



**Molnar Property Group**

Elwin Street, Narrandera - Multi-Dwelling Housing Development and Community  
Title Subdivision

## Statement of Environmental Effects

June 2025



# Elwin Street, Narrandera - Multi-Dwelling Housing Development and Community Title Subdivision

## Statement of Environmental Effects

Prepared for Molnar Property Group

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# 1—Introduction

## 1.1 Overview

Molnar Property Group seeks consent from Narrandera Council (Council) for a multi-dwelling housing development and community title subdivision (the proposed development) at 68-74 Elwin Street, Narrandera (the site).

This Statement of Environmental Effects (SEE) accompanies a Development Application (DA) submitted to Council, seeking consent for the proposed development under Part 4 of the *NSW Environmental Planning and Assessment Act 1979* (EP&A Act). It provides information about the proposed development and includes an assessment against the relevant provisions of the EP&A Act, along with other applicable planning policies and controls.

This SEE demonstrates that the proposed development complies with the relevant planning policies and controls, would not result in any adverse environmental impacts, and would be in the public interest.

The following accompanying information is provided with the DA and has informed the preparation of this SEE:

- ▶ site survey plan prepared by Polkinghorne Harrison Longhurst Surveyors (phl 2025);
- ▶ plan of whole subdivision and staging plan prepared by John D Harrison (Harrison 2025);
- ▶ subdivision layout plan prepared by MJD Design and Drafting (MJD 2025);
- ▶ landscape master plan prepared by RM Landscape Design, (RM Landscape 2025);
- ▶ engineering layout plans prepared by JN Responsive Engineering (JN 2025);
- ▶ carparking and pavement design plans prepared by JN Responsive Engineering (JN 2025);
- ▶ four dwelling typology building design plans prepared by accredited building designer MJD Design and Drafting (MJD 2025), including for each dwelling type:
  - site analysis;
  - site plan; and
  - elevations.
- ▶ BASIX Certificate;
- ▶ notification plan;
- ▶ cost estimate report; and
- ▶ owner's consent form.

The proponent has engaged extensively with the Council before applying, including a face-to-face pre-lodgement meeting on 21 March 2025. These discussions were held to gather relevant information and discuss various concepts. The proposed development and design reflect these discussions, particularly highlighting the need for affordable housing in Narrandera and on this specific site, which has been identified for infill development.

## 1.2 Site and surrounding area

The site address is 68-74 Elwin Street, Narrandera, NSW 2700 and is legally described as Lot 2, DP 1112287.

The site has an area of 13,997 square metres (m<sup>2</sup>) or 1.3 hectares (ha) and is a corner site bounded by Elwin Street to the north and Crescent Street to the west. Jellinbah Street ends at the southeastern boundary, whilst adjoining to the east is the Narrandera TAFE and early childhood centre and the Narrandera District Hospital (see Figure 1.1 below).

The Hay railway line runs parallel to Crescent Street with the Narrandera train station located approximately 500 m to the northeast of the site.

Both Elwin and Crescent Streets primarily feature residential dwellings on properties varying in size from 670 m<sup>2</sup> to over 1,000 m<sup>2</sup>. The surrounding area is typically characterised by high residential amenity with a mix of single-family homes, green spaces, and tree-lined streets. Marie Bashir Park, including the Narrandera Adventure Playground, pump track and skatepark is located approximately 200 m from the site.

The town's commercial core is approximately 600 m from the site.

The site slopes gently in a southeasterly direction. Vegetation on the site consists mostly of pine trees and some remnant eucalyptus. Three Wilgas (Australian Willow) are located in the south-eastern corner of the site (see Photograph 1.1 below). Access is available both from Jellinbah Street in the south and Elwin Street on the northern side of the site (see Photographs 1.1 and 1.2 below).

Figure 1.1 The site and surrounds (Source: Six Maps)





Photograph 1.1 Looking north-west from Jellinbah Street



Photograph 1.2 Looking south from Elwin Street



## 2—The proposed development

The proposed development is for 38 multi-dwelling units and a community-title subdivision consisting of small houses on small lots. It is intended to provide diversity and choice in the housing market by fulfilling a demand for affordable housing for key workers and low—to middle-income earners, primarily comprised of one to two-person households. This choice and style of development do not currently exist in Narrandera.

The proposed development would provide secure and affordable community living strategically located close to the Narrandera Hospital, the TAFE, childcare facilities, recreational and play areas, and the Narrandera town centre.

A management statement would be prepared to outline the rules and responsibilities for the community scheme.

### 2.1 Community title subdivision

The community title subdivision would include the following:

- ▶ 37 community development lots ranging in size from 209 m<sup>2</sup> to 279 m<sup>2</sup>. A site layout plan has been prepared by MJD Design and Drafting (MJD 2025) (see Figure 2.1 below) that shows the size and layout of the lots, the location of communal open space and recreation areas and shared car parking spaces.
- ▶ The three largest (272 m<sup>2</sup> - 279 m<sup>2</sup>) community development lots, numbers 32 to 35, are the four lots that front and would have direct access onto Elwin Street (see Figure 2.1). All other lots would be accessed via the internal road system.
- ▶ The main entry and access to the proposed development would be from Elwin Street in the north.
- ▶ A secondary access would be constructed from Jellinbah Street in the southeastern corner of the site.
- ▶ Provision is made for the safe movement of cars and pedestrians throughout the development, with footpaths provided along internal street frontage and pedestrian crossing points provided from development lots to communal car parking and recreation spaces.
- ▶ The internal roads, footpaths, carparking and crossovers would be designed and constructed to meet the Council's minimum standards as shown on Plan C300A pavement design layout and Plans C500A and C501A swept path analysis JN Responsive Engineering (JN 2025) accompanying the DA.
- ▶ Stormwater management would be undertaken to meet the Council's minimum standards as shown on Plan C200C - stormwater layout and Plan C205A - stormwater details (JN 2025) accompanying the DA.
- ▶ Water and sewer layout and connections would be provided to meet the Council's minimum requirements as shown on Plan C400B sewer and water layout (JN 2025) accompanying the DA.
- ▶ A proposed plan of subdivision has been prepared by John D Harrison (JD Harrison 2025) (see Figure 2.2 below). The plan of subdivision would create a 5,596 m<sup>2</sup> community association lot (proposed Lot 1 on Figure 2.2) that includes:
  - all internal roads;
  - 22 visitor/shared car parking spaces;
  - a central park, with BBQ and shelters;
  - three smaller parks or garden areas for passive relaxation and which break up the built form;
  - bin enclosures at the Jellinbah Street entry point; and
  - storage shed between lots 5 and 6.



Figure 2.1 Excerpt of site layout plan (MJD Design)



Figure 2.2 Proposed plan of subdivision



## 2.2 Staging of the development

The staged subdivision for the proposed development involves a systematic process of constructing the multi-dwelling units and community-title lots in defined phases. This approach allows for organized development and management of resources, ensuring that infrastructure and amenities are established in a coordinated manner.

- ▶ Overall Staging Plan - The subdivision would be divided into five distinct stages, as indicated in the staging plan prepared by JD Harrison (2025) and provided below (see Figure 2.3). Each stage corresponds to specific lots and infrastructure developments to be completed sequentially.
- ▶ Stage One - This initial stage, highlighted in olive on the staging plan, includes the construction of proposed lots 2 to 10, located along the eastern boundary of the site. Access to this stage will be provided from the primary entry point on Elwin Street, ensuring that the initial residents can enter and move about the development safely. This internal road will be completely constructed to connect with Jellinbah Street as part of stage one.
- ▶ Central Park Development – The central park, which is a communal area intended for resident use, will be developed as part of Stage Two. This ensures that there is immediate access to shared recreational space for residents as construction progresses.
- ▶ Subsequent Stages - Following the completion of Stage One and the central park, further stages will be constructed as per the overall staging plan. The smaller park adjacent to proposed lots 24 and 25 is scheduled to be developed as part of Stage Four, ensuring that green spaces and community facilities are delivered throughout the development timeline.
- ▶ All other infrastructure, including internal roads, water and sewer infrastructure and connections would either be developed as part of the initial Stage One or be progressively constructed and connections installed as per the staging plan.

Figure 2.3 Proposed staging plan



### 2.3 Landscape master plan

A comprehensive landscape master plan has been prepared by RM Landscape Design (RM Design 2025) (see Figure 2.4 below). The landscape master plan has been carefully designed to support the current character of the neighbourhood ensuring the leafy treed nature of the streets is continued. Key elements of the proposed landscaping include:

- ▶ The plan incorporates a variety of native trees, shrubs, and groundcovers that are well-adapted to the local climate and soil conditions. This will not only contribute to a biodiversity outcome but also ensures low maintenance and water-efficient landscaping.
- ▶ Central to the landscape design is the inclusion of communal open spaces and parks to encourage social interaction by residents. The master plan details the landscaping for the communal areas and includes newly established turf sections, as well as the introduction of large feature trees such as Tallowood and Paperbark. Additionally, it incorporates medium-sized trees, including Pink Ironbark and Crepe Myrtle.
- ▶ The main central park is approximately 500 m<sup>2</sup> in size and would be designed as the primary communal meeting space, featuring BBQs, a park shelter, picnic tables, and seating among a shaded lawn area.
- ▶ Both entries would have a landscaped entry treatment and security gates, with the main entry including signage and post boxes as shown on the landscaping plan (RM Design 2025).
- ▶ To enhance privacy and minimise noise, green buffers consisting of a mix of screen plantings and trees will be strategically placed along both external and internal lot boundaries. These boundary plantings will provide a natural transition between the new development, Crescent Street and adjacent properties, maintaining the established character of the area. The five large eucalypts along the northeastern boundary on the adjoining property would be retained.
- ▶ Smaller screen or hedge planting is to be provided along the boundaries of key lots, including the smaller open space areas.



Figure 2.4 Excerpt of landscape master plan



## 2.4 Dwelling typologies

The proposed development features a variety of dwelling typologies designed to cater to differing household sizes and needs. Potential buyers will have the opportunity to select their preferred design as part of a house and land package, allowing for personalized living solutions. The differing housing typologies are described below.

- ▶ Specifically, there are three primary typologies that can be installed across the majority of the lots, with the exception of Lots 15, 16, and 17. These dwelling typologies have been designed by MJD (2025) and include a single bedroom dwelling typology, a double bedroom dwelling typology and a three-bedroom dwelling typology (see Figures 2.5, 2.6 and 2.7 below).
- ▶ In addition to these three main designs, there is also an option of a two-bedroom grand (deluxe) dwelling specifically designed to be sited on proposed Lots 15, 16 and 17 (see Figure 2.8 below).
- ▶ As shown in Figures 2.6 to 2.9 the dwelling houses range in gross building area from approximately 76.98 m<sup>2</sup> to 97.0 m<sup>2</sup>. The dwelling gross floor areas range from 46.95 m<sup>2</sup> to 66.94 m<sup>2</sup> as summarised in Table 2.1 below.
- ▶ All dwellings would comprise:
  - a gable metal roof;
  - terraces accessed via glass sliding doors;
  - a single car carport setback behind the front elevation and front planter boxes;
  - aluminium framed windows and fibre cement cladding; and
  - open plan living, kitchen dining areas.

Figure 2.5 Typical single bed layout

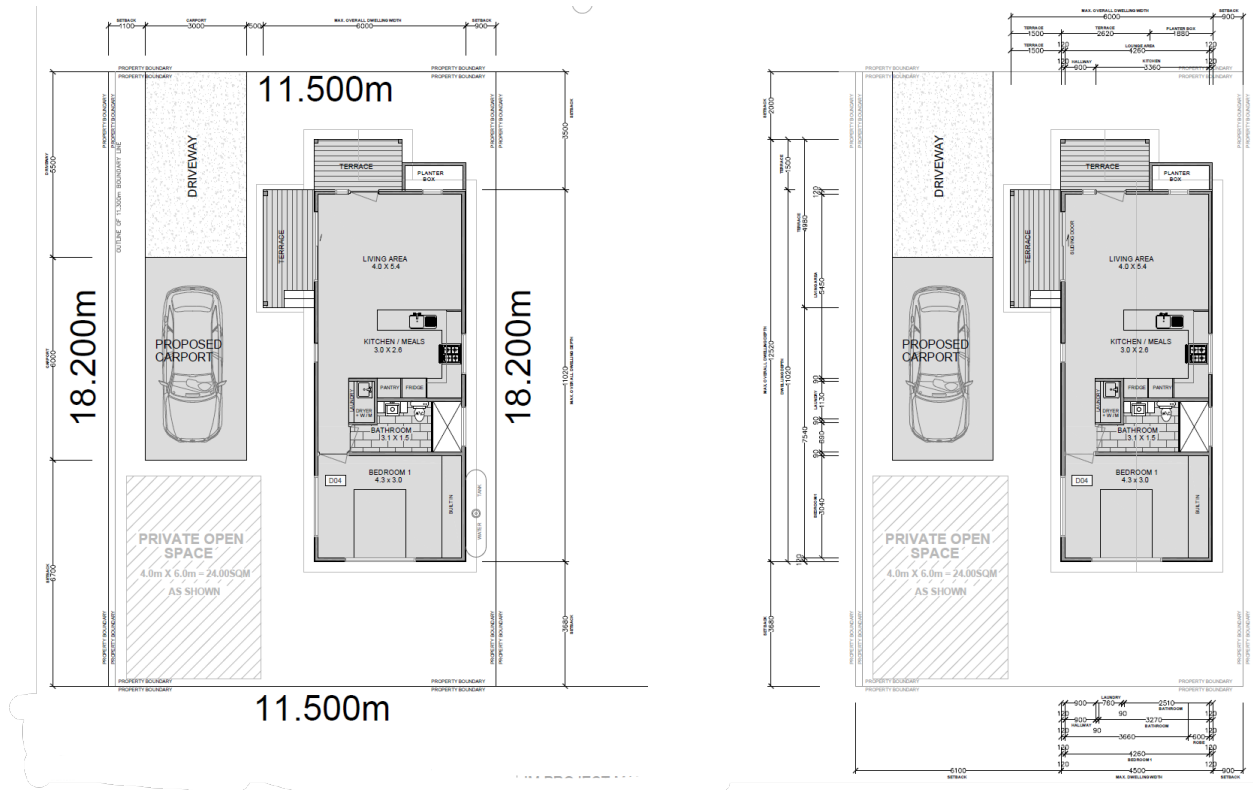


Figure 2.6 Typical double bed layout

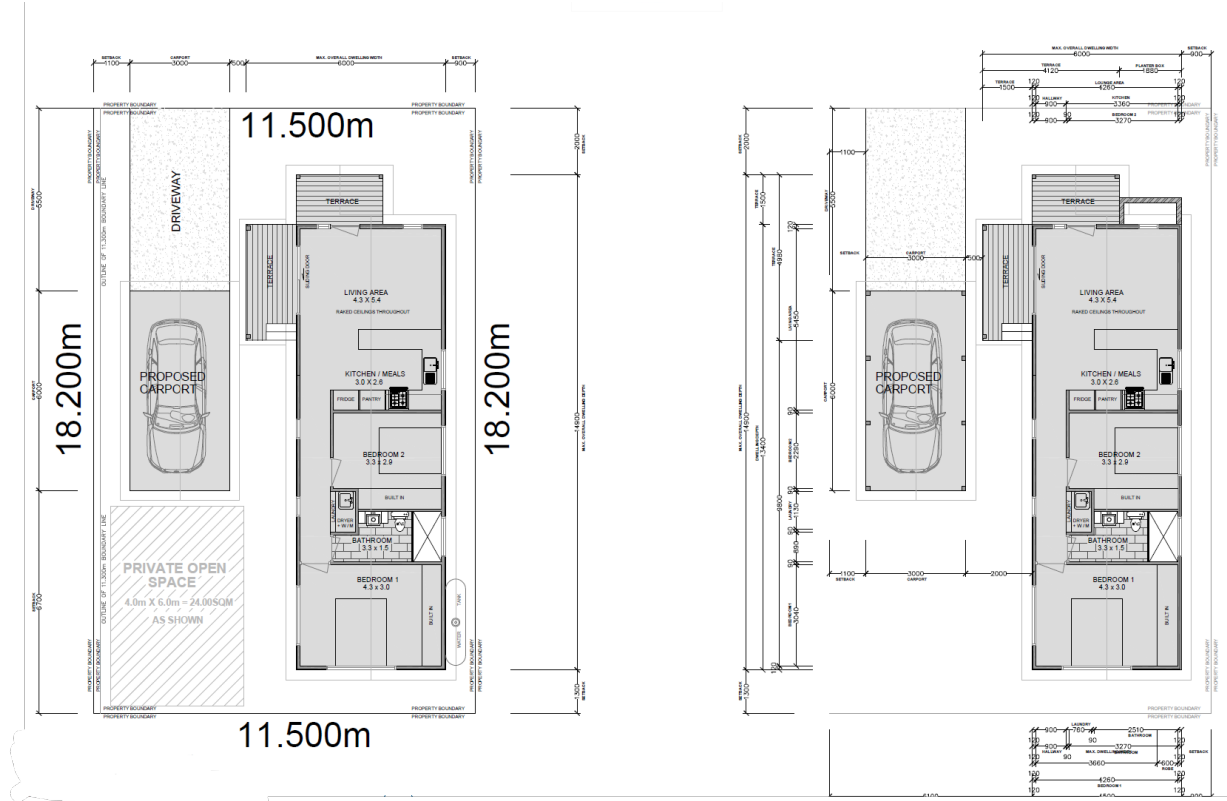


Figure 2.7 Typical three bed layout

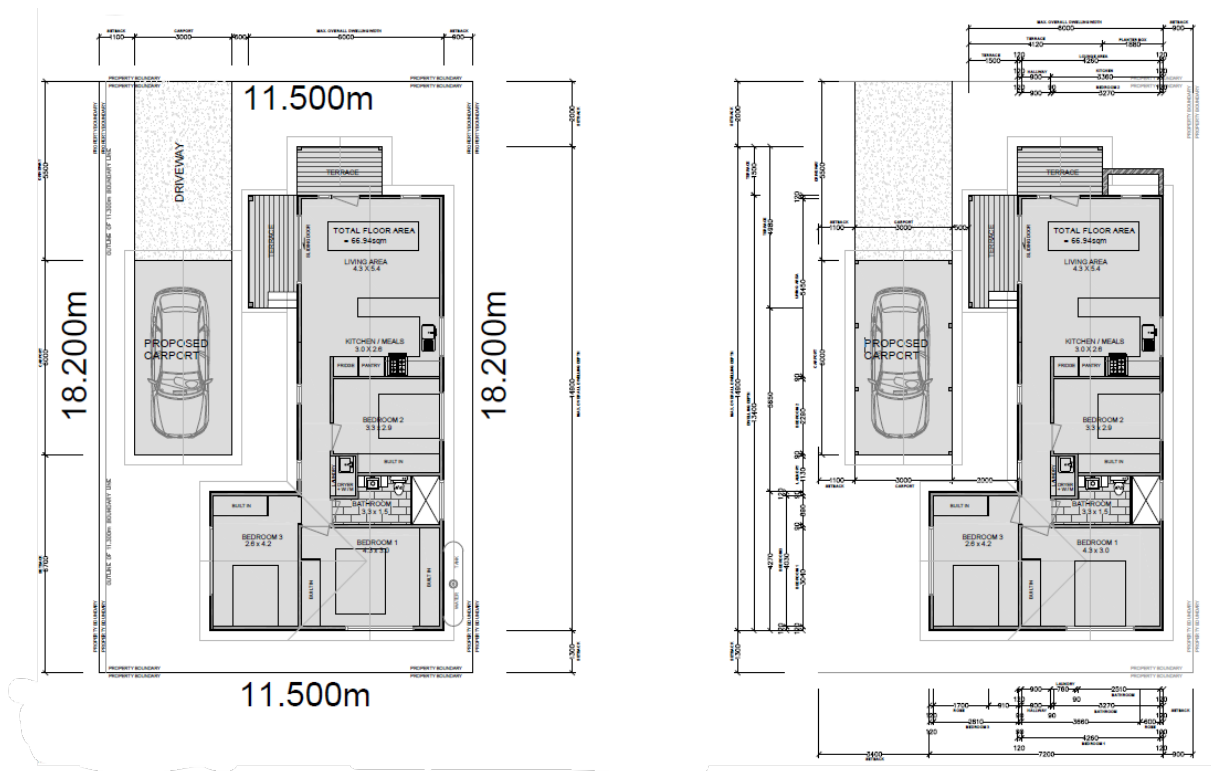


Figure 2.8 Typical double grand bed layout

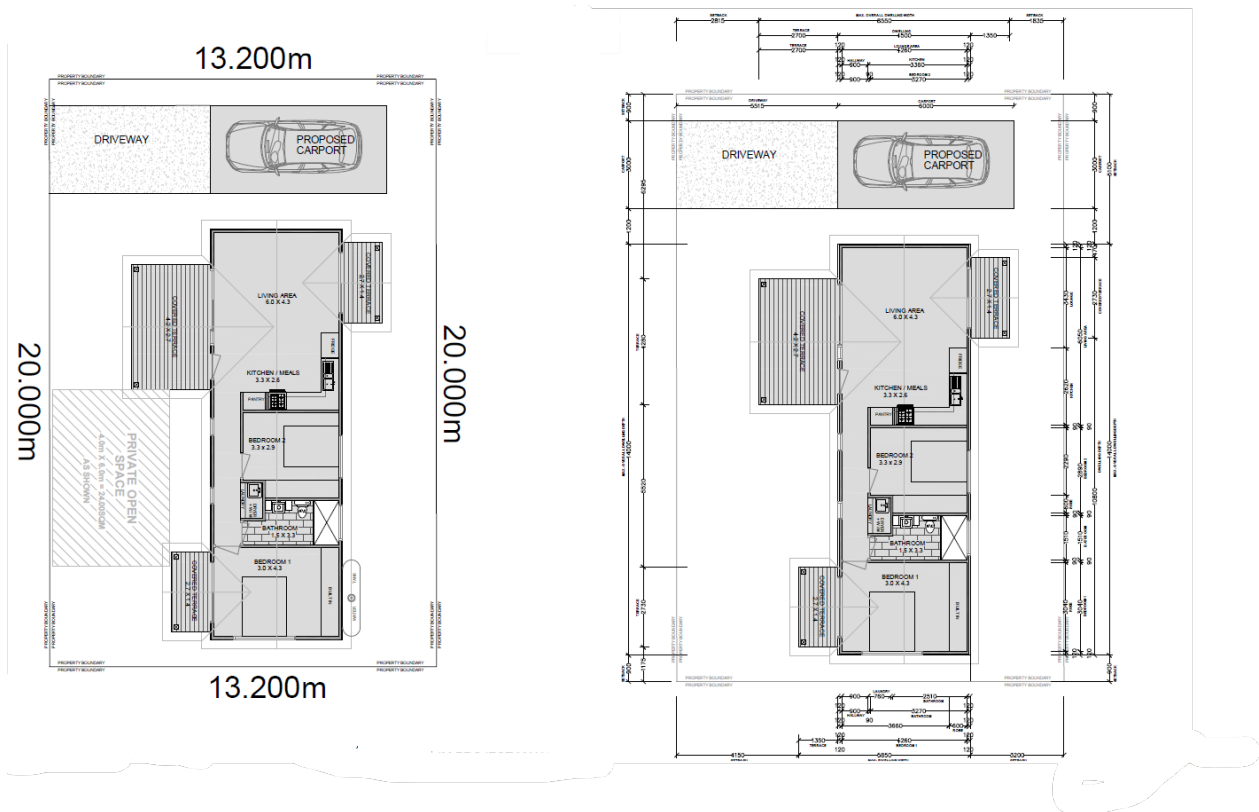


Table 2.1 Area Schedule (Gross building)

Name	Areas
Single bedroom typology (Dwelling 1)	
carport	18.0 m <sup>2</sup>
terraces	12.03 m <sup>2</sup>
dwelling	46.95 m <sup>2</sup>
<b>Dwelling 1 - Total gross area</b>	<b>76.98 m<sup>2</sup></b>
Double bedroom typology (Dwelling 2)	
carport	18.0 m <sup>2</sup>
terraces	12.03 m <sup>2</sup>
dwelling	58.44 m <sup>2</sup>
<b>Dwelling 2 - Total gross area</b>	<b>88.47 m<sup>2</sup></b>
Double grand bedroom typology (Dwelling 3)	
carport	18.0 m <sup>2</sup>
terraces	18.9 m <sup>2</sup>
dwelling	61.8 m <sup>2</sup>
<b>Dwelling 3 - Total gross area</b>	<b>98.7 m<sup>2</sup></b>
Three bedroom typology (Dwelling 4)	
carport	18.0 m <sup>2</sup>
terraces	12.03 m <sup>2</sup>
dwelling	66.94m <sup>2</sup>
<b>Dwelling 4 - Total gross area</b>	<b>97.0 m<sup>2</sup></b>



## 3—Planning framework

### 3.1 Environmental Planning and Assessment Act

Section 4.15 (1) of the *NSW Environmental Planning and Assessment Act 1979* (EP&A Act) provides the following matters for consideration by a consent authority in determining a DA:

- a) the provisions of:
  - i) any environmental planning instrument, and
  - ii) any proposed instrument that is or has been the subject of public consultation under this Act and that has been notified to the consent authority (unless the Planning Secretary has notified the consent authority that the making of the proposed instrument has been deferred definitely or has not been approved), and
  - iii) any development control plan, and  
any planning agreement that has been entered into under section 7.4, or any draft planning agreement that a developer has offered to enter into under section 7.4, and
- iv) the regulations (to the extent that they prescribe matters for the purposes of this paragraph),
- v) (Repealed),  
that apply to the land to which the development application relates,
- 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,
- c) the suitability of the site for the development,
- d) any submissions made in accordance with this Act or the regulations,
- e) the public interest.

Section 4.15(1)(a) matters are addressed in this chapter.

Matters 4.15(1)(b), (c) and (e) are addressed in Chapter 4.

Matter 4.15(1)(d) will be addressed by Council who will consider any relevant submissions received during the public exhibition of the DA.

Division 4.2, Section 4.5, of the EP&A Act designates the consent authority for different types of development. In the case of development that is not state-significant or regionally significant, the relevant council is the consent authority. The proposed development is not state-significant or regionally significant, and therefore, the Council is the consent authority.

### 3.2 Other NSW legislation

Consideration of other NSW legislation and its applicability to the proposed development is provided in Table 3.1.

Table 3.1 Other NSW legislation

Legislation	Particulars	Comment
<i>Biodiversity Conservation Act 2016</i> , (BC Act)	<p>The BC Act aims to protect the biological diversity of NSW and lists threatened or endangered flora and fauna species and ecological communities.</p> <p>The proposed development is not on land mapped on the Biodiversity Values Map as shown on the NSW Planning Portal Spatial Viewer</p> <p>Section 7.7 of the BC Act requires a biodiversity assessment report if the development is likely to affect threatened species significantly.</p> <p>The site is 1.3 ha. If more than 0.5 ha of clearing is proposed, the Biodiversity Offset Scheme (BOS) is triggered under Section 7.7 of the BC Act.</p>	<p>The site survey plan prepared by Polkinghorne Harrison Longhurst Surveyors (phl 2025) identifies 23 pine trees, three native willows and seven eucalypts on the site, which are proposed to be removed.</p> <p>The removal of the trees would not constitute 0.5 ha of clearing. The BOS requirements under Section 7.7 of the BC Act would therefore not be triggered.</p>
<i>Roads Act 1993</i> (Road Act)	Under Section 138 of the Roads Act, consent is required to erect a structure or carry out work in, on or over a public road.	<p>JN Engineering (2025) has prepared subdivision engineering plans showing proposed connections to Jellinbah Street and driveway crossovers onto Elwin Street.</p> <p>Approval under S.138 of the Roads Act would be required.</p>
<i>Rural Fires Act 1997</i> (RF Act)	<p>The RF Act and the EP&amp;A Act regulate bushfire issues.</p> <p>Section 4.14 of the EP&amp;A Act requires the consent authority to be satisfied that the requirements of PBP 2019 are complied with for development on BFPL.</p>	The proposed development is not on land mapped as bushfire-prone land (BFPL) as shown on the NSW Planning Portal (Spatial Viewer).
<i>Local Government Act 1993</i> (LG Act)	Section 68 of the LG Act covers many types of common works and activities that need Council approval. This includes connecting to Council services	A separate Section 68 approval would be obtained for the connections to services.

### 3.3 State environmental planning policy (Resilience and Hazards) 2021

Chapter 4: Remediation of Land of the *State Environmental Planning Policy (Resilience and Hazards) 2021* (Hazards SEPP) provides a state-wide planning approach to the remediation of contaminated land. Under Chapter 4: Remediation of Land, Council is required to consider whether land is contaminated and whether the proposed remediation of any proposed contaminated site would satisfactorily render the land suitable for the intended use, when determining a Development Application.

The built environment surrounding the site is primarily urban and residential, with no known current or previous industrial land use identified in close proximity to the site. The EPA's Contaminated Land Record and List of Contaminated Sites notified to the EPA in the Narrandera LGA was searched in May 2025. The site is not recorded or identified on the relevant registers.

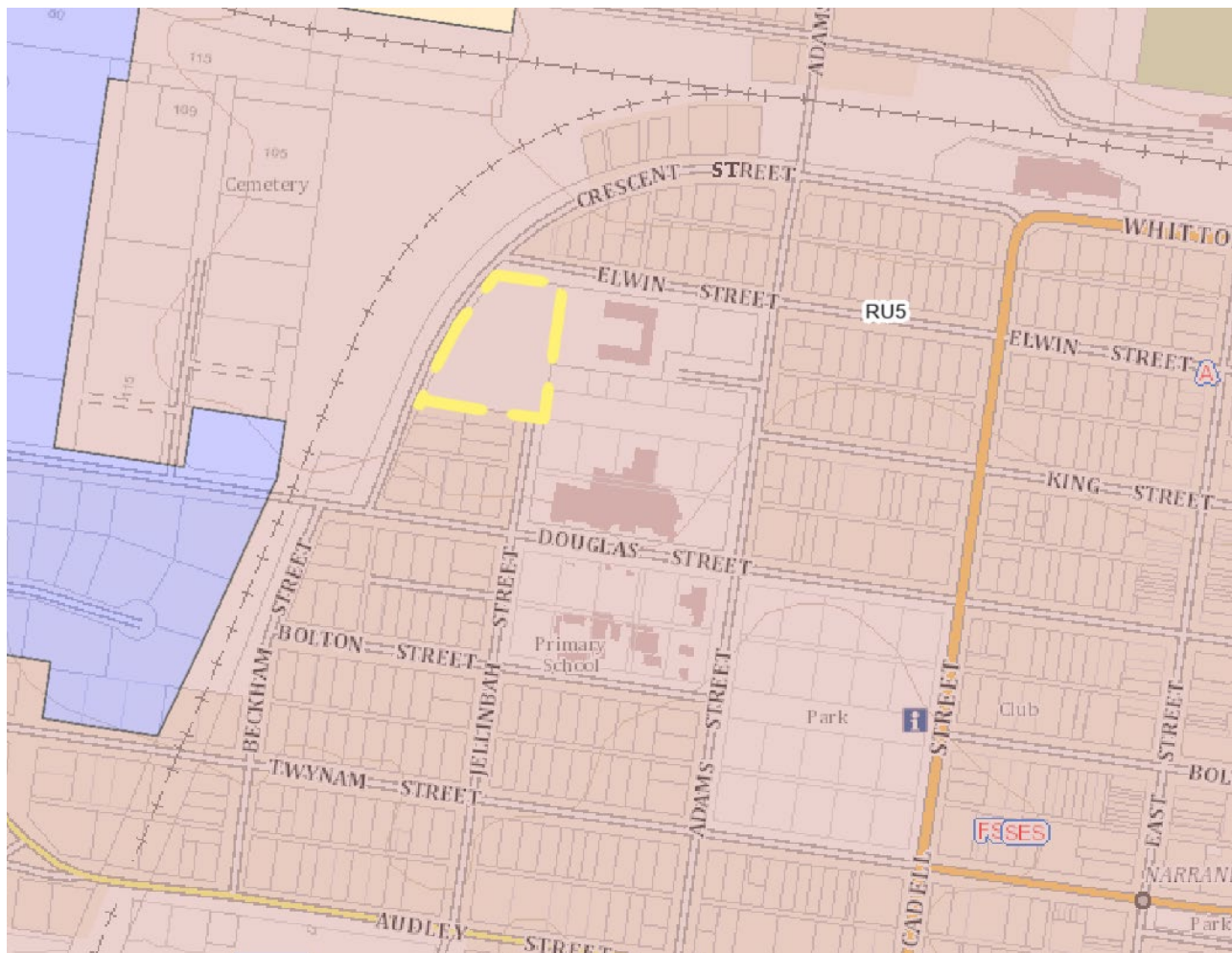
### 3.4 Environmental planning instruments

#### 3.4.1 Narrandera local environmental plan 2013

The primary environmental planning instrument for the site is the *Narrandera Local Environmental Plan 2013* (NLEP 2013). As shown in Figure 3.1, the site is zoned RU5 – Village. The RU5 land use table is an open table that does not prohibit residential accommodation within this zone. Multi-dwelling housing, a form of residential accommodation, is therefore permitted with consent in the RU5 zone.

The proposed development aligns with the objectives of the RU5 zone, as it pertains to the establishment of a land use that is associated with a rural village.

Figure 3.1 Site zoning (Source: NSW Planning Portal spatial viewer)



An assessment of the proposed development against the relevant clauses of the NLEP 2013 is provided in Table 3.2.

Table 3.2 NLEP 2013 considerations

LEP clause / requirement	Comment	Compliance
<a href="#">Clause 4 Minimum subdivision lot size</a>		
	This clause establishes that no minimum lot size would apply to lots in relation to subdivision under the <i>Community Land Development Act 2021</i>	Y
<a href="#">Clause 5.10 Heritage</a>		
<p>(5) Heritage assessment</p> <p>The consent authority may, before granting consent to any development—</p> <p>(a) on land on which a heritage item is located, or</p> <p>(b) on land that is within a heritage conservation area, or</p> <p>(c) on land that is within the vicinity of land referred to in paragraph (a) or (b),</p> <p>Require a heritage management document to be prepared that assesses the extent to which the carrying out of the proposed development would affect the heritage significance of the heritage item or heritage conservation area concerned.</p>	<p>As described in Chapter 1 the site adjoins the Narrandera District Hospital. The hospital is a local heritage-listed site as shown on the NLEP Heritage Map (see Figure 3.2 below).</p> <p>As an outcome of the pre-lodgement meeting, Council did not require a heritage management document to be prepared to assess the extent to which the proposed development would affect the heritage significance of the district hospital.</p>	Y
<a href="#">Clause 5.21 Flood Planning Area</a>		

LEP clause / requirement	Comment	Compliance
(2) Development consent must not be granted to development on land the consent authority considers to be within the flood planning area.	A review of the mapping contained in the <i>Narrandera Floodplain Flood Risk Management Study and Plan 2019</i> , shows the land as not being inundated in an extreme flood event or a 1% annual exceedance probability (AEP) flood event.	Y

### 3.4.2 Development control plan

The *Narrandera Development Control Plan 2013* (NDCP) provides detailed guidelines and environmental controls to guide development for medium density infill development including multi-dwelling housing. It supports the objectives and planning provisions of the NLEP 2013.

The NDCP - Part B Strategic Land Use Plans for the Shire, describes the opportunities for infill development in the town of Narrandera. The opportunities are spatially represented on the Narrandera Current Urban Area Land Use Strategy - Map B (see Figure 3.3 below). The site is strategically identified as an infill site and specifically nominated as a “key site - future aged care facility”.

Whilst the proposed development is not for an aged care facility, it provides for infill development that would provide choice and diversity to meet the needs of an ageing population. Noting that 31.1% of the Narrandera population were aged 60 years or older at the last census (Source: Profile .id).

Figure 3.2 Heritage Map (Source: NSW Planning Portal spatial viewer)

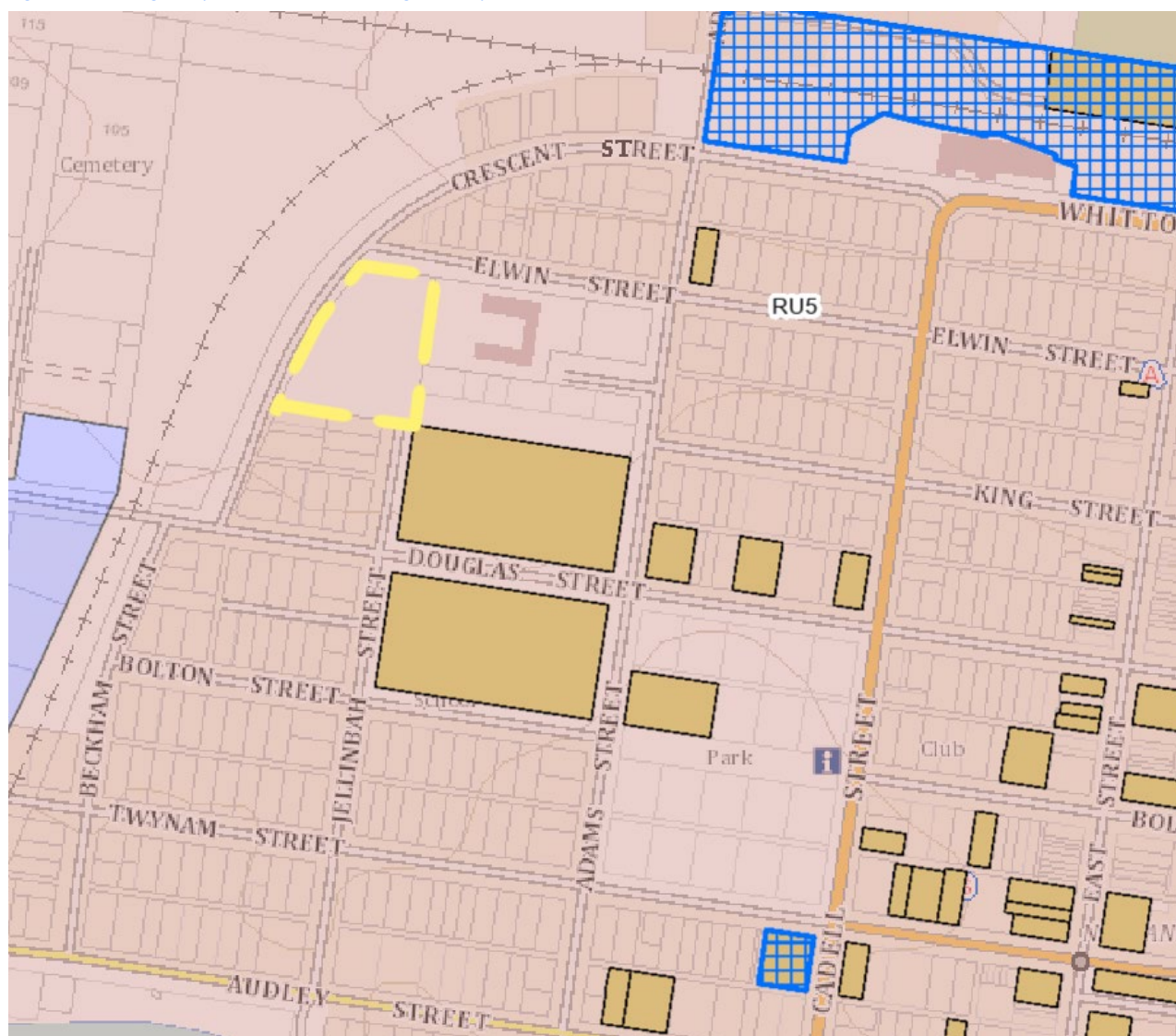




Figure 3.3 Excerpt of Narrandera Land Use Strategy Map B

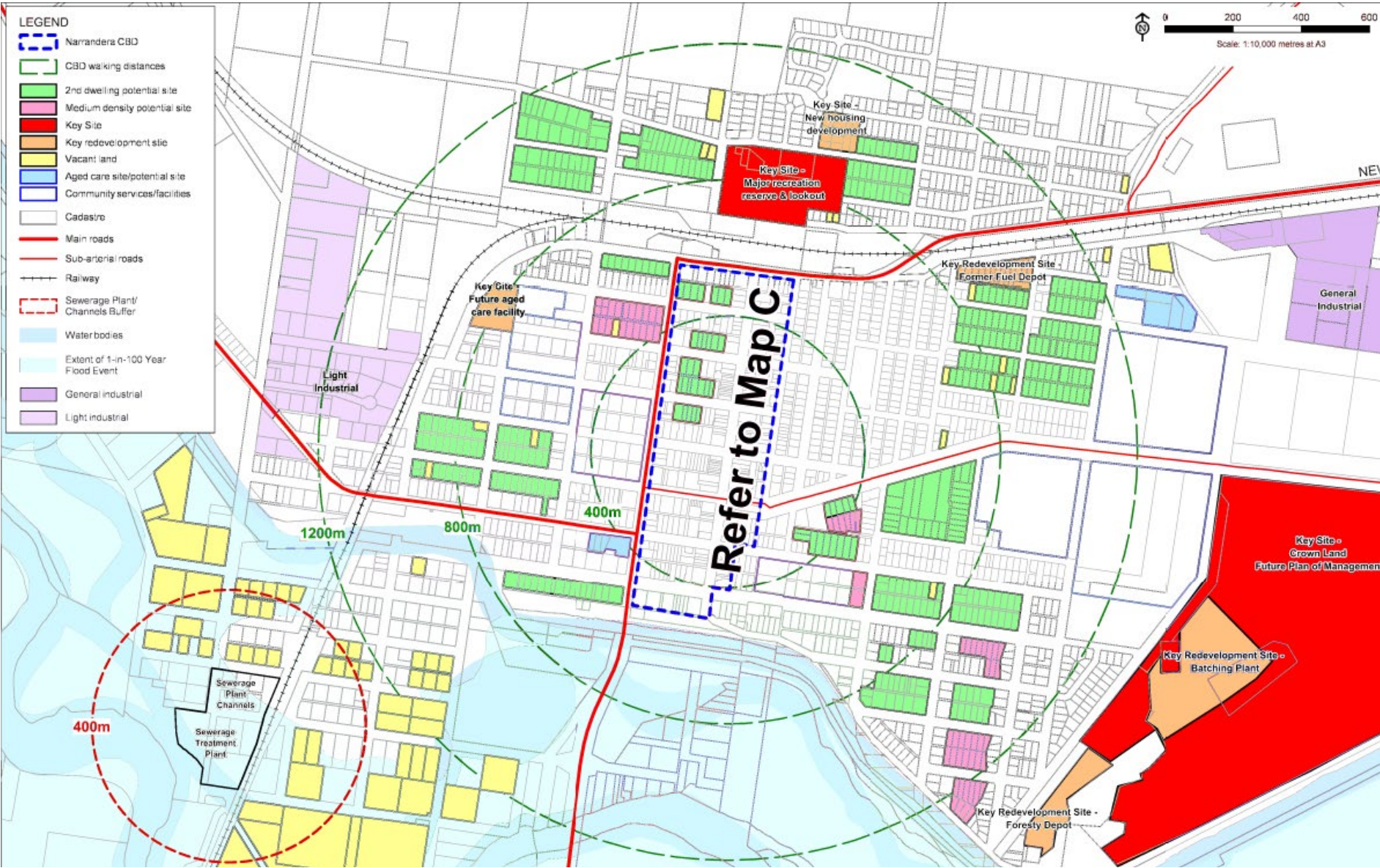




Table 3.3 considers the proposed multi-dwelling housing typologies against the relevant controls in the NDCP.

Table 3.3 NDCP 2013 compliance table

Clause/requirement	Comment	Compliance
<b>Section 8.4 Dual occupancy and multi-dwelling housing</b>		
<b>8.4.2 Front building setbacks and streetscapes</b>		
<u><b>Intent</b></u> The objective of street setback controls is to recognise the character of existing residential streets and rear lanes and to provide flexibility where there is no dominant setback within the street.		
The primary setback to the front facade of the dwelling is to be a minimum of 5 m, or otherwise the average of the two adjoining buildings.	<p>The overall site plan prepared by MJD (see Figure 2.1) shows all but Lots 32-35 as having a frontage to internal roads only. Lots 32-35 would have a frontage to Elwin Street.</p> <p>The typical single, double, three and grand double bed lot plans prepared by MJD show the proposed front setbacks to the new internal roads are:</p> <ul style="list-style-type: none"> <li>▶ Single bed lot - 2 m to the terrace, 2.7 m to the planter box and 3.5 m to the front façade.</li> <li>▶ Double bed lot - 2 m to the terrace, 2.7 m to the planter box and 3.5 m to the front façade.</li> <li>▶ Grand double bed lot - 2.815 m to the covered front terrace and 5.5 m to the front façade.</li> <li>▶ Three bed lot - 2 m to the terrace, 2.7 m to the planter box and 3.5 m to the front façade.</li> </ul> <p>The four lots fronting onto Elwin Street have a depth of 24.7 m.</p> <p>A 5 m setback from Elwin Street would be able to be achieved with the single, double and three bed lot type dwelling.</p>	Y
An entry feature such as a porch or other covered entry may extend up to 1.5m forward of the front façade.	<p>The typical single, double, three and grand double bed lot plans prepared by MJD 2025 show that the extensions of covered porches (terraces) into the front façade are:</p> <ul style="list-style-type: none"> <li>▶ Single bed lot - 1.5 m.</li> <li>▶ Double bed lot - 1.5 m.</li> <li>▶ Three-bed lot - 1.5 m.</li> <li>▶ Grand double bed lot - 1.3 m.</li> </ul>	Y
Garages or carports fronting any public road are not to be more than 6m wide or 50% of the frontage, whichever is the lesser.	<p>The overall site plan prepared by MJD (see Figure 2.1) shows:</p> <ul style="list-style-type: none"> <li>▶ only proposed community development lots 32-35 would front a public road; and</li> <li>▶ the width of carports for all allotments would be 3 m.</li> </ul>	Y
<b>8.4.3 Side and rear building setbacks</b>		
<u><b>Intent</b></u> The objective of the side and rear building setback controls is to maintain the amenity of adjoining properties when new buildings are proposed.		
The secondary street setback to a dwelling or building is to be a minimum of 3 m.	The overall site plan prepared by MJD (see Figure 2.1), shows that no secondary street setback is affected by the proposal.	Y

Clause/requirement	Comment	Compliance
Habitable buildings are to be set back 5 m from a rear boundary.	<p>The typical single, double, three and grand double bed lot plans prepared by MJD show rear setbacks as:</p> <ul style="list-style-type: none"> <li>▶ Single bed lot - 3.68 m.</li> <li>▶ Double bed lot - 1.3 m.</li> <li>▶ Three-bedroom lot - 1.3 m.</li> <li>▶ Grand double bed lot - 3.2 m.</li> </ul> <p>Which would not meet the requirements of this clause.</p> <p>Rear setbacks are required to ensure a reasonably sized back yard / private open space and to protect the amenity of adjoining houses.</p> <p>Adequate private open space to meet the requirement of clause 8.4.6 of the NDCP is proposed to the front and sides of each of the dwellings as shown on each of the typical lot plans (see Figures 2.6-2.9).</p> <p>The potential for any amenity impacts to properties at the rear of each of the proposed dwellings would be minimised by:</p> <ul style="list-style-type: none"> <li>▶ living areas being located at the front of each dwelling;</li> <li>▶ limited opportunity for overlooking; and</li> <li>▶ orientation of terraces and windows to the side of each dwelling.</li> </ul>	<p>N</p> <p>It is requested that the DCP requirement for rear setbacks be varied.</p>
Garages or carports fronting any public road are not to be more than 6 m wide or 50% of the frontage, whichever is the lesser.	<p>The overall site plan prepared by MJD (see Figure 2.1) shows that only proposed lots 32-35 would front a public road.</p> <p>Regardless, the typical single, double, three and grand double bed lot plans prepared by MJD show that the width of carports for all lots is 3 m.</p>	Y

#### 8.4.4 Height limits

##### Intent

The objective of the height limit controls is to maintain the amenity of adjoining properties when new buildings are proposed, and to respect the existing residential character where possible.

Site cut and/or fill is to be limited to 900mm above natural ground level. If site work is required above this height the buildings should be stepped through the site.	The overall site layout plan prepared by MJD shows no requirement for cut and fill.	Y
Decks are to be limited to 900 mm above natural ground level.	The typical single, double, three and grand double bed lot plans prepared by MJD show all terraces (porches) with an FFL under 900 mm.	Y
Buildings are to be no more than two storeys in height.	All dwellings are proposed to be single-storey.	Y

#### 8.4.5 Site coverage

##### Intent

The objective of the site coverage controls is to protect the development site and locality from overly dense development not in keeping with the character or the preferred character of the locality.

Single storey buildings may have up to 60% site coverage.	<p>The typical single, double, three and grand double bed plans prepared by MJD show site coverage (including carports and terraces) as:</p> <ul style="list-style-type: none"> <li>▶ Single bed lot - 36% based on the smallest (209 m<sup>2</sup>) sized lot</li> <li>▶ Double bed lot - 42% based on the smallest (209 m<sup>2</sup>) sized allotment</li> <li>▶ Three bed lot - 46% based on the smallest (209 m<sup>2</sup>) sized allotment</li> <li>▶ Grand double bed lot - 37% based on the 264 m<sup>2</sup> lot size.</li> </ul>	Y
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#### 8.4.6 Open space provisions

Clause/requirement	Comment	Compliance
<b>Intent</b>		
The objective of the private open space provision is to ensure that each dwelling is provided with adequate private open space and soft landscaping within the development site.		
Each dwelling requires a private open space area of minimum dimensions 4 x 6m, directly accessible from the main living area of the dwelling through glass doors.	The typical single, double, three and grand double bed lot plans prepared by MJD show each typical lot would have a minimum private open space area of 4 x 6 m.	Y
Private open space is not permitted forward of the front building line.	The typical single, double, three and grand double bed lot plans prepared by MJD show each typical lot would have a minimum private open space area behind the front building line.	Y
At least 20% of the development site is to be soft cover capable of absorbing rainfall.	The typical single, double, three and grand double bed lot plans prepared by MJD show each typical lot would have a minimum private open space of 20% area capable of absorbing rainfall.	Y
<b>8.4.7 Solar access and protection</b>		
<b>Intent</b>		
The objective of the solar access controls is to ensure that the private open space areas of neighbouring properties and the development site receive adequate direct sunlight during the cooler months of the year.		
At least half of the main private open space on each dwelling site receives adequate morning sunlight at the winter solstice, that is, a minimum of three hours direct sunlight between 9am and 1pm at the winter solstice. This requirement excludes fence shadow from a side or rear boundary fence.	The dwelling typologies prepared by MJD show the maximum dwelling height at the peak of the gable to be 4.43 m.  The potential for overshadowing is minimised due to the dwelling height.  Shadow diagrams are typically unnecessary for single storey. Council did not require these to be provided as an outcome of the pre-lodgement meeting.	Y
The main private open space of a property bordering the development site is to have the same solar access entitlement preserved by the new development.	The site is bordered to the east by the Narrandera TAFE and Hospital.  Lots 18 to 24 of the proposed development would be located adjacent to two existing homes to the south of the site. The maximum height of the new dwellings, measured at the highest point of the gable, is 4.43 meters. This height limit minimises the shadow cast by these homes on the private open spaces of the neighbouring properties.  Shadow diagrams are typically unnecessary for single storey. Council did not require these to be provided as an outcome of the pre-lodgement meeting.	Y
The dwelling should be designed for good cross-ventilation.	A BASIX certificate has been provided that confirms adequate cross ventilation.	Y
The use of extended eaves, particularly for two storey buildings is encouraged to shade window openings.	The dwelling typologies are only single storey and the plans prepared by MJD show minimum of 120 mm eaves which would ensure sufficient shading during the summer.  Covered terraces are proposed for major windows for each typical dwelling typology.	Y
<b>8.4.9 Fencing</b>		
<b>Intent</b>		
The objective of the fencing controls is to ensure that front fences do not overly dominate the street, to allow passive surveillance of the street, and to provide privacy along-side and rear property boundaries.		
Fencing forward of the front building line should be no higher than 1200 mm, with 50% open appearance.	The landscape master plan prepared by RM Landscape Design (RM Design) show no fences higher than 1200 mm forward of the front building line.	Y
<b>8.4.10 Landscaping</b>		
<b>Intent</b>		
The objective of the landscaping controls is to provide relief from direct sunlight, cool the site and buildings, provide relief to building bulk and provide aesthetic benefits		

Clause/requirement	Comment	Compliance
For north/south oriented lots, the western boundary is to have a 2m wide planting area, or otherwise 2 x 2m planting zones along the driveway in which to establish mid height (at maturity) shade trees.	The landscape master plan prepared by RM Design show typical garden design for each of the dwelling typologies.  Each typology shows proposed large screen planting (e.g Banksia sentinel) along the western boundary for the north-south oriented lots and includes provision for large shade trees (Melaleuca linariifolia – Snow in Summer) on the street frontages and Crepe Myrtle on the rear boundaries.	Y
8.4.11 Off-street car parking		
<u>Intent</u>		
The objective of the off-street parking controls is to ensure that adequate, secure off-street parking is provided on-site for residents, but to recognise that visitors will typically park on the street adjoining a small development.		
For one and two-bedroom dwellings, 1 parking space should be provided.	The typical single, double, three and grand double bed lot plans prepared by MJD show that each typical lot would have 1 parking space per dwelling.	Y
1 visitor space per four dwellings should be provided (where there are at least 4 dwellings in the development).	The overall site plan prepared by MJD shows 22 visitor parking spaces, which is more than the 10 spaces required by this clause.	Y

## 4—Justification and conclusion

The proposed development has been considered in accordance with Section 4.15 (1) of the EP&A Act and it has demonstrated that it is consistent with relevant environmental planning policies and controls.

In summary, it is considered that the site is suitable for the proposed development, and it would be in the public interest as:

- ▶ it is a well-designed residential development that would introduce variety in housing type and density, in an area of Narrandera that has been identified for infill development;
- ▶ it would provide housing choice and meet the housing needs of the population that are not currently being met;
- ▶ it introduces a style of small lot housing that, with the landscaping proposed, would enhance the character and appearance of the existing area; and
- ▶ it has been demonstrated that the proposed development meets the relevant development standards and provisions set out in NLEP 2013 and is consistent with the relevant objectives and clauses of NDCP 2013.

For these reasons, the DA for the proposed development should be approved.