

Statement of Environmental Effects

SUBDIVISION

Lot 10 Section 7 DP 758757

48-50 Hankinson Street, Narrandera

Prepared for Joel Eggleton

Owner: Eljae Holdings Pty Ltd



Wagga Surveyors Pty Ltd

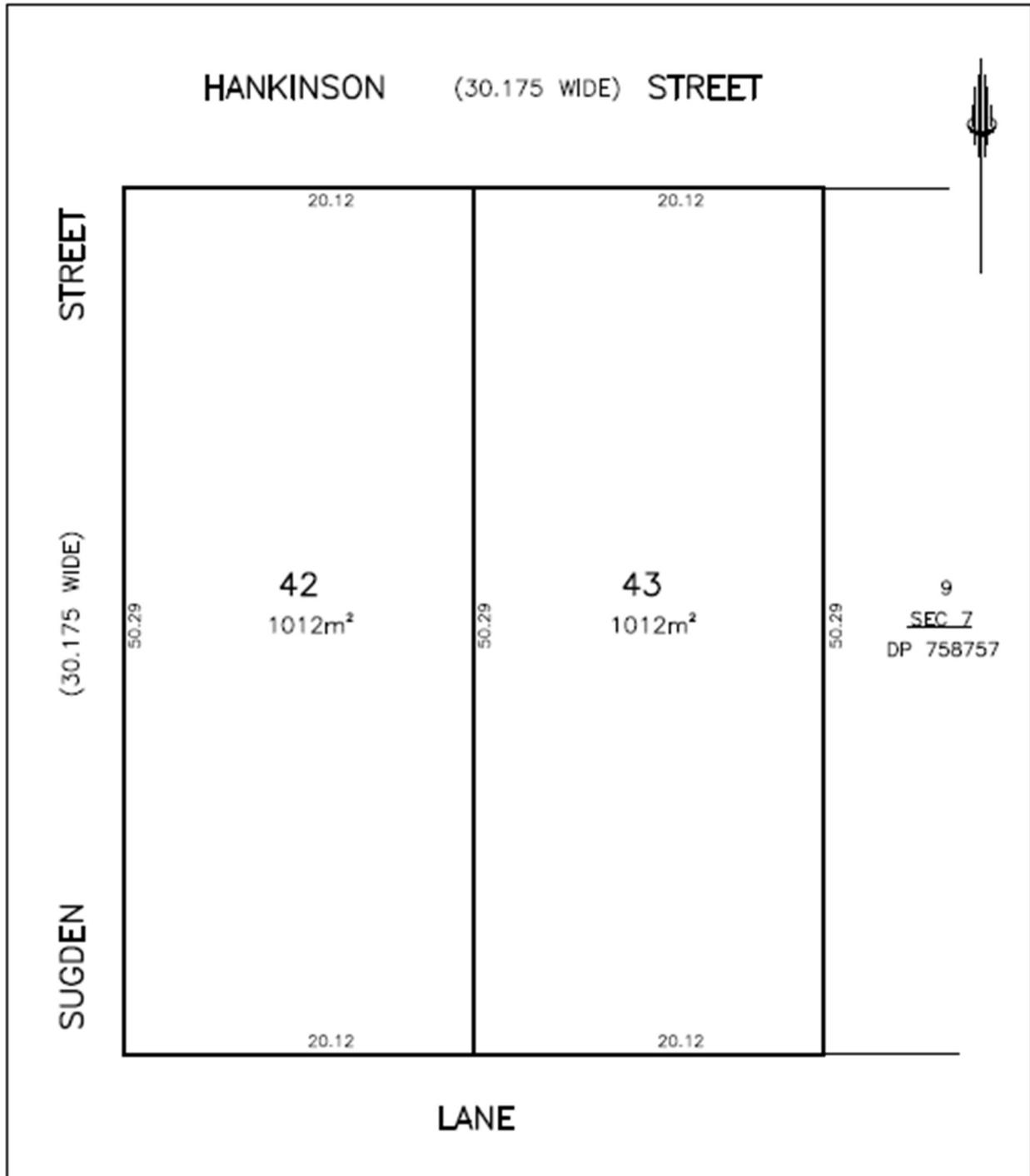


Image 1: Development application sketch

INTRODUCTION

The development the owner intends to undertake is a 2 lot torrens subdivision of Lot 10 Section 7 DP 758757 at 48-50 Hankinson Street, Narrandera. The general location of the land is as shown in image 2.

The subdivision would create two residential lots, being proposed lot 42 and 43 both of 1012m² in size.

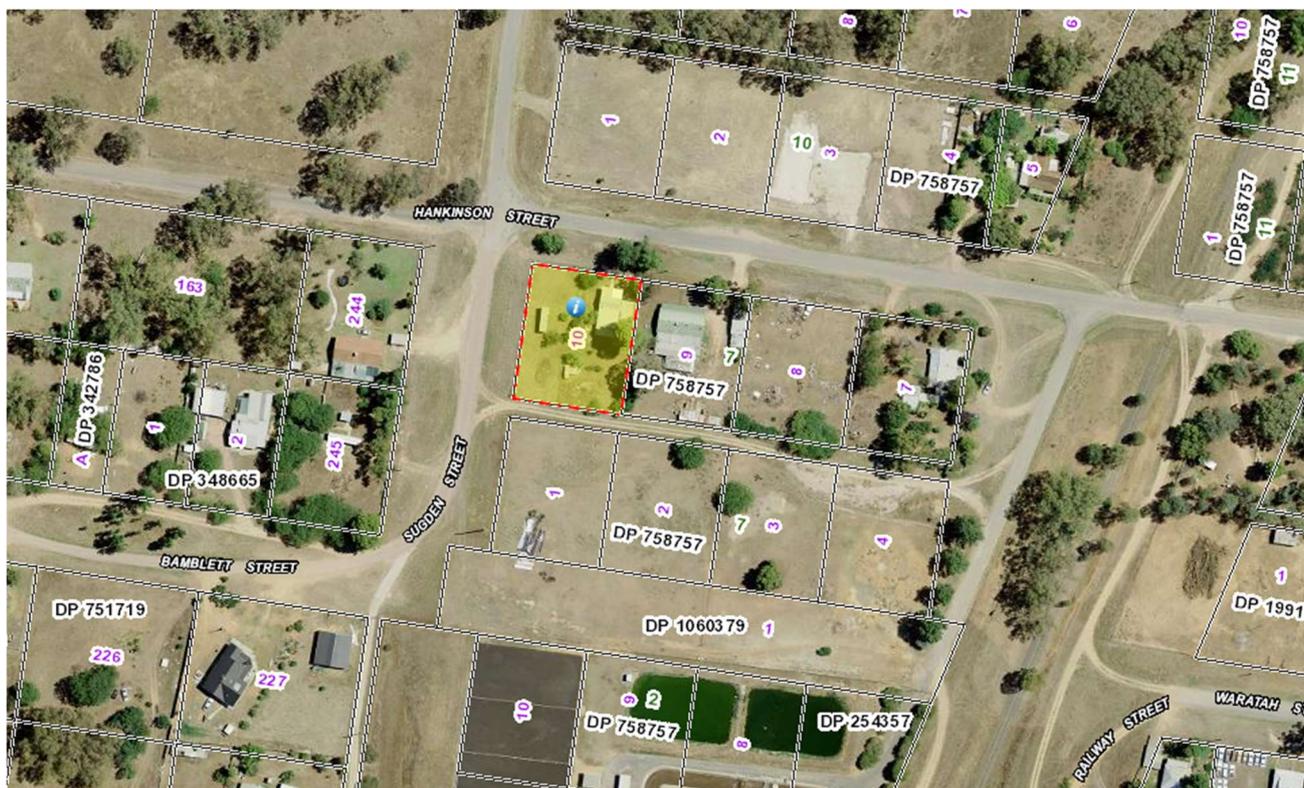


Image 2: Aerial image of subject lot and surrounds, from SIX Maps

SITE DETAILS

The subject land is located in Narrandera, with an approximate 40m frontage to Hankinson Street to the north and an approximate 50m frontage to Sugden Street to the west. There is also a rear lane to the south. The subject land encompasses an area of approximately 2,024m².

The subject land is fairly flat with a gentle slope downward to the west. There is an existing house that is to remain, which will be situated on proposed lot 43. Image 3 shows the rear of the residence and the slope of the land. There is some vegetation on the land and several trees on the lot, as shown in images 2 and 4, and no trees are proposed to be removed as part of this application.

There are no permanent structures on proposed lot 42.

The site is and has been used for residential purposes for many years, as has the immediate surrounding land. In the surrounding streets, including Hankinson, Sugden and Bamblett Streets, there are similar lot sizes to those proposed in this subdivision application.

The NSW Rural Fire Service bush fire prone land mapping shows the land is bush fire prone and the accompanying Bushfire Fire Threat Assessment will address this matter.

The certificate of title for the lot reveals there are no existing easements or covenants which affect the subject lot, and none are proposed as part of this application.



Image 3: Rear of the existing residence on proposed Lot 43



Image 4: Proposed Subdivision layout over aerial image, image from SIX Maps

NARRANDERA LOCAL ENVIRONMENTAL PLAN (LEP) 2013

CLAUSE	COMMENT	APPLICABLE
Floor space ratio	Nil	N/A
Land application	Nil	N/A
Land zoning	RU5 - Village	✓
Height of Buildings	Nil	N/A
Lot size	There is no specified minimum lot size prescribed in this location.	N/A
Land reservation acquisition	Nil	N/A
Heritage	Nil	N/A
Groundwater Vulnerability	Both proposed lots 42 and 43 are wholly affected by a groundwater classification, as shown in image 6, which is applicable due to the proximity of the subject land to the Murrumbidgee River, which is approximately 500m to the south. All of the surrounding land within at least a 300m radius is also affected by this classification.	✓
Terrestrial biodiversity	Nil	N/A
Flood Planning	Both proposed lots 42 and 43 are affected by this classification, as shown in image 7, but as we are not proposing any dwelling as part of this application, we do not see this being an impediment to receiving development consent.	✓



Image 5: Zoning (from NSW Planning Portal ePlanning Spatial Viewer)



Image 6 – Groundwater Vulnerability Map/Watercourse Map (from Narrandera LEP 2013 Maps)

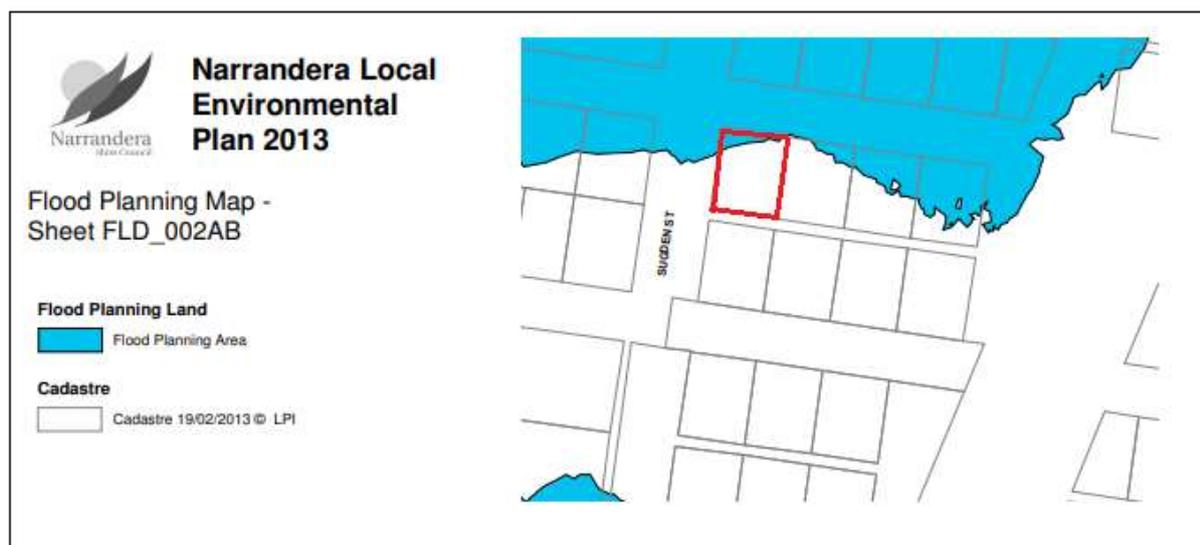


Image 7 – Flood Planning map (from Narrandera LEP 2013 Maps)

NARRANDERA DEVELOPMENT CONTROL PLAN (DCP) 2013

The below sections of the DCP are relevant and is explored in the table below.

CLAUSE	COMMENT	APPLICABLE
<u>C5.1</u> On-site effluent disposal for land without reticulated sewer	The existing house on proposed lot 43 is connected to a septic sewer system. We anticipate council will condition this subdivision with a requirement for the installation of a septic service for any future dwelling that is to be built on proposed lot 42.	✓
<u>C5.2</u> Off-street parking – Business centre and other land uses	There is an existing parking space for the residence on proposed lot 43, thus meeting the requirement of this clause.	✓

<u>D6.1</u> Rural subdivision for agricultural purposes only	Nil	N/A
<u>D6.2</u> Rural subdivision for agriculture with dwelling entitlement	Nil	N/A
<u>D6.3</u> Large lot residential development	Nil	N/A
<u>D7.3</u> Residential subdivision in established areas	The proposed lot sizes in this application meet this requirement. This subdivision is in line with Councils housing strategy.	✓
<u>D7.4</u> Dual occupancy and multi dwelling housing	Nil	N/A
<u>D7.5</u> Internal access standards for all ages	Any future dwelling proposal would be considered by council in a separate application	N/A
<u>D7.6</u> Residential flat buildings	Nil	N/A

ACCESS

The existing house fronts Hankinson Street and there is an existing legal and practical access with a head wall and pipe under the driveway providing stormwater drainage in the council road reserve as shown in image 8. This existing access will be utilised by lot 43.

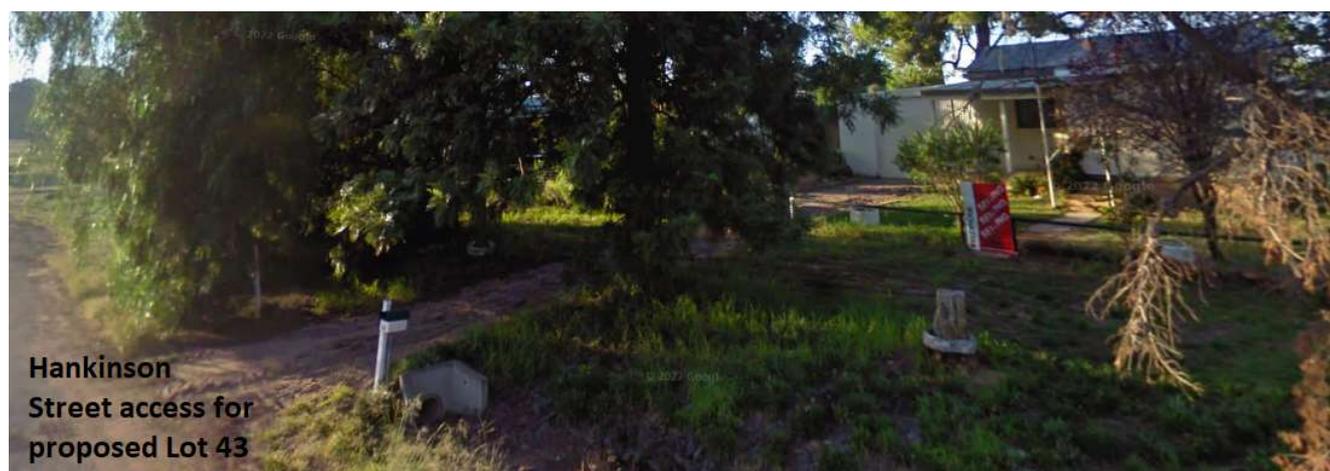


Image 8: Hankinson Street existing access for proposed lot 43 (from Google Street view)

Proposed Lot 42 will have an approximate 20m frontage to Hankinson Street and lane to the rear and an approximate 50m frontage to Sugden Street. A legal and practical access will need to be installed as part of the subdivision process and will likely be conditioned by council.

Hankinson Street is a bitumen sealed road maintained by Council. Sugden Street is a well formed gravel road maintained by council. The rear lane is a well formed dirt track.



Image 9: Hankinson Street frontage (from Google Street view)



Image 10: Sugden Street frontage (from Google Street view)

SERVICES

Proposed lot 43 is currently serviced due to a dwelling having existed there for many years. The existing house on proposed Lot 43 is currently connected to a septic system wholly located within proposed lot 43.

Proposed lot 42 will need to be serviced as part of the subdivision process.

Electricity is provided by Essential Energy and is available in both Hankinson and Sugden Streets.

Water is available via Narrandera Shire Council.

Telstra provides telecommunications in Hankinson Street.

Gas is not available in this location.

CONCLUSION

The proposal is permissible under the provisions of the Narrandera Local Environmental Plan 2013 and meets the objectives of the applicable RU5 zone.

The proposal complies with the applicable controls of the Narrandera Development Control Plan 2013 with no variations requested; and

The proposal would not have any detrimentally adverse environmental consequences, nor would it have an adverse effect on the village or the neighbouring residents.

APPLICANT DECLARATION

I/we declare to the best of my/our knowledge and belief, that the particulars stated on this document are correct in every detail and that the information required has been supplied.

I/we acknowledge that the development application may be returned to me/us if information is found to be missing or inadequate.

Name: Wagga Surveyors Pty Ltd

Date: 03/05/2023