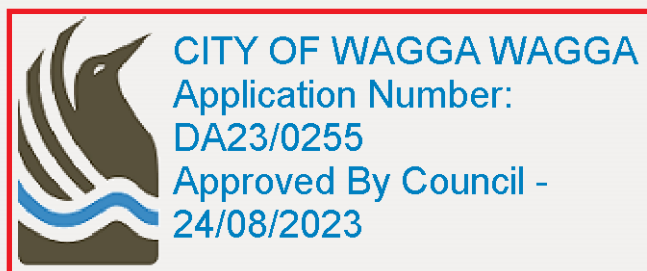


# Sewell

# Design

## statement of environmental effects



version 1.0

## Statement of Environmental Effects

Dated 17 May 2023

Development:	Proposed dwelling and removal of building envelope
Subject Site:	Lot 5 (DP1143879) 534 Gap Hall to Downside Road Downside NSW 2650
Applicant:	L . Brown

### Definitions, Abbreviations & Acronyms

The following is referenced throughout this Statement of Environmental Effects:

Reference	Meaning
SEE	Statement of Environmental Effects
NCC1	National Construction Code (Building Code of Australia) volume 1
NCC2	National Construction Code (Building Code of Australia) volume 2
NCC3	National Construction Code (Plumbing Code of Australia) volume 3
AS	Australian Standard
LEP	Wagga Wagga Local Environmental Plan 2010
DCP	Wagga Wagga Development Control Plan 2010
SEPP	State Environmental Planning Policy
BASIX	Building Sustainability Index
HCA	Heritage Conservation Area
GFA	Gross Floor Area
Proponent	Applicant
Local Authority	Wagga Wagga City Council
Planning Authority	Wagga Wagga City Council
RFS	NSW Rural Fire Service
PBP	NSW Rural Fire Service document titled Planning for Bushfire Protection 2019.
BAL	Bushfire Attack Level
MOFFS	Major Overland Flow Flood Study
SFC	Special Flood Considerations
FPA	Flood Planning Area
PMF	Probable Maximum Flood
NDIS Design Standard	National Disability Insurance Scheme - Specialist Disability Accommodation Design Standard

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DEVELOPMENT APP

## 1. DEVELOPMENT

### 1.1 DESCRIPTION OF THE DEVELOPMENT

This development is primarily for the construction of a single storey dwelling. In addition, the deposited plan of the subject site reveals a nominated building envelope. In 2007 this building envelope was created around the existing dwelling that was located on the subject site at that time. It was a common practice for Council at the time to request this type building envelope creation to be burdened into the title. The existing dwelling (the reason for the building envelope's creation) is now demolished and there is no dwelling at all found at the subject site. As the land achieves building entitlement through 200Ha minimum lot size [part 4.2A(3)(a) of the LEP], it is considered reasonable to have the existing building envelope extinguished from the title of the land, to which this development proposes. This extinguishment would be consistent with other rural land parcels in the surrounding area where freedom and choice of dwelling citing, and location is not pre-determined by a building envelope and will be to the evaluation of a development application merits based assessment.

### 1.2 PLANNING DEFINITION

The LEP provides the following definition:

*dwelling house means a building containing only one dwelling. Note— Dwelling houses are a type of residential accommodation.*

*Dwelling means a room or suite of rooms occupied or used or so constructed or adapted as to be capable of being occupied or used as a separate domicile.*

### 1.3 BUILDING CODE DEFINITION

The NCC2 identifies this development as a Class 1a and 10a building.

### 1.4 DEVELOPMENT CONSTRUCTION & MATERIALS

Table 1.4 provides a description of the development construction and materials (generally):

**Table 1.4: development construction and materials**

Foundation:	Reinforced concrete slab
Cladding:	Brick veneer and fibre cement cladding
Structure:	Timber framed walls and roof trusses
Roof Cladding:	Steel sheet (corrugated profile)
Windows:	Powder coated aluminium framed

## 2. SUBJECT SITE

### 2.1 DESCRIPTION OF THE SUBJECT SITE

Table 2.1 provides a description of the subject site.

**Table 2.1: Description of subject site**

Zone	RU1 – Primary Production
Size:	200Ha.
Shape:	Rectangular
Locality:	The subject site is situated within an established rural setting.
Primary Street Frontage:	Gap Hall to Downside Road
Secondary Street Frontages:	Alleynside Lane
Laneway:	No.
Vehicular Access:	Existing and main vehicular access is from Gap Hall to Downside Road. There is an ancillary vehicular access point located along Alleynside Lane halfway down the length of the lot.
Adjoining Development:	Northern boundary: Rural zoned land
	Southern boundary: Gap Hall to Downside Road
	Eastern boundary: Alleynside Lane
	Western boundary: Rural zoned land
Surrounding Development:	The surrounding development consists of established rural / agricultural enterprises and some dwellings on torrens titled allotments
Orientation:	South to Gap Hall to Downside Road
Wind Direction:	West (generally)
Exposure / Shielding:	Shielded through existing natural environment
Slope / Topography:	The lots slopes gently from the northern boundary to the southern boundary.
Views:	North & west
Existing Structures:	Existing rural farm sheds (machinery and hay storage) and derelict buildings

Existing infrastructure:	Reticulated water and power
Natural Features:	No natural features found at the subject site.
Significant Trees:	There are various significant trees on the subject site (none identified for removal).
Vegetation / Landscaping:	The subject site is generally covered in grasses and patchy weed cover
Easements	Easement for overhead powerlines (20m wide) and building envelope.
Utilities:	Reticulated water and electricity (overhead).



Image 1 – subject site zone RU1 – Primary Production (source: Wagga Wagga City Council Intramap)



Image 2 – 2020 aerial view of subject site (source: Wagga Wagga City Council Intramap)

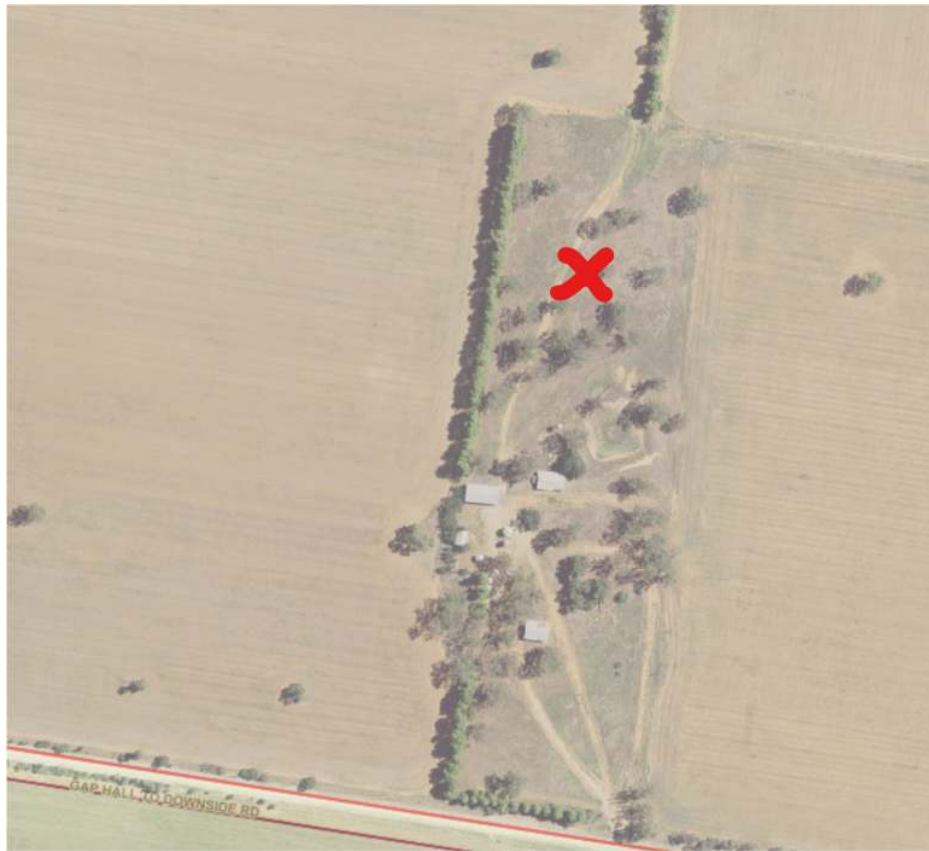


Image 3 – 2020 aerial view of subject site identifying proposed dwelling location (source: Wagga Wagga City Council Intramap)



Image 4 – photo from proposed dwelling location looking north





Image 5 – photo from proposed dwelling location looking west

### 3. PLANNING CONTROLS

#### 3.1 PLANNING CONTROLS OVERVIEW

Table 3.1 provides a list of the planning controls that apply to this development:

**Table 3.1: List of planning controls**

Legislation:	Environmental Planning & Assessment Act 1979
	Rural Fires Act 1997 No 65
	Rural Fires Regulation 2022
	Biodiversity Conservation Act 2016 No 63
State Environmental Planning Policies:	SEPP (Building Sustainability Index: BASIX) 2004
	<del>SEPP (Transport &amp; Infrastructure) 2021</del>
	SEPP (Resilience and Hazards) 2021
	<del>SEPP (Housing) 2021</del>
Local Environmental Plan:	Wagga Wagga Local Environmental Plan 2010
Development Control Plan:	Wagga Wagga Development Control Plan 2010

#### 3.2 LEGISLATION

##### 3.2.1 ENVIRONMENTAL PLANNING & ASSESSMENT ACT 1979

This development will be assessed against Clause 4.15 of the Environmental Planning & Assessment Act 1979.

##### 3.2.2 RURAL FIRES ACT 1997 NO 65

The subject site is identified as bushfire prone land. Refer to section 25.1 of this SEE for development requirements.

##### 3.2.3 BIODIVERSITY CONSERVATION ACT 2016 NO 63

The Local Authorities Biodiversity Certification expired December 2021. All developments need to be assessed against this legislation. The development will need to consider if it is *likely to significantly affect threatened species* in accordance with Division 1 section 7.2 of the Biodiversity Conservation Act 2016. The Biodiversity Conservation Act 2016 prescribes *likely to significantly affect threatened species* if:

Legislation	Response
<i>(a) it is likely to significantly affect threatened species or ecological communities, or their habitats, according to the test in section 7.3, or</i>	The development, when assessed against the biodiversity test, is considered unlikely to significantly affect threatened species or ecological communities, or their habitats.
<i>(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</i>	The development does not exceed the biodiversity offset scheme entry threshold (refer to APPENDIX A).
<i>(c) it is carried out in a declared area of outstanding biodiversity value.</i>	The development is not located in a declared area of outstanding biodiversity value (refer to APPENDIX A).

### 3.3 STATE ENVIRONMENTAL PLANNING POLICIES (SEPP)

#### 3.3.1 SEPP (BUILDING SUSTAINABILITY INDEX: BASIX) 2004

The development will need to satisfy the requirements of this SEPP (refer to BASIX certificate).

#### 3.3.2 ~~SEPP (TRANSPORT & INFRASTRUCTURE) 2021~~

~~The development is located on land adjacent to a rail corridor.~~

#### 3.3.3 SEPP (RESILIENCE AND HAZARDS) 2021

This SEE will provide information to assist the Local Authority with a detailed site investigation report regarding the possible land contamination at the subject site (refer to section 17 of this SEE).

#### 3.3.4 ~~SEPP (HOUSING) 2021~~

~~This development is identified under the SEPP (Housing) 2021.~~

### 3.4 LOCAL ENVIRONMENTAL PLAN

#### 3.4.1 OBJECTIVES OF ZONE

Table 3.4.1 provides the LEP objectives of the subject land zone as identified at Table 2.1.

**Table 3.4.1: Objectives of zone**

Objective	1 Objectives of zone	Response
1	<i>To encourage sustainable primary industry production by maintaining and enhancing the natural resource base.</i>	Noted.
2	<i>To encourage diversity in primary industry enterprises and systems appropriate for the area.</i>	Noted.
3	<i>To minimise the fragmentation and alienation of resource lands.</i>	Noted.
4	<i>To minimise conflict between land uses within this zone and land uses within adjoining zones.</i>	The proposed dwelling will not cause conflict with land uses within adjoining zones due to setback and established dwelling on other lots within the vicinity.
5	<i>To foster strong, sustainable rural community lifestyles.</i>	The placement of a dwelling on the site is seen as integral to supporting the primary productive use carried out on the site and a positive step towards building strong rural communities.
6	<i>To maintain the rural landscape character of the land.</i>	The development is only a small portion of the land and due to the proposed setback of the dwelling from the road and the existing trees located onsite, the dwelling will be hardly visible from the road and the rural landscape character will be preserved.
7	<i>To allow tourist and visitor accommodation only where it is in association with agricultural activities.</i>	Noted.

#### 3.4.2 USE PERMISSIBILITY

Table 3.4.2 provides the use permissibility of the subject site zone as identified at Table 2.1.

**Table 3.4.2: Use permissibility**

Permissibility	Land Use	Response
<b>2 Permitted without consent</b>	<i>Environmental protection works; Extensive agriculture; Home businesses; Home occupations; Roads</i>	N/A



<b>3 Permitted with consent</b>	<i>Aquaculture; Artisan food and drink industries; Bed and breakfast accommodation; Cellar door premises; Dual occupancies; Dwelling houses; Extractive industries; Farm buildings; Farm stay accommodation; Hardware and building supplies; Home industries; Intensive livestock agriculture; Intensive plant agriculture; Markets; Open cut mining; Roadside stalls; Rural supplies; Rural workers' dwellings; Secondary dwellings; Timber yards; Any other development not specified in item 2 or 4</i>	The development seeks to undertake construction of a <b>Dwelling House</b>
<b>4 Prohibited</b>	<i>Airports; Amusement centres; Camping grounds; Caravan parks; Commercial premises; Crematoria; Eco-tourist facilities; Entertainment facilities; Exhibition homes; Exhibition villages; Freight transport facilities; Function centres; Health services facilities; Heavy industrial storage establishments; Home occupations (sex services); Industrial training facilities; Industries; Local distribution premises; Mortuaries; Passenger transport facilities; Recreation facilities (indoor); Registered clubs; Residential accommodation; Restricted premises; Sex services premises; Storage premises; Tourist and visitor accommodation; Transport depots; Truck depots; Vehicle body repair workshops; Vehicle repair stations; Warehouse or distribution centres; Wharf or boating facilities; Wholesale supplies</i>	N/A

### 3.4.3 CONTROLS RELATING TO MISCELLANEOUS PERMISSIBLE USES

Table 3.4.3 provides a response to the statutory requirement / controls relating to miscellaneous permissible uses under part 5.4 of the LEP

**Table 3.4.3: Controls relating to miscellaneous permissible uses**

Part	Requirement	Response

### 3.4.4 HERITAGE CONSERVATION

Part 5.10(5)(c) of the LEP provides the consent authority the ability to require a heritage management document if the subject site is within the vicinity of a heritage item or a heritage conservation area. Table 3.4.4 identifies a heritage item (as identified within Schedule 5 of the LEP) as being within the vicinity of the subject site.

**Table 3.4.4: Heritage items**

Address	Item Name	Item Number
58 Downside Village Road	Downside Hall and Recreation Ground	I46
552 Flowerdale Road	Flowerdale School	I216
146 Gap Hall-Coolamon Road	The Gap Hall Site 7 Tennis Courts	I217

The development does not require a heritage management document as the development is located some considerable distance away from the heritage item listed at table 3.4.4.

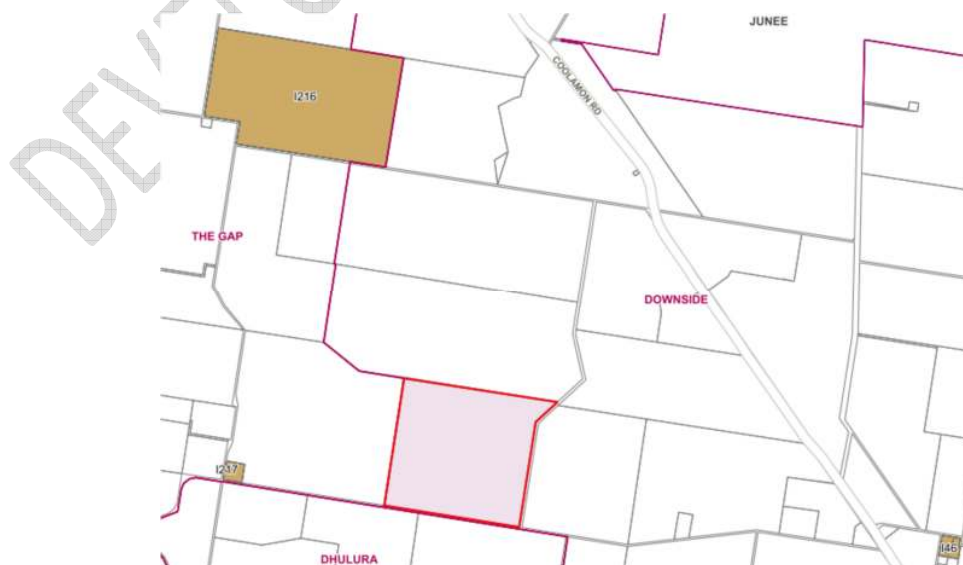



Image 6 – subject site and surrounding heritage items (source: Wagga Wagga City Council Intramap)

### 3.4.5 ADDITIONAL LOCAL PROVISIONS

Table 3.4.5 provides a matrix of any statutory additional local provisions that require consideration in accordance with part 7 of the LEP

**Table 3.4.5: Additional Local Provisions**

Part	Requirement	Response
7.1	<i>Restriction on new dwellings at North Wagga Wagga</i>	N/A. Subject site is not located in North Wagga Wagga.
7.1A	<i>Earthworks</i>	The development requires earthworks for placement of dwelling slabs. Some cut / fill / retaining proposed. Controls relating to extent of permissible cut, fill and retaining in DCP.
7.3	<i>Biodiversity</i>	<p>The subject site is affected by biodiversity.</p> <p><i>The objectives of this clause are to protect, maintain or improve the diversity of the native vegetation, including—</i>  <i>(a) protecting biological diversity of native flora and fauna, and</i>  <i>(b) protecting the ecological processes necessary for their continued existence, and</i>  <i>(c) encouraging the recovery of threatened species, communities or populations and their habitats.</i></p> <p>The consent authority must not grant development consent unless it is satisfied the development is consistent with the objectives of this clause.</p> <p>The development is considered to have no potential adverse impact on biodiversity due to the development's siting and location onsite, the design of the development (minimal single storey dwelling), and the use and management of the building (dwelling). The development does not seek to remove any trees of significance therefore mitigating any adverse impact on biodiversity.</p> 
7.4	<i>Vulnerable land</i>	N/A. Subject site is not affected by Vulnerable Land.
7.5	<i>Riparian lands and waterways</i>	The subject site is not affected by Riparian Lands and Waterways.
7.6	<i>Groundwater Vulnerability</i>	N/A. Subject site is not affected by Groundwater Vulnerability.
7.7	<i>Protected regrowth for Native Vegetation Act 2003</i>	N/A. Subject site is not affected by Protected Regrowth.
7.8	<i>Cartwrights Hill Precinct – odour and noise assessment</i>	N/A. Subject site is not located in the Cartwrights Hill precinct.
7.9	<i>Primacy of Zone B3 Commercial Core</i>	The development does not take away from the primacy of the B3 Commercial Core zone as it is not considered a principal business, office or retail hub development.
7.10	<i>Business Premises in Zone B6 Enterprise Corridor</i>	N/A. The development is not a business premises or in a B6 Enterprise Corridor zone .
7.11	<i>Airspace Operations</i>	N/A. Development does not affect the ongoing operations of the Wagga Wagga City Airport.
7.12	<i>Development in areas subject to aircraft noise</i>	N/A. The development is considered not near the Wagga Wagga Airport and its flight paths.
7.13	<i>Certain land at Estella</i>	N/A. Development is not located on the prescribed land.

### 3.5 DEVELOPMENT CONTROL PLAN

#### 3.5.1 DCP SECTION IDENTIFICATION

Table 3.5.1 provides the sections of the DCP that apply to this development

**Table 3.5.1: Sections of DCP applying to the development**

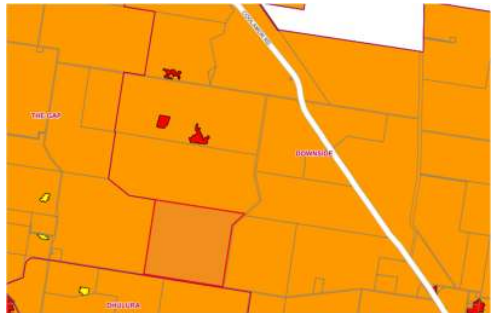
Section	Section heading	Applies Y/N	Response
1	General	Y	The development is considered to be consistent with this section
2	Controls that apply to all development	Y	The development is considered to be consistent with this section
3	Heritage Conservation	N	
4	Environmental Hazards and Management	Y	Section 4.1 of the DCP applies as the development is located on bush fire prone land. The development will be assessed against the provisions of the PBP 2019 and an APZ will be established around the development. The development is considered to be consistent with this section.
5	Natural Resource & Landscape Management	N	
6	Villages	N	
7	Subdivision	N	
8	Rural Development	Y	Section 8.3 of the DCP applies as the development is considered a rural dwelling as it is located in a Primary Production zone. The development is considered to be consistent with this section.
9	Residential development	N	
10	Business Development	N	
11	Industrial Development	N	
12	Specific Uses & Development	N	
13	Bomen Urban Release Area	N	
14	Boorooma Urban Release Area	N	
15	Lloyd Urban Release Area	N	
16	Gobbagombalin Urban Release Area	N	

#### 4. SUITABILITY OF THE SITE

##### 4.1 SITE SUITABILITY

It is important to evaluate the suitability of the development with the subject land. Table 4.1 provides an overview of the suitability of the site.

**Table 4.1: Suitability of site**

Site Constraint (Flooding):	N/A.
Site Constraint (Bushfire):	<p>The subject site is identified as bushfire prone land. Refer to section 25.1 of this SEE.</p> 

Site Constraint (urban salinity):	N/A.
Site Constraint (native vegetation profile planting):	N/A.
Proximity to transport services:	The development does not benefit from having close proximity to local bus routes
Proximity to shops:	The development does not benefit from having close proximity to a shopping centre
Proximity to community facilities:	The development does not benefit from having close proximity to local community medical facilities
Proximity to recreational facilities:	The development does not benefit from having close proximity to local recreational facilities
Compatibility with adjoining development:	The development is considered compatible with adjoining development and presents as a rural dwelling.
Compatibility with visual setting (streetscape):	The development, due to its location at the subject site, will have no visual setting issues as it will be hardly seen from Gap Hall to Downside Road (refer to image 3) due to the presence of existing trees. The development is considered compatible with like surrounding development.
Compatibility with planning objectives:	The development is considered compatible with the planning objectives (refer to section 3.4.1)
Compatibility with land zoning:	The development is considered compatible with the land zone (refer to section 3.4.2)
Shape and size of the land:	The subject site size and shape is considered suitable for the development to occur.
Age and condition of the building:	N/A.

## 5. PRESENT AND PREVIOUS LAND AND BUILDING USES

### 5.1 LAND & BUILDING USE

It is important to establish the subject site's previous and present building and land uses. Table 5.1 provides an overview of the present and previous land and building uses.

**Table 5.1: present and previous land and building uses**

Subject Site Previous Zone:	Unknown
Subject Site Present Zone:	RU1 – Primary Production
Subject Site Previous Use:	Rural / Agricultural
Subject Site Present Use:	Rural / Agricultural
Present Use of Adjoining Land:	Rural / Agricultural
Contaminated Land:	Refer to section 17 of this SEE
Contaminated Land Testing:	Refer to section 17 of this SEE

## 6. OPERATIONAL AND MANAGEMENT

Table 6.1 provides an overview of the development's operations and management

**Table 6.1: operational and management overview**

Type of Business:	
Business Operation:	
Number of Staff / Employees:	
Expected number of Customers / Clients:	
Days of Operation:	
Hours of Operation:	
Delivery / Handling of Goods:	
Delivery / Truck Movements:	
Size of Vehicles:	
Hazardous Material Control:	
Noise Control:	
Complaints Management:	
Servicing Arrangements:	

## 7. TRAFFIC, PARKING AND GENERAL ACCESSIBILITY

### 7.1 OFF-STREET CAR PARKING RATES (DCP)

Table 7.1 provides the DCP off-street car parking rate requirements for the development.

**Table 7.1: Car Parking Requirement**

Land Use	Car Parking Requirement
Residential Accommodation	
Dwelling house, dual occupancy, attached dwellings, semi-detached dwellings	1 space/2 bedroom house 1 spaces/3 bedroom or larger house

### 7.2 OFF-STREET CAR PARKING CALCULATIONS

The development provides 1 off-street car park. All off-street car parking in accordance with AS2890.1 & 2890.6 (where applicable).

### 7.3 TRAFFIC, PARKING AND GENERAL ACCESSIBILITY - GENERAL

The development seeks to satisfy the required amenity for the density proposed by the development in relation to traffic generation, parking and accessibility. Existing vehicular access from Gap Hall to Downside Road.

#### 7.3.1 EXISTING SITE CONDITIONS

The development provides a primary existing gated access into the subject site and an all-whether access road providing access to the proposed development.

#### 7.3.2 TRAFFIC

The development is not considered traffic generating development. The development (even though not required) allows for vehicles to enter and leave the site in a safe and forward fashion.

#### 7.3.3 PARKING

The development provides the required off-street car parking spaces in accordance with the DCP (refer to table 7.1 of this SEE). The development provides 1 space.

#### 7.3.4 ACCESSIBILITY

N/A.

## 8. SIGNAGE

No signage sought in this development. Any future signage proposed will be considered exempt development under Part 2 Division 2 of the SEPP (Exempt and Complying Development Codes) 2008.

## 9. SAFETY AND SECURITY

The development is designed with appropriate setbacks consistent with the immediate and surrounding area. The design of the development allows for passive surveillance from the public domain. The development will also incorporate sensor lighting to entry porches and the driveway, which will be designed to mitigate spill and cause nuisance to adjoining properties.

## 10. PRIVACY, VIEWS AND OVERSHADOWING

The development is considered to have no privacy, views or overshadowing issues due to the development's size, scale and location in relation to adjoining boundaries.

## 11. AIR AND NOISE

### 11.1 AIR

Waste bins will be located onsite so that there is adequate separation from adjoining uses to mitigate nuisance. The development does not seek to increase waste production that creates odour sources other than general waste during construction (refer to Section 15 of this SEE for waste management control of odour).

### 11.2 NOISE

Noise – the proposed development will have minimal impact on noise levels and will be typical with noise levels produced by other existing surrounding development. Some noise will be generated during the construction of the development. Suitable noise mitigation measures must be implemented during construction (refer to Table 19.1.1 of this SEE).

## 12. DRAINAGE, SOIL AND WATER

### 12.1 DRAINAGE

#### 12.1.1 EXISTING DRAINAGE

The development (if part of an existing development) may contain earthenware plumbing. All external earthenware to be replaced with uPVC. All plumbing and drainage work in accordance with the NCC3.



**12.1.2 STORMWATER DRAINAGE**

The proposed downpipes that will capture roof water will be collected and directed into a rainwater tank for domestic consumption via a water filter. All plumbing and drainage work in accordance with the NCC3. All stormwater runoff to be designed to not adversely affect any adjoining properties.

**12.1.3 SEWERAGE DRAINAGE**

The development may require existing sewerage services to be relocated at the subject land. If development requires new sewerage drainage, all new sewerage drainage work is to be directed towards an appropriate point of discharge (ie infrastructure sewer spur or select onsite sewerage management system). All plumbing and drainage work in accordance with the NCC3.

**12.2 SOIL**

The development provides designated landscaping areas to maximise water infiltration into the ground and to minimise potential large areas of water runoff.

**12.3 WATER****12.3.1 ENERGY EFFICIENT WATER SAVING DEVICES**

The development will incorporate energy efficient water saving devices.

**12.3.2 WASTEWATER**

Wastewater (as identified at part 15 of this SEE) must be placed in an onsite designated chemical container and must be appropriately disposed of offsite. No wastewater shall be disposed of into onsite gullies, sinks or wastes where the eventual location for the wastewater will be the Local Authority sewer main. The development must ensure that any wastewater will not impact on downstream waterways.

**13. HERITAGE**

This section does not apply to the development as the subject land is not listed in Schedule 5 of the LEP as a Heritage Item and is located outside the HCA. Refer to section 3.4.4 of this SEE.

**14. ENERGY EFFICIENCY**

The development incorporates energy efficiency measures in the design (refer to BASIX certificate).

**15. WASTE MANAGEMENT**

The development, throughout the duration of construction until practical completion, will store construction waste in a skip bin with a lockable lid. This skip bin should allow construction waste to be sorted into recycling groups where applicable. Skip bin lids to be closed majority of the time to ensure loose rubbish will not blow away or disturb adjoining properties or community areas and to mitigate potential odour sources affecting adjoining uses. All chemical waste (eg paints, oils, solvents etc) will be placed in an onsite designated chemical container and must be appropriately disposed of offsite. All waste will be disposed of in accordance with Local Authority guidelines.

**16. EROSION AND SEDIMENT CONTROL**

The development, throughout the duration of construction until practical completion, will install and keep in good order sediment and erosion control devices like a geotextile filter fabric fences. These fences must be suitably located on the subject land to mitigate any potential erosion and / or sediment spill (refer to plans). All sediment and erosion control methods to be referenced against the document by Landcom titled 'Managing Urban Stormwater: Soils and Construction – 4<sup>th</sup> Edition'.

**17. LAND CONTAMINATION****17.1 INITIAL EVALUATION****17.1.1 INITIAL EVALUATION OVERVIEW**

An Initial Evaluation is essential to determine whether contamination is an issue and whether sufficient information is available to carry out a planning decision in 'good faith'. The Initial Evaluation can be based on readily available factual information. If, after carrying out an initial evaluation, none of the enquiries suggest that the land might be contaminated or that further enquiry is warranted, the planning process should proceed in the normal way.

**17.1.2 READILY AVAILABLE FACTUAL INFORMATION**

Table 17.1.2 provides the readily available factual information in accordance with Managing Land Contamination - Planning Guidelines in relation to the SEPP (Resilience and Hazards) 2021.

**Table 17.1.2: Readily Available Factual Information**

Information	Response
Current zoning	RU1 – Primary Production.
Permissible uses	Dwelling houses
Records from previous re-zonings or rezoning request	None
Development applications and building applications for the site	Refer to Table 17.1.4

Property files	A s10.7 certificate (EP&A Act) has not been supplied by the applicant / owner.
Information provided by the proponent such as a development application or rezoning request or an investigation	Refer to table 17.1.4
Knowledge of Council staff	The applicant/s are recent purchasers of the subject site and have not conducted any uses onsite that would be considered land contaminating. As the subject site however has a history of agricultural / rural use, it is possible that the following uses could have occurred on the subject site previously as referenced at Table 1 of Managing Land Contamination - Planning Guidelines including but not limited to <i>agriculture / horticultural activities</i> and <i>sheep and cattle dips</i> . Council is to refer to their own land contamination register and/or local knowledge to determine if any of the uses as referenced at Table 1 of Managing Land Contamination - Planning Guidelines have known to occur at the subject site as part of the development application assessment and evaluation.

#### 17.1.3 INFORMATION PROVIDED BY THE PROPONENT

In addition to Table 17.1.7, Table 17.1.3 provides information from the proponent in accordance with Managing Land Contamination – Planning Guidelines.

**Table 17.1.3: Information provided by the proponent**

Information	Response
Historical aerial photography	Refer to Image 3
Adjoining properties	Rural land and dwelling houses
Site inspection	A site inspection was undertaken on 9 March 2022 with the Proponent. No contaminations were visually found at the development's location.

#### 17.1.4 DEVELOPMENT APPLICATIONS AND BUILDING APPLICATIONS FOR THE SITE

In addition to Table 17.1.3, Table 17.1.4 provides a list of Development Applications and Building Applications for the site in accordance with Managing Land Contamination - Planning Guidelines.

**Table 17.1.4: Development applications and building applications for the site**

Reference	Consent Date	Development Description
DA07/1058	14/05/2008	Staged Development - Proposed Rural Dwelling and Boundary Adjustment (Stage 1 Only)

#### 17.2 INITIAL EVALUATION – CHECKLIST

Table 17.2 is a suggested checklist for Initial Evaluations in accordance with part 3.2.1 of Managing Land Contamination - Planning Guidelines.

**Table 17.2: Initial Evaluation Checklist**

Checklist	Response
<i>Is the planning authority aware of any previous investigations about contamination on the land? What were the results, including any previous initial evaluations?</i>	To be investigated by the planning authority. There are no known previous contaminated land investigations available for the subject land.
<i>Do existing records held by the planning authority show that an activity listed in Table 1 has ever been approved on the subject land? (The use of records held by other authorities or libraries is not required for an initial valuation.)</i>	Unknown. Planning authority to access own land contamination register and/or local knowledge for information that could reveal that the subject site has ever been approved for an activity listed at Table 1 of Managing Land Contamination - Planning Guidelines.
<i>Was the subject land at any time zoned for industrial, agricultural or defence purposes?</i>	Yes. The land is zoned Primary Production (agricultural purpose).
<i>Is the subject land currently used for an activity listed in Table 1?</i>	Yes. Part of the current use of the subject site is for <i>agriculture activities</i> .
<i>To the planning authority's knowledge was, or is, the subject land regulated through licensing or other mechanisms in relation to any activity listed in Table 1?</i>	To be investigated by the planning authority.

Are there any land use restrictions on the subject land relating to possible contamination, such as notices issued by the EPA or other regulatory authority?	No.
Does a site inspection conducted by the planning authority [optional] suggest that the site may have been associated with any activities listed in Table 1.	To be investigated by the planning authority.
Is the planning authority aware of information concerning contamination impacts on land immediately adjacent to the subject land which could affect the subject land?	To be investigated by the planning authority.

## 18. DEMOLITION

### 18.1 DEMOLITION – GENERAL

If demolition is required in the work, then all work must be undertaken in accordance with the current version of the SafeWork NSW Codes of Practice document titled 'Demolition work' and AS 2601 – the demolition of structures. All work and activities must be undertaken in accordance with the current version of the following:

- Work Health and Safety Act (NSW) – as amended
- Work Health and Safety Regulation (NSW) – as amended
- Safe Work New South Wales Codes of Practice – relevant codes of practice where applicable

### 18.2 HAZARDOUS SUBSTANCES

#### 18.2.1 ASBESTOS

If the work involves an existing building that was constructed prior to 1990, it may either contain or likely to contain asbestos. The asbestos can be found in various locations including but not limited to external cladding material (roof & wall), external linings, interior linings, insulation and/or insulative material, pipework, electrical metre boards, floor coverings, bituminous membranes, adhesives, vents, compressed sheet flooring, appliances, fixtures and fittings. In any instance, a suitably qualified person should investigate and identify the presence of asbestos in accordance with the current version of AS4964 – method for the qualitative identification of asbestos, prior to the commencement of any work including but not limited to demolition, cutting, sanding, drilling or otherwise disturbing the existing structure. An asbestos removal contractor with a friable asbestos removal licence (Class A) is to be engaged to undertake any necessary asbestos removal and remediation. All work should be carried out in accordance with the current version of the SafeWork NSW Codes of Practice document titled 'How to Safely Remove Asbestos' and 'How to manage and control asbestos in the workplace'. Personal Protective Equipment (PPE) including protection against inhalation of harmful material should be used when removing or working near identified asbestos material. Handling and disposal of asbestos waste material is regulated and is required to be carried out in accordance with relevant Local Authorities guidelines under the current version of the Protection of the Environment Operations Act and the Protection of the Environment Operations (Waste) Regulation.

#### 18.2.2 POWDERED MATERIALS

Many materials used in the construction of this building can cause harm if inhaled in powdered form. Persons working on or in the building during construction, operational maintenance or demolition should ensure good ventilation and wear Personal Protective Equipment (PPE) including protection against inhalation while using powdered material or when sanding, drilling, cutting or otherwise disturbing or creating powdered material. Always refer to and execute work in accordance with the manufacturer's Material Safety Data Sheet (MSDS). All spray painting and powder coating work must be undertaken in accordance with the current version of the SafeWork NSW Codes of Practice document titled 'Spray painting and powder coating'.

#### 18.2.3 TREATED TIMBER

The design of this building may include provision for the inclusion of treated timber within the structure. Dust or fumes from this material can be harmful. Persons working on or in the building during construction, operational maintenance or demolition should ensure good ventilation and wear Personal Protective Equipment (PPE) including protection against inhalation of harmful material when sanding, drilling, cutting or using treated timber in any way that may cause harmful material to be released. Do not burn treated timber. Always refer to and execute work in accordance with the manufacturer's Material Safety Data Sheet (MSDS).

#### 18.2.4 VOLATILE ORGANIC COMPOUNDS

Many types of glue, solvents, spray packs, paints, varnishes and some cleaning materials and disinfectants have dangerous emissions. Areas where these are used should be kept well ventilated while the material is being used and for a period after installation. Personal Protective Equipment (PPE) may also be required. Always refer to and execute work in accordance with the manufacturer's Material Safety Data Sheet (MSDS). All work involving chemicals must be undertaken in accordance with the current version of the SafeWork NSW Codes of Practice document titled 'Labelling of workplace hazardous chemicals', 'Managing risks of hazardous chemicals in the workplace', and 'Preparation of safety data sheets for hazardous chemicals'.

**18.2.5 SYNTHETIC MINERAL FIBRE**

Fibreglass, rockwool, ceramic and other material used for thermal or sound insulation may contain synthetic mineral fibre which may be harmful if inhaled or if it comes in contact with the skin, eyes or other sensitive parts of the body. Personal Protective Equipment (PPE) including protection against inhalation of harmful material should be used when installing, removing or working near bulk insulation material. Always refer to and execute work in accordance with the manufacturer's Material Safety Data Sheet (MSDS).

**18.2.6 TIMBER FLOORS**

This building may contain timber floors which have an applied finish. Areas where finishes are applied should be kept well ventilated during sanding and application and for a period after installation. Personal Protective Equipment (PPE) may also be required. Always refer to and execute work in accordance with the manufacturer's Material Safety Data Sheet (MSDS).

**18.3 PRE-DEMOLITION**

Prior to any demolition works, disconnection of all services by licensed tradesman only shall be executed including (but not limited to) electrical and plumbing.

**18.4 SERVICE LOCATIONS**

Before the entry of large machinery to the site, the principal contractor must identify the location of all existing services below and above ground including overhead powerlines. Conduct a 'dial before you dig' and 'look up and live'.

**18.5 PROCESS - GENERAL**

Demolition generally will commence from the top (roof) down to mitigate injury from falling heavy debris. All debris to be stockpiled as indicated on the drawings provided. The demolition must be executed in compliance with the Local Authorities consent including waste removal policy and building hours of operation. Barricades if required are to be erected to reduce the risk of damage to adjoining properties. All persons entering the site must be authorised and poses an OH&S white card. No traffic management required. No exclusion zones to be enforced other than protective warning signs placed at the front of the block indicating 'demolition zone - no unauthorized access - keep out'.

**19. SITE MANAGEMENT****19.1 SITE MANAGEMENT - GENERAL****19.1.1 SITE MANAGEMENT PROVISIONS**

The development, throughout the duration of construction until practical completion, will provide site management provisions including (but not limited to) items identified in Table 19.1.1

**Table 19.1.1 Site management provisions**

Item	Response
Builders Sign	The principal contractor shall arrange for a builders sign to be placed at a suitable location onsite which can be readily visible from the road and can identify the subject land. Information to be contained on the builders sign shall include the builders name / business name, builders license number, builders after hours contact number, Australian Business Number, lot number of the subject land, the nominated principal certifying authority including contact details and any relevant work health safety instructions or warnings (eg Personal Protective Equipment (PPE), building site restricted access etc).
Security & Restricted Access	Where applicable, appropriate or required, the principal contractor shall erect approved temporary site fencing to mitigate the entry of unauthorised person/s onto the subject land. Where material or stockpiles are required to be placed on the road reserve, an application for permission to do so must be lodged with the Local Authority. If approved, requirements may include the erection of hoarding fence / barricade and for the area to be illuminated at night.
Vehicular Access	Where applicable, appropriate or required, the principal contractor shall arrange for clearly visible vehicular access point at the subject site for the delivery of material and required trades and services. Locations for each vehicle must be designated onsite and must take into consideration the most appropriate and suitable location with regard to safety and vehicular manoeuvrability. A shakedown area at the vehicular point of entry must be maintained throughout the duration of construction until practical completion and if any soil for whatever reason carried onto the street, then the principal contractor must take action to remove and rectify. If kerb and gutter is found at the subject land where vehicular point of entry occurs, the principal contractor must implement reasonable measures to mitigate damage to the kerb and gutter.
Temporary Toilet Facility	Where applicable, appropriate or required, the principal contractor shall arrange for a working and fully operational temporary toilet to be placed at a suitable location onsite throughout the duration of construction until practical completion, which can be easily located, serviced, maintained and collected.
First Aid Kit	The principal contractor shall ensure an approved first aid kit is maintained and kept onsite throughout the duration of construction until practical completion.

Power and Water	The principal contractor shall ensure that the subject site has access to power and potable water supply for the use of trades and services throughout the duration of construction until practical completion.
Site Induction Register	The principal contractor shall ensure a site induction register is kept and maintained onsite throughout the duration of construction until practical completion. This register is to track all trades and services who enter the site so that a record of persons who are WHS site induction (national white card) compliant. No person/s shall enter the site if not compliant and are deemed to be unauthorised.
Material Safety Data Sheets	The principal contractor shall ensure a collection of MSDS's are kept and are easily accessible to all trades and services throughout the duration of construction until practical completion. This collection must be read before performing any work with potentially dangerous / harmful products or materials. If any trade or service is in doubt before using such a product or material then further instructions or information must be obtained from the principal contractor, supplier or manufacturer before use.
Hours of Operation	The principal contractor shall ensure that construction activity must only commence and complete each day during the hours of operation outlined in the Development Application conditions of consent and/or in accordance with Protection of the Environment Operations Act.
Environmental Issues	The principal contractor shall take reasonable steps to ensure and/or mitigate construction activity that has the potential to produce environmental issues (eg dust generation and drift, excessive noise pollution, light spill causing nuisance, rubbish drift etc). All construction activity that has the potential to produce environmental issues must be mitigated as outlined in the Development Application conditions of consent and/or in accordance with the Protection of the Environment Operations Act.
Public Safety	The principal contractor shall take reasonable steps to ensure and/or mitigate construction activity that has the potential to cause harm or injury to all members of the public including (but not limited to) all trades and services personnel conducting activities onsite (eg traffic management control, footpath crossing control, fall from heights within the construction site / subject land etc).

#### 19.1.2 WORK HEALTH & SAFETY PROVISIONS

The development must adhere to the most recent version of the Work Health & Safety Act and must implement all current and relevant Work Health & Safety (WHS) Codes of Practice throughout the duration of construction until practical completion.

### 20. ACCESSIBILITY

#### 20.1 DISABLED ACCESS PROVISIONS

##### 20.1.1 REQUIRED PROVISIONS

Developments that require accessibility provisions, considerations in the design must be made in accordance with the current versions of the Disability Discrimination Act and Regulations, the Disability (Access to Premises – Buildings) Standard and AS 1428 – Design for access and mobility. The requirement for disabled access provisions will be triggered by the Construction Certificate.

##### 20.1.2 INTERNAL AND EXTERNAL DESIGN

In relation to new developments, or the alterations and additions of existing developments, or change of use, some design considerations may be required for internal and external access including (but not limited to) level access and egress, tactile ground and surface indicators, door hardware, handrail requirements, ramps, treads, doorway widths, circulation spaces at doorways, circulation spaces within sanitary compartments, signage etc).

##### 20.1.3 PARKING ARRANGEMENTS

In relation to new developments, or the alterations and additions of existing developments, or change of use, some design considerations may be required for off-street car parking spaces including (but not limited to) number of disabled spaces, shared spaces, aisle width, design and layout conformity etc.

##### 20.1.4 ASSESSMENT

The Local Authority must consider the provided plans in relation to all matters described at 18.1.2 and 18.1.3 of this SEE against the provisions of 18.1.1 of this SEE.

### 21. FIRE SAFETY AND BUILDING UPGRADES

The proposed development will be constructed in accordance with the fire safety provisions of the NCC2.

### 22. SOCIAL IMPACTS

The proposed development will have a positive social impact by supporting objective 5 of the zone being *to foster strong, sustainable rural community lifestyles*.



**23. ECONOMIC IMPACTS**

The development will contribute positively to the local economy by providing employment opportunities for local trades and services.

**24. LANDSCAPING****24.1 LANDSCAPING PLAN**

Where the development requires a landscaping plan to be provided, the Local Authority is to refer to that Landscaping plan for landscaping provisions in accordance with the DCP and/or identified urban salinity identified land.

**25. ENVIRONMENTAL HAZARDS AND MANAGEMENT****25.1 BUSHFIRE PRONE LAND**

Refer to APPENDIX B.

**25.2 FLOODING**

The subject site is not affected by flooding.

**25.3 DEVELOPMENT ON RIDGES AND PROMINENT HILLS**

This section does not apply to the development.

**25.4 PRESERVATION OF TREES**

The development does not seek to remove any trees.

**25.5 NATIVE VEGETATION COVER**

This section does not apply to the development.

**25.6 ENVIRONMENTALLY SENSITIVE LAND**

N/A.

DEVELOPMENT APPLICATION