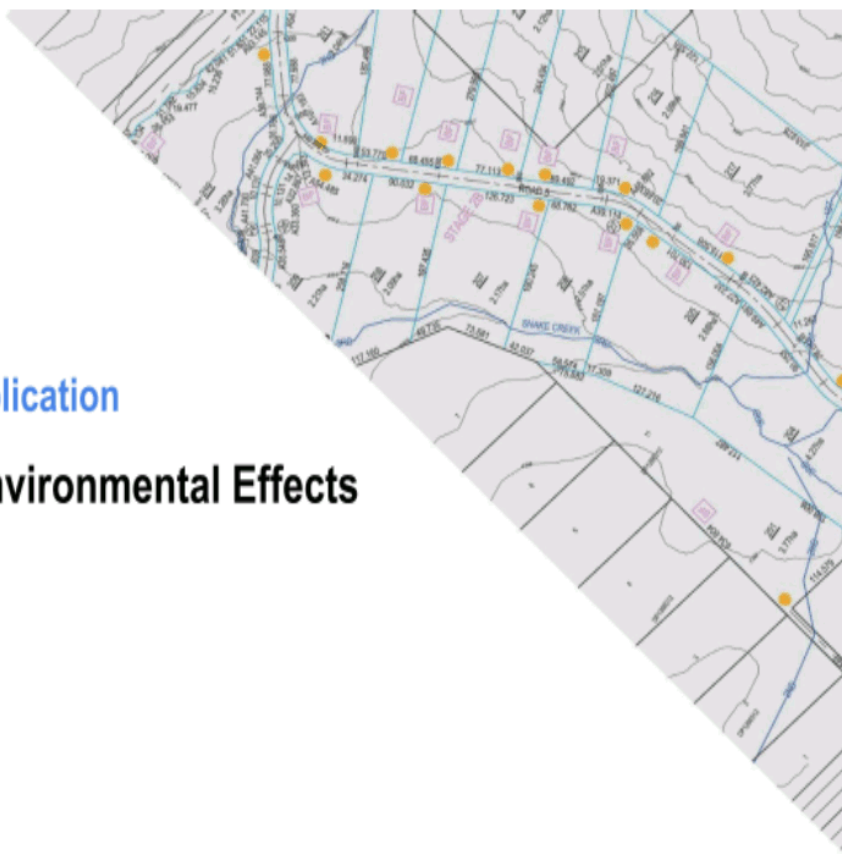


**ATTACHMENTS TO REPORTS OF THE BLAYNEY SHIRE COUNCIL MEETING
HELD ON TUESDAY 18 JULY 2023**

PLANNING AND ENVIRONMENTAL SERVICES REPORTS

- 13 DA2023/3 - Demolish Existing Residential Dwelling House & Ancillary Buildings, Erection of a Multi Dwelling Development and Community Title Subdivision - 46 Osman Street Blayney**

Attachment 4: Statement of Environmental Effects 1



Development Application

Statement of Environmental Effects



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Statement of Environmental Effects

Proposed Development: Demolition of house and ancillary structures and construction of multi-dwelling residential housing and community title subdivision
Subject Land: Lot 16 Section 12 DP 758121 - 46 Osman Street, Blayney
Client: Sam Chahine

Version 1	22.12.2022	Current
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This Statement of Environmental Effects (SEE) was prepared based on the following plan and document versions:

Author	Plan	Page	Date	Job
Vision Town Planning Consultants	Site Plan	1	20/12/22	68/22
Vision Town Planning Consultants	Floor Plan - Unit 1	2	25/08/22	68/22
Vision Town Planning Consultants	Elevations S&W - Unit 1	3	24/08/22	68/22
Vision Town Planning Consultants	Elevations N&E - Unit 1	4	24/08/22	68/22
Vision Town Planning Consultants	Floor Plan - Unit 2	5	25/08/22	68/22
Vision Town Planning Consultants	Floor Plan - Unit 3	6	25/08/22	68/22
Vision Town Planning Consultants	Elevations S&W - Units 2&3	7	25/08/22	68/22
Vision Town Planning Consultants	Elevations N&E - Units 2&3	8	25/08/22	68/22
Vision Town Planning Consultants	Floor Plan - Unit 4	9	25/08/22	68/22
Vision Town Planning Consultants	Elevations S&W - Unit 4	10	25/08/22	68/22
Vision Town Planning Consultants	Elevations N&E - Unit 4	11	25/08/22	68/22
Vision Town Planning Consultants	Landscape Plan - Unit 1	12	20/12/22	68/22
Vision Town Planning Consultants	Landscape Plan - Unit 2	13	20/12/22	68/22
Vision Town Planning Consultants	Landscape Plan - Unit 3	14	20/12/22	68/22
Vision Town Planning Consultants	Landscape Plan - Unit 4	15	20/12/22	68/22
Vision Town Planning Consultants	Planting & Staking Details	16	26/08/22	68/22
Vision Town Planning Consultants	Site Subdivision Plan	17	29/08/22	68/22
Vision Town Planning Consultants	Utility Connections Plan	18	20/12/22	68/22
Calare Civil Consulting Engineers	Preliminary Civil Engineering	1-8	21/12/22	2022.0905

Prepared by:

A handwritten signature in black ink, appearing to read "P. Fitzsimmons".

Patrick Fitzsimmons
Town Planner, Managing Director
VISION Town Planning Consultants Pty Ltd

Statement of Environmental Effects

Abbreviations

The Act – Environmental Planning and Assessment Act 1979
EPI – Environmental Planning Instrument
SEE - Statement of Environmental Effects

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1. Executive Summary

The land-owners have commissioned Vision Town Planning Consultants to prepare this Statement of Environmental Effects (SEE) to consider the planning controls and environmental context of the proposed multi-residential dwelling development and subdivision.

Through site inspection and preparation of this SEE, accompanying plans and specialist documents, it is confirmed that the development is consistent with all applicable planning controls without variation and is appropriate in scale and design to be constructed without any unmitigated negative impact.

The proposed development can be approved by Council without alteration to the proposed design.

2. Proposed Development

The land-owner is seeking Council approval to demolish an existing residential dwelling and ancillary structures and construct a multi-dwelling development and complete a community title subdivision.

The development will comprise three 4-bedroom units and one 3-bedroom unit as displayed on the development plans submitted with this application. The internal access-way is proposed to be onto Osman Street.

The development is designed so the front dwelling is facing Osman Street and the rear dwelling also faces Osman Street. The development includes construction of new boundary fencing and landscaping as shown on the development plans.

Preliminary engineering plans have been prepared to demonstrate how stormwater will be drained from the site. Preliminary utility plans are submitted with this application to show connection availability for other utilities to the site.

The site is well-suited to multi-dwelling housing developments with the available access to services appropriate for a multi-unit residential development and proximity to Blayney's Central Business District.

The Community Title subdivision of the development is proposed as Stage Two of the development separate to the construction of the dwellings as Stage One.

3. Site Description and Surrounding Land Use

The site is located within the general residential area of the Blayney township. The land currently contains a single-storey residential dwelling and associated ancillary sheds. The land fronts Osman Street to the west and Adelaide Lane to the east. To the north and south of the land are allotments containing residential dwellings. The surrounding land-use features general residential dwellings of varying ages and styles. To the east of the allotment is the B2 Local Centre zone, including a variety of buildings that constitute the Blayney Central Business District. The land has a gentle slope down towards Adelaide Lane.

4. Section 1.7 of the Act - Part 7 of the Biodiversity Conservation Act 2016

The land is not mapped as containing any sensitive native environments. The development does not involve the removal of native vegetation that would exceed the thresholds defined under Section 7 of the Biodiversity Conservation Act 2016 and associated Regulation. No specific Biodiversity Assessment Report or biodiversity Development Assessment Report is required.

5. Consideration of Environmental Planning Instruments & Environment

Section 4.15 Evaluation

Matters for consideration—general

(a) the provisions of:

(i) any environmental planning instrument, and

5.1 Blayney Local Environmental Plan 2012 (LEP)

Section 2.3(2) The consent authority must have regard to the objectives for development in a zone when determining a development application in respect of land within the zone.

The land is zoned R1 General Residential under the LEP. The construction of multi-dwelling housing and Community Title subdivision is a permissible land use in the zone consistent with the land use zone objectives, providing two housing occupancy types on land serviced by utilities appropriate for the residential development.

Under the LEP, **multi dwelling housing** means 3 or more dwellings (whether attached or detached) on one lot of land, each with access at ground level, but does not include a residential flat building.

Clause 4.1 Minimum Subdivision Lot Size

Subclause 4 confirms that clause 4.1 does not restrict allotment sizes for Community Title subdivision, meaning the development is not inconsistent with clause 4.1.

Clause 4.1AA Minimum Subdivision Lot Size for Community Title Schemes

Subclause 2 confirms that this clause does not apply to land zoned R1 General Residential, meaning the development is not inconsistent with clause 4.1AA.

Clause 4.1C Exceptions to Minimum Lot Size for Land in R1 General Residential in Blayney Urban Area

The land is identified on lot size map sheet LSZ_004B as being within the area nominated as Area B, however the development does not involve any dual occupancy and so the clause is not applicable meaning the proposal is not inconsistent with clause 4.1C.

Clause 6.2 Stormwater Management

The development only incorporates impermeable surfaces where they are required including driveway access and the dwellings themselves. The outdoor space and area in front of the development incorporates landscaped areas that will allow for water infiltration. A preliminary stormwater management plan prepared by Calare Civil is submitted with the application demonstrating how stormwater will be managed from the site so as not to impact any neighbouring properties and to appropriately drain to Council's stormwater management system.

The development is consistent with clause 6.2.

No other special clauses of the LEP are applicable to the development. The development is consistent with the LEP controls without variation.

5.2 State Environmental Planning Policies

5.2.1 State Environmental Planning Policy (Resilience and Hazards) 2021

Chapter 4 Remediation of land

Section 4.6 Contamination and remediation to be considered in determining development application

(1) A consent authority must not consent to the carrying out of any development on land unless—

(a) it has considered whether the land is contaminated, and

(b) if the land is contaminated, it is satisfied that the land is suitable in its contaminated state (or will be suitable, after remediation) for the purpose for which the development is proposed to be carried out, and

(c) if the land requires remediation to be made suitable for the purpose for which the development is proposed to be carried out, it is satisfied that the land will be remediated before the land is used for that purpose.

Comments:

The author is not aware of any other prior land-uses on the site that are likely to have resulted in the contamination of the land. The site is presently used for residential purposes which will be unchanged. Therefore no remediation is required. No further investigation is required in accordance with the NSW Managing Land Contamination Planning Guidelines.

(ii) any proposed instrument that is or has been the subject of public consultation under this Act.

There are no Draft Environmental Planning Instruments on public exhibition at the date the Development application is lodged.

(iii) any Development Control Plan (DCP)

5.3 Blayney Shire Development Control Plan 2017

Part C Residential Development

Section C5 Medium Density Housing (including Urban Dual Occupancies)

The development constitutes a form of medium density development to which Part C applies as addressed below:

	Applies	Consistent	Variation Proposed
Section C5 Medium Density Housing			
<i>C5.1 State Environmental Planning Policies</i>	Y	Y	N
<i>C5.2 Suitability of the Site</i>	Y	Y	N
<i>C5.3 Minimum Street Frontage</i>	Y	Y	N
<i>C5.4 Setbacks</i>	Y	Y	N
<i>C5.5 Site Coverage</i>	Y	Y	N
<i>C5.6 Height & Solar Access</i>	Y	Y	N
<i>C5.7 Presentation to Street & Vehicle Driveways</i>	Y	Y	N
<i>C5.8 Noise & Visual Privacy</i>	Y	Y	N
<i>C5.9 Private Open Space (POS)</i>	Y	Y	N
<i>C5.10 Landscaping & Deep Soil</i>	Y	Y	N
<i>C5.11 Fencing</i>	Y	Y	N
<i>C5.12 Landscaping & Private Open Space</i>	Y	Y	N
<i>C5.13 Solid Waste Management</i>	Y	Y	N
<i>C5.14 Adaptability</i>	Y	Y	N
Section C7 Access & Parking			
<i>C7.1 Vehicle Parking</i>	Y	Y	N
<i>C7.2 New Driveways & Entrances (Urban Areas)</i>	Y	Y	N
Section F Subdivision & Roads			

	Applies	Consistent	Variation Proposed
<i>F2 Site Planning & General Subdivision Requirements</i>	Y	Y	N
<i>F3 Residential Subdivision in Urban Areas</i>	Y	Y	N
<i>F6 Community & Strata Title Subdivision</i>	Y	Y	N

C5.1 State Environmental Planning Policies

The relevant State Environmental Planning Policies as applicable to this development have been addressed earlier in this SEE. The development is consistent with the applicable State Environmental Planning Policies.

C5.2 Suitability of the Site

As previously addressed in the Site Description, the site is well suited to a multi-dwelling housing development, given its proximity to the Blayney Central Business District and access to services, transport, recreation and amenity, relative flat topography, and surrounding streetscape being residential developments of a variety of ages and styles. The development is consistent with Section C5.2.

C5.3 Minimum Street Frontage

The site has a street frontage of 20 metres fronting Osman Street. The development is consistent with Section C5.3.

Density/Site Area

The site is connected to local reticulated sewer and water management systems.

The minimum site area/maximum number of dwellings permitted on the site is consistent using the formula provided in the DCP:

$$(4 \times 360) = 1,440 \text{ square metres}$$

The subject land has an area of approximately 1,922 square metres, therefore the development is consistent with the Density/Site Area section of the DCP.

C5.4 Setbacks

The proposed development is setback 4.75 metres from the Osman Street frontage, representing the average of the two setbacks of the neighbouring dwellings at 48 and 44 Osman Street being 6.0 and 3.5 metres. Neighbouring property setbacks were measured using a measurement laser from the Osman Street front boundary line.

The unit at the rear of the block is proposed to be setback 2 metres from the secondary street frontage of Adelaide Lane, with access to the lane closed off for vehicles.

The development is setback a minimum of 1.5 metres from the northern boundary and 1.5 metres from the southern boundary. The development is consistent with Section C4.5.

C5.5 Site Coverage

The development has a total site coverage including all hardstand areas of 69.65%, not exceeding 70% in accordance with the applicable control. The development is consistent with section C5.5.

C5.6 Height & Solar Access

The proposal does not exceed 9 metres in height.

Development plans submitted with the application demonstrate that it will not significantly impact on the amenity of neighbouring properties or other dwellings that form part of the development.

C5.7 Presentation to Street & Vehicle Driveways

Each dwelling in the proposed development appears as a separate dwelling with its own clear entrance facing the street (Unit 1) or facing the internal access-way (Units 2-4). The development has been designed to have a variety of dwelling types in both 3-bedroom and 4-bedroom layouts. Building facades facing the public roads or internal access-ways do not contain large areas of blank walls. All units feature at least one window facing the street or internal access-way that allows for casual surveillance of public and semi-public areas. Each dwelling is designed with its own garage incorporated into the design in a manner that does not dominate the street frontage or internal driveway. The development is consistent with C5.7.

C.5.8 Noise & Visual Privacy

The development has been designed to optimise visual privacy, with windows of habitable rooms not looking directly into the windows, private open space or access of adjoining dwellings. All dwellings have been setback from the internal access driveway to allow for landscape plantings for privacy and acoustic amenity. The development is consistent with C5.8.

C5.9 Private Open Space (POS)

The development has been designed so that each dwelling has one area of primary open space of at least 4 metres by 4 metres, as displayed on the development plans. Each dwelling has an area of open space that exceeds 40 square metres. The primary open space is located on the northern side of the dwelling to ensure it exceeds the minimum of at least 2-3 hours of solar access over 50% of the area at the Winter Solstice. Private open space is directly accessible from a living area of the associated dwelling. All private open spaces can be suitably screened from direct view. The development is consistent with C5.9.

C5.10 Landscaping & Deep Soil

Landscaping plans have been submitted with the application in accordance with Council's Development and Building Guide, the amount of space available for landscaping means this can comply with final plans.

Proposed landscaping and fencing will not impair driver visibility/sightlines along public roads and footpaths at the entrance/exit of any lot. Landscaping will be designed to shade and soften the visual impact of the development, and allow for water infiltration. Landscaping will be designed to comply with that shown on the BASIX and NatHERS Certificates submitted with the application. The development is consistent with C5.10.

C5.11 Fencing

Fencing of the proposed development can be designed to comply with C5.11. The development includes a fence height of 1.8 metres for the length of the boundary on the southern side to best mitigate any impacts from noise from use of the garages and driveway on any neighbouring property. The residential traffic to and from the site will be commensurate with residential traffic in the central location of the township. The development is consistent with C5.11.

C5.12 Landscaping & Private Open Space

The development has been designed to ensure all dwellings are provided with appropriate areas of landscaped private open space that promotes recreation, environmental and privacy benefits, reduces the visual impact of the development and allows water infiltration. The development is consistent with C5.12.

C5.13 Solid Waste Management

There is ample space in the backyards of each of the proposed dwellings to store individual bins out of view from any of the streets or from the common driveway. There is also ample space to design and display a bin collection area in the front setback area immediately adjacent to the driveway in front of proposed unit one for collection on Osman Street. The development can comply with section C5.13.

C5.14 Adaptability

As the proposed development consists of 4 units, it does not require any units capable of conversion to adaptable housing. The development is consistent with C5.14.

Section C7 Access & Parking

C7.1 Vehicle Parking

The proposed development provides each dwelling with two off-street car parking spaces located behind the dwelling setback. An additional visitor parking space has been included in the development as shown on the development plans submitted with this application. The development is consistent with C7.1.

C7.2 New Driveways & Entrances (Urban Areas)

The driveway of the proposed development has been designed so that all vehicles can enter and exit via Osman Street in a forward direction. The internal access-way is 4.5 metres wide, increasing to 5.5 metres forward of the building line, and has included landscaping that provides for turning areas in and out of the proposed dwellings. The development has been designed with sufficient maneuvering space to allow all vehicles to enter from Osman Street in a forward direction.

The development is consistent with the remaining provisions of Part C of the DCP without variation.

Part F Subdivision & Roads

F2 Site Planning & General Subdivision Requirements

F2.1 Site Planning

The development responds to the topography of the land by enabling the development to drain stormwater to the stormwater management system located in Adelaide Lane as well as to enable use of existing roadways for driveway access and positions dwellings on the northern side of the allotment with private open space on the northern side to allow for appropriate separation to neighbouring dwellings and not overshadow the dwelling to the south. The development site, which incorporates an existing dwelling and associated outbuildings to be demolished and developed into a residential development, will not have any negative impact on the natural environment or any sensitive areas. The site is not mapped as being impacted by any natural hazards and the neighbouring and surrounding residential land uses are appropriately positioned to adjoin and be adjacent to the proposed residential development without resulting in land use conflict. A new boundary fence has been proposed for the length of the boundary on the southern property side adjacent to the driveway to act as a mitigation measure for the view of the driveway and to interrupt noise from vehicle movements. The development is consistent with section F2.1 Site Planning.

F2.2 Topography & Earthworks

The topography of the site means that the amount of cut and fill will be minimal and the most fill installed to allow for the functionality of the development will be at the southern end of the site but can be catered for as part of the stormwater management design.

It's not confirmed if retaining walls are proposed at this time with the preliminary plan. Cut and fill plans can be prepared and submitted with the application.

F2.3 Lot Size & Arrangement

The development is consistent with the Blayney Local Environmental Plan 2012 as previously addressed in this SEE and therefore consistent with section F2.3. The allotment design is normal, practical shaped allotments within a Community Title Subdivision with building envelopes which meet the requirements of part F of the DCP. The development is consistent with section F2.3.

F2.4 On-Site Effluent Management

The development does not require any onsite effluent management and so is not inconsistent with section F2.4.

F2.5 Access & Entrances

Access to the site will be gained via a sealed vehicle crossing onto Osman Street. The development has been designed to accommodate a two way driveway back onto Osman Street. The development is consistent with section F2.5.

F2.6 Access - Rights of Way & Battle-Axe Lots

The development does not involve any battleaxe allotments or any rights of way and so the controls of section F2.6 do not apply.

F2.7 Utilities/Easements

The development design can incorporate any easements required for utility connections, most of which can effectively be positioned in the driveway or through allotments with appropriate easements in place. Consistent with section F2.7.

F2.8 Staging

The Community Title Subdivision would occur as a second stage to the development overall once all of the proposed dwellings, driveway, and associated utility connections are constructed. The development is consistent with section F2.8.

F3 Residential Subdivision in Urban Areas

F3.1 Lot Size & Arrangements - General

The development is zoned R1 General Residential in the town of Blayney. The development provides good solar access to living areas and private open space as shown on the development design. The single storey design and position with separation between the dwellings and any neighbouring properties means it will not result in negative overshadowing. No two storey components are proposed. All of the units can be connected to reticulated sewer. The development does not involve any battle-axe handle allotments. The development does not involve any onsite effluent management systems. The development is consistent with section F3.1.

F3.2 Access to Battle-Axe Lots

The development does not propose any access via battleaxe allotment arrangement and, therefore, the controls of section F3.2 are not applicable.

F6 Community & Strata Title Subdivision

F6.1 Minimum Allotment Size

The proposed development meets the minimum requirements for the table included in section F6.1.

F6.2 Medium Density Housing Controls

The SEE addresses Part C Residential Development above and demonstrates compliance consistent with section F6.2.

F6.3 Utilities

Each of the proposed units and the driveway will be connected to utility services consistent with section F6.3.

The development is consistent with the remaining provisions of Part F of the DCP without variation.

The development is consistent with the remaining sections of the DPC without variation.

(iiia) any planning agreement that has been entered into under section 93F, or any draft planning agreement that a developer has offered to enter into under section 93F.

The applicant has not entered into any planning agreement or draft planning agreement.

(iv) the regulations (to the extent that they prescribe matters for the purposes of this paragraph), and

5.4 Environmental Planning and Assessment Regulation 2021

Part 4 - Division 1 Determination of development applications—the Act, s 4.15(1)(a)(iv)

61 Additional matters that consent authority must consider

(1) In determining a development application for the demolition of a building, the consent authority must consider the Australian Standard AS 2601—2001: The Demolition of Structures.

(2) In determining a development application for the carrying out of development on land that is subject to a subdivision order under the Act, Schedule 7, the consent authority must consider—

(a) the subdivision order, and

(b) any development plan prepared for the land by a relevant authority under that Schedule.

(3) In determining a development application for development on the following land, the consent authority must consider the Dark Sky Planning Guideline—

(a) land in the local government area of Coonamble, Gilgandra or Warrumbungle Shire or in the part of the local government area of Dubbo Regional that was formerly in the City of Dubbo,

(b) land less than 200 kilometres from the Siding Spring Observatory, if the development is—

(i) State significant development, or

(ii) designated development, or

(iii) development specified in State Environmental Planning Policy (Planning Systems) 2021, Schedule 6.

(4) In determining a development application for development for the purposes of a manor house or multi dwelling housing (terraces), the consent authority must consider the Low Rise Housing Diversity Design Guide for Development Applications published by the Department in July 2020.

(5) Subsection (4) applies only if the consent authority is satisfied there is not a development control plan that adequately addresses the development.

(6) In determining a development application for development for the erection of a building for residential purposes on land in Penrith City Centre, within the meaning of Penrith Local Environmental Plan 2010, the consent authority must consider the Development Assessment Guideline: An Adaptive Response to Flood Risk Management for Residential Development in the Penrith City Centre published by the Department on 28 June 2019.

(7) In determining a development application for development on land to which Wagga Wagga Local Environmental Plan 2010 applies, the consent authority must consider whether the development is consistent with the Wagga Wagga Special Activation Precinct Master Plan published by the Department in May 2021.

(7A) In determining a development application for development on land to which Moree Plains Local Environmental Plan 2011 applies, the consent authority must consider whether the development is consistent with the Moree Plains Special Activation Precinct Master Plan published by the Department in January 2022.

(8) Subsections (7) and (7A) do not apply to a development application made on or after 31 March 2022.

Comments:

The proposal does involve demolition of a building and therefore the requirements of AS 2601 do need to be considered in accordance with Clause 61(1).

The subject land is not subject to a subdivision order under the Act, Schedule 7, therefore Clause 61(2) is not applicable.

The *Dark Sky Planning Guideline* does not apply to Blayney Shire and therefore Clause 61(3)(a) and (b) are not applicable.

The development does not include a manor house or multi dwelling housing, therefore Clause 61(4) is not applicable (subject to subclause 5).

The development is not within the Penrith City Centre or the Wagga Wagga or Moree Plains Special activation Precincts.

62 Consideration of fire safety

(1) This section applies to the determination of a development application for a change of building use for an existing building if the applicant does not seek the rebuilding or alteration of the building.

(2) The consent authority must—

(a) consider whether the fire protection and structural capacity of the building will be appropriate to the building's proposed use, and

(b) not grant consent to the change of building use unless the consent authority is satisfied that the building complies, or will, when the development is completed, comply, with the Category 1 fire safety provisions that are applicable to the building's proposed use.

(3) Subsection (2)(b) does not apply to the extent to which an exemption from a provision of the Building Code of Australia or a fire safety standard is in force under the Environmental Planning and Assessment (Development Certification and Fire Safety) Regulation 2021.

Comments:

The proposal does not involve the change of a building use for an existing building and therefore the requirement to consider fire safety and structural adequacy of buildings in accordance with Clause 62 is unnecessary.

63 Considerations for erection of temporary structures

In determining a development application for the erection of a temporary structure, the consent authority must consider whether—

- (a) the fire protection and structural capacity of the structure will be appropriate to the proposed use of the structure, and*
- (b) the ground or other surface on which the structure will be erected will be sufficiently firm and level to sustain the structure while in use.*

Comments:

The proposal does not involve the erection of a temporary structure and therefore the requirements to consider fire safety and structural adequacy is unnecessary.

64 Consent authority may require upgrade of buildings

(1) *This section applies to the determination of a development application that involves the rebuilding or alteration of an existing building if—*

(a) the proposed building work and previous building work together represent more than half of the total volume of the building, or

(b) the measures contained in the building are inadequate—

(i) to protect persons using the building, if there is a fire, or

(ii) to facilitate the safe egress of persons using the building from the building, if there is a fire, or

(iii) to restrict the spread of fire from the building to other buildings nearby.

(2) *The consent authority must consider whether it is appropriate to require the existing building to be brought into total or partial conformity with the Building Code of Australia.*

(3) *In this section—*

previous building work means building work completed or authorised within the previous 3 years.

total volume of a building means the volume of the building before the previous building work commenced and measured over the building's roof and external walls.

Comments:

The proposal does not involve the rebuilding, alteration, enlargement or extension of an existing building that represents more than half the total volume of the building and therefore the requirement to consider the upgrading of buildings into total or partial conformity with the Building Code of Australia.

The measures within the building at the completion of the project will be adequate to protect the building and facilitate safe egress from the building and restrict spread of fire.

67 Modification or surrender of development consent or existing use right

Not applicable.

75 Fulfilment of BASIX commitments

It is a condition of a development consent for the following that each commitment listed in a relevant BASIX certificate is fulfilled—

(a) BASIX development,

(b) BASIX optional development, if the development application was accompanied by a BASIX certificate.

Comments:

A BASIX and NATHERS Certificate will be submitted to accompany this document and plans.

76 Deferred commencement consent

Not applicable.

(b) the likely impacts of that development, including environmental impacts on both the natural and built environments, and social and economic impacts in the locality,

Context and Setting

The site is located within the general residential area of the Blayney township. The land contains a single-storey residential dwelling and associated ancillary detached residential sheds all to be demolished. The land fronts Osman Street to the west and Adelaide Lane to the east. To the north and south of the land are allotments that contain residential dwellings. The surrounding land-use features general residential dwellings of varying ages and styles. To the east of the allotment is the B2 Local Centre zone, featuring a variety of buildings that constitute the Blayney Central Business District. The land incorporates a gentle slope down towards the table drain in Adelaide Lane.

The site has been identified as well-suited to multi-dwelling housing developments given its access to services, and proximity to Blayney's Central Business District.

The proposed dwellings are all single storey and meet or exceed all the minimum requirements for setbacks and private open space. The proposed driveway width meets the required width, and the dwelling designs incorporate finishes that are consistent with the residential character of the surrounding neighbourhood. The development is consistent with the context and setting of the area.

Access, Transport and Traffic

Vehicle access to the development will be gained via Osman Street. Osman Street is a sealed road. There will be no vehicle access from Adelaide Lane.

Public Domain

The development is appropriately positioned in close proximity to the Blayney Central Business district. There is a large area of public open space located one and a half blocks away to the southwest on Charles Street and associated public swimming pool and outdoor public area is located one and a half residential blocks to the northwest. The development is appropriately serviced by existing public spaces as well as available utility connections so it does not have any negative effect or overburden any aspect of the public domain.

Utilities

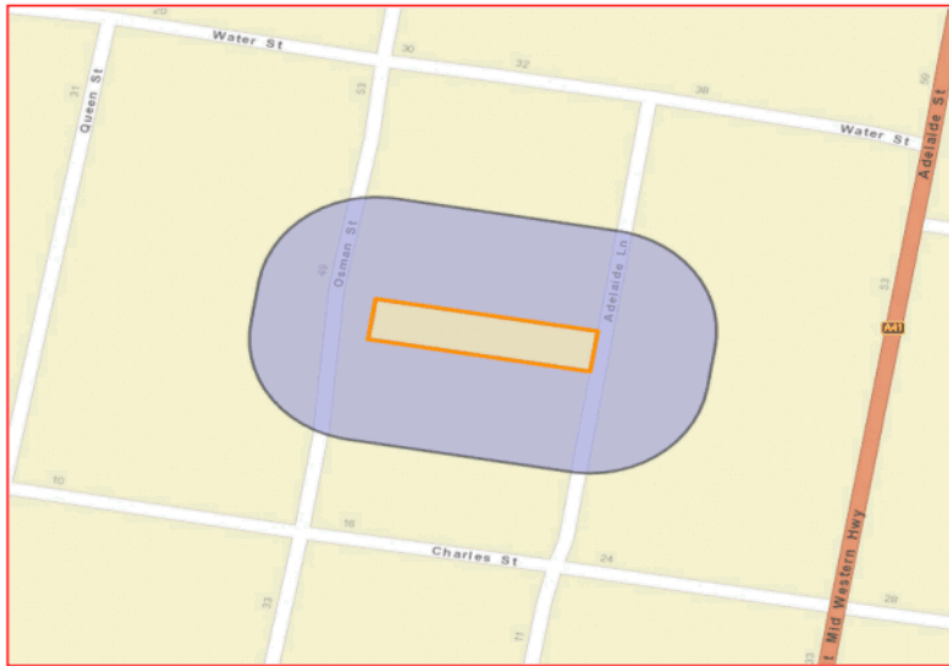
The site is serviced by all utilities needed for a residential development.

Heritage

There are no items listed in schedule 5 of the LEP as present on the land or as being within a heritage conservation area. An AHIMS search did not reveal any recorded items of Aboriginal Heritage Significance on the land or adjacent road reserve.

AHIMS Web Service search for the following area at Lot : 16, DP:DP758121, Section : 12 with a Buffer of 50 meters, conducted by Joanne Chambers on 30 March 2022.

The context area of your search is shown in the map below. Please note that the map does not accurately display the exact boundaries of the search as defined in the paragraph above. The map is to be used for general reference purposes only.



A search of Heritage NSW AHIMS Web Services (Aboriginal Heritage Information Management System) has shown that:

0	Aboriginal sites are recorded in or near the above location.
0	Aboriginal places have been declared in or near the above location. *

Water

The site is connected to reticulated water. Stormwater can be drained to the Council Stormwater Management System. Stormwater management inlet pits have been constructed in Adelaide Lane. The slope of the land will mean that stormwater can effectively be designed to be drained to the existing stormwater management system. A Stormwater management and preliminary engineering plans are provided with the development application.

Soils

The development will not have a negative impact on soils.

Air and Microclimate

Minimal amounts of dust may be generated during the construction period. Once construction works are complete the development will not impact on air quality. The ongoing use of the development will not negatively impact air quality. The proposed use of the site will be residential, which is commensurate with other surrounding residential land uses and appropriate adjacent to the Blayney Central Business District. The use of the land for a number of residential dwellings is not a land use type that would inherently result in any impact on air quality or any microclimate. The development design incorporates sealed driveways and quality homes, meaning the development will not impact on air quality.

Flora and Fauna

The development does not require the removal of substantial trees that would impact the streetscape. The removal of these trees will not exceed the threshold for removal of native vegetation included in the NSW Biodiversity Conservation Act 2016.

Waste

The site is connected to reticulated sewerage. Any construction waste and ongoing domestic waste will be removed from the site and appropriately recycled or catered for at a licensed waste management facility.

Energy

A BASIX and NatHERS Certificate can be submitted with the application. The development is required to comply with the associated energy efficiency requirements.

Noise and Vibration

Some noise will occur during the construction period, but is not expected to adversely impact on any surrounding land uses. The noise from additional dwellings is considered commensurate with existing residential noise generated both onsite and on two adjoining sites

Natural Hazards

Inspection of the site and mapping associated with the LEP did not identify the subject land as being subject to flooding or bushfire or any other potential hazards.

Technological Hazards

No impacts as previously discussed in this report.

Safety, Security and Crime Prevention

This development will not generate any activity likely to promote any safety or security problems to the subject land or surrounding area.

Social and Economic Impacts on the Locality

The proposed development has been designed to be appropriately set back from all neighbouring land uses and include quality design homes and finishes. The facilities provided for each home exceed the minimum specified for private open space as well as have been designed to incorporate a driveway with a curved appearance and areas for landscaping to minimise any impact. The quality of the homes proposed will mean they provide housing for the community, having a positive social impact. The quality of the design and homes also means the development will improve the economic value of the land and will positively contribute to the residential streetscape of Osman Street and Adelaide Lane. The development will not have any unidentified social or economic impacts.

Site Design and Internal Design

The design of the development is satisfactory for the site and without any identified adverse impacts.

Construction

The proposed development can be constructed in accordance with the Building Code of Australia.

Cumulative impacts

The proposal is not expected to generate any ongoing negative cumulative impacts. A minimal increase in traffic and activity at the site will occur during the construction phase. Ongoing traffic is commensurate with surrounding local roads, residential and commercial land-uses.

(c) the suitability of the site for the development

The site has appropriate area, dimensions and topography to facilitate construction of the proposed development.

(d) any submissions made in accordance with this Act or the regulations,

Council has not provided copies of any submissions received and so it is assumed no submissions were received.

(e) the public interest

No aspect of the proposed development will overburden any facility operating in the public interest.

6. Conclusion

The development has been designed to fully comply with all State Environmental Planning Policies, Blayney Local Environmental Plan 2021, and Blayney Shire Development Control Plan 2018.

Through preparation of this SEE and site inspections it is confirmed the development is appropriate in scale and design to be constructed without any unmitigated negative impact.

It is considered the proposed development can be approved by Council without alteration to the proposed design.

Appendix A - Requirements of the Approved Form Guide

a. The environmental impacts of the development

The development is being completed on a residential site and no negative environmental impact will be incurred. The development is designed so as to avoid any negative environmental impacts including the positioning of the buildings, the installation of stormwater management, which will improve the current stormwater situation adjacent to Adelaide Lane within the site and the installation of boundary fencing and the design of the development as it appears from Osman Street.

b. How the environmental impacts of the development have been identified

The site was inspected as part of the preparation of the development application, and confirmed that no environmental impacts that could be avoided have been identified.

c. The steps to be taken to protect the environment or to lessen the expected harm to the environment

The development proposes installation of a stormwater drainage system as per the design prepared by Calare Civil Engineering. As per a. and b., no other specific measures are required other than to construct the development as proposed.

d. Any matters required to be indicated by any guidelines issued by the Planning Secretary

No specific guidelines relevant to the application have been issued by the planning secretary.

e. Drawings of the proposed development in the context of surrounding development, including the streetscape

The proposed development is consistent with the character of the residential area in the surrounding context. The documents submitted are adequate to allow for comprehensive assessment of the proposal.

f. Development compliance with building heights, building height planes, setbacks and building envelope controls (if applicable) marked on plans, sections and elevations

The plans submitted with the application are sufficient to allow for comprehensive assessment of the proposal.

g. Drawings of the proposed landscape area, including species selected and materials to be used, presented in the context of the proposed building or buildings, and the surrounding development and its context

The plans submitted with the application are sufficient to allow for comprehensive assessment of the proposal which is of a design and scale appropriate to the residential area.

h. If the proposed development is within an area in which the built form is changing, statements of the existing and likely future contexts

The area is characterised by residential land use and the proposed development is consistent with the existing character and the proposed surrounding character which is also residential.

i. Photomontages of the proposed development in the context of surrounding development

Photomontages are not necessary in this instance.

j. A sample board of the proposed materials and colours of the facade

Sample boards are not necessary in this instance.

k. Detailed sections of proposed facades

The plans submitted are adequate for comprehensive assessment of the development without submitting section plans for a development application.

l. If appropriate, a model that includes the context.

A model is not necessary in this instance.