


Residential Subdivision: One (1) Allotment into Three (3) Allotments

46 King Street, Narrandera, NSW 2700

Lot 8, Section 65, DP 758757

Statement of Environmental Effects

Prepared for P. Frankel

		<p>Project</p> <p>Residential Subdivision: One (1) Allotment into Three (3) Allotments 46 King Street, Narrandera, NSW 2700</p>																					
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1 INTRODUCTION

1.1 OVERVIEW

This Statement of Environmental Effects (SEE) has been prepared on behalf of Paul Frankel (the client) to form part of a Development Application (DA) seeking Council's consideration for a proposed residential subdivision of one (1) existing allotment into three (3) allotments located at 46 King Street, Narrandera (the site).

It is considered that the proposed subdivision is compatible with existing and surrounding development and will have no adverse impacts on adjoining allotments or the locality. The proposal will not adversely alter or detract from the existing residential amenity, character or subdivision pattern in the locality and no physical works are required or proposed. The proposed development is considered to be in accordance with relevant statutory and non-statutory planning provisions.

The subject site is rectangular in shape, and currently contains three (3) dwelling houses and associated outbuildings located upon it. Surrounding lots are also developed residential lots as illustrated in the aerial image of the site and its surrounds provided in [Figure 1](#) below.

The site corresponds with other similar sized lots which adjoin and is located on land zoned RU5 Village. The broader locality is predominately residential in nature.



Figure 1 Aerial Image of the development site and surrounds (Source: Mecone Mosaic)

1.2 SCOPE OF STATEMENT OF ENVIRONMENTAL EFFECTS

This Statement of Environmental Effects accompanies a development application for the proposed development. It has been prepared on behalf of the client and includes the matters referred to in Section 4.15 of the *Environmental Planning and Assessment Act 1979* and the matters required to be considered by Council.

The purpose of this SEE is to:

- Describe the land to which the DA relates to and the character of the surrounding area;
- Describe the proposed development;
- Define the statutory planning framework within which the DA is to be assessed and determined; and
- Assess the proposal against the relevant heads of consideration as defined by Section 4.15 of the *Environmental Planning & Assessment Act 1979* (EP&A Act).

2 DESCRIPTION

2.1 DEVELOPMENT SITE AND LOCALITY

The development site is known as 46 King Street, Narrandera.

The site is rectangular in shape, and is located on the southern side of King Street comprising of approximately 2043 sqm in land area and is legally described as Lot 8, Section 65, DP 758757.

The property incorporates frontage to King Street (Primary) and has rear lane access (Secondary Access) to a formed, un-named rear lane. The site contains three (3) dwelling houses and a number of associated outbuildings. The three (3) existing dwelling houses currently utilise the rear lane for vehicular access/parking and on street parking and pedestrian access is provided from King Street.

A Complying Development Certificate Application has been lodged with Narrandera Shire Council by Dartnell Building Certifiers, for the demolition of one of the existing dwellings (1) and two outbuildings (2). This is discussed elsewhere in this SEE.

The site is immediately surrounded by residential and RU5 Zoned land uses to the North, East, West and South. See [Figure 2](#) which illustrates 'lot identification, and location to surrounding land uses in relation to the development site'.

In terms of natural hazards, the site is identified as bushfire prone but is not identified as being subject to flooding (1:100 ARI) according to Narrandera Shire Councils Local Environmental Plan 2013 and associated maps.

The site is considered suitable for the development in that:

- The subdivision is for residential purposes and is consistent with the existing subdivision pattern in the locality;
- The development is permissible with consent under the Narrandera Shire Local Environmental Plan 2013 (NLEP) and does not seek to alter existing residential land uses that can be undertaken on the site;
- The development is consistent with and compatible to adjoining and surrounding land uses;
- There are no significant site constraints that would render the site unsuitable for the development; and
- The development does not propose or require any physical works and will have no adverse environmental or amenity impacts.



Figure 2 Site Identification and Locality Map (Source: SIX Maps)

2.2 PRESENT AND PREVIOUS USES OF THE SITE

The site is currently utilised for residential purposes and contains three (3) existing dwelling houses and associated outbuildings.

The site has been utilised for residential purposes for many years and will continue to be used for such purposes if this application for subdivision is approved.

The uses proposed under this development application are permitted with consent in the RU5 (Village) Zone under the provisions of the Narrandera Local Environmental Plan 2013.

2.3 LAND HAZARDS

2.3.1 BUSHFIRE

The site is mapped as bushfire prone land (BFPL) according to Narrandera Shire Councils Bush Fire Prone Mapping layer, see [Figure 3](#) below.

The site is affected by the Bushfire Vegetation Buffer Layer over the south western corner of the allotment.

In accordance with Section 4.46 of the Environmental Planning and Assessment Act 1979, the application will be integrated development for the purpose of Section 100 B of the Rural Fires Act 1997 and must obtain 'authorisation under section 100B in respect of bush fire safety of subdivision of land that could lawfully be used for residential or rural residential purposes or development of land for special fire protection purposes'.

A Bushfire Assessment Report has been prepared and is attached to the development application.

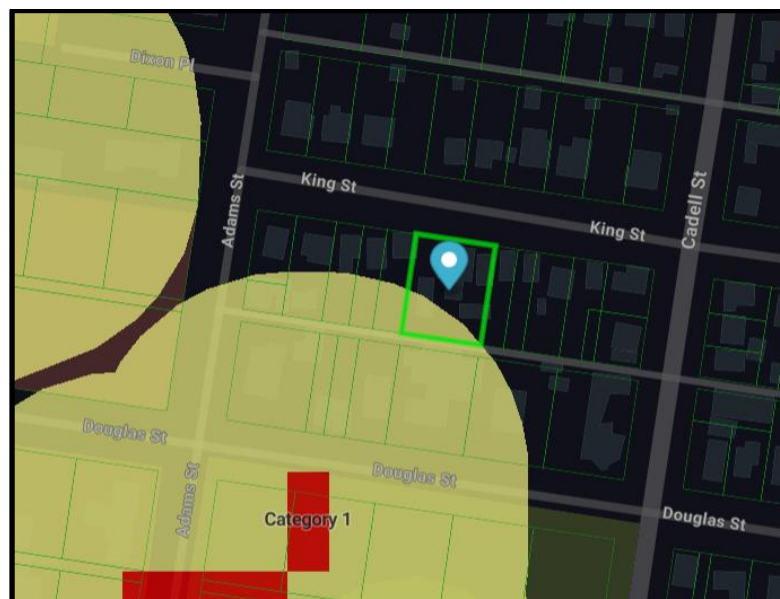


Figure 3 Bushfire Prone Mapping Layer – Buffer Layer (Source: Mecone Mosaic)

2.3.2 FLOODING

The subject site is not subject to the 1:100 year ARI according to available NSC records and mapping.

3 PROPOSED DEVELOPMENT

This application seeks approval, via a development application, to subdivide an existing residential allotment into three (3) residential allotments.

The subdivision will result in the creation of 3 residential allotments incorporating the following areas:

- Proposed Lot 10: 609 m² with a 12.1 metre frontage
- Proposed Lot 11: 810 m² with a 16.1 metre frontage
- Proposed Lot 12: 604 m² with a 12.0 metre frontage

All allotments are 50.29 metres long.

The subdivision and allotments created via the subdivision will accommodate two (2) of the existing dwellings (proposed lots 10 and 12) which will be retained and proposed Lot 12 will accommodate a future dwelling house and ancillary residential development (to be subject of a future development application).

The existing structures that are to be retained on site will be compliant with all setback requirements identified under NSC Policy and the Building Code of Australia (NCC). Refer to attached subdivision sketch plan.

As previously mentioned the site currently contains three (3) dwelling houses and a Complying Development Certificate Application has been lodged with Narrandera Shire Council by Dartnell Building Certifiers, for the demolition of one (1) of the existing dwellings and two outbuildings (2). It is noted that the demolition application has not been approved and the demolition has not been undertaken as yet. This presents no issues in regards to Councils ability to assess and determine this application for subdivision and any consent for subdivision can identify via condition of consent that no subdivision certificate will be issued until the demolition has been carried out under the

CDC application. The buildings to be demolished are identified on attached aerial sketch plan of proposed subdivision and identified in Figure 4 below.

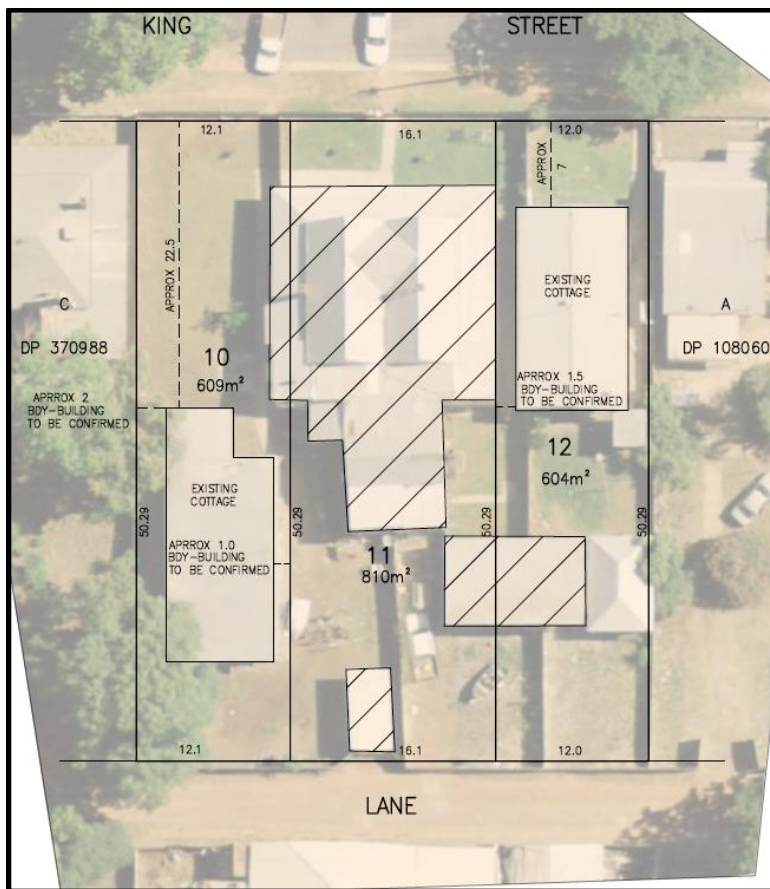


Figure 4 Proposed Lot Layout and Structures to be removed under CDC Application (Source: Wagga Surveyors)

4 PLANNING PROVISIONS

4.1 STATE ENVIRONMENTAL PLANNING POLICIES

Table 1 Relevant State Environmental Planning Policy Requirements

SEPP	COMMENTS
SEPP55 – Remediation of Land	<p>Clause 7 states that a consent authority must not grant consent for a development on land unless it has considered whether the land is contaminated and if so, that it is suitable in its contaminated state (or will be after remediation) for the purposes of the development.</p> <p>The site, nor any adjoining sites are included in the EPA’s Contaminated Land Register as ‘significantly contaminated’ or ‘remediated land’. The site, nor any adjoining sites are not included in the EPA’s Contaminated Land Register as ‘potentially contaminated land’.</p> <p>The site history reveals that the land has been used for residential purposes for many years and over this time there has been no evidence of any activities within the proposal area which may have contaminated the site or adjoining sites. Given the above information, along with the current zoning, permissible land uses, and available property records and mapping, it is considered that</p>

	<p>the proposed land use and site works are unlikely to increase the potential risk of exposure to contamination in respect to both human health and the environment.</p> <p>It is noted that the existing dwelling house (located on proposed Lot 11) that is proposed to be removed under a separate complying development application contains asbestos cladding and the removal of this building will be required to comply with the requirements of an Asbestos Clearance Report prepared by a licensed Asbestos Remover and that an Asbestos Clearance Certificate will be required to be provided to Council at the completion of the demolition and removal. It is suggested that Council require the provision of the Asbestos Clearance Certificate prior to the release of the subdivision certificate if it is not provided prior to the determination of this application.</p>
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4.2 NARRANDERA LOCAL ENVIRONMENTAL PLAN 2013

The subject site is zoned RU5 Village under the provisions of the Narrandera Local Environmental Plan 2013 (NLEP 2013), as illustrated in Figure 5 below.

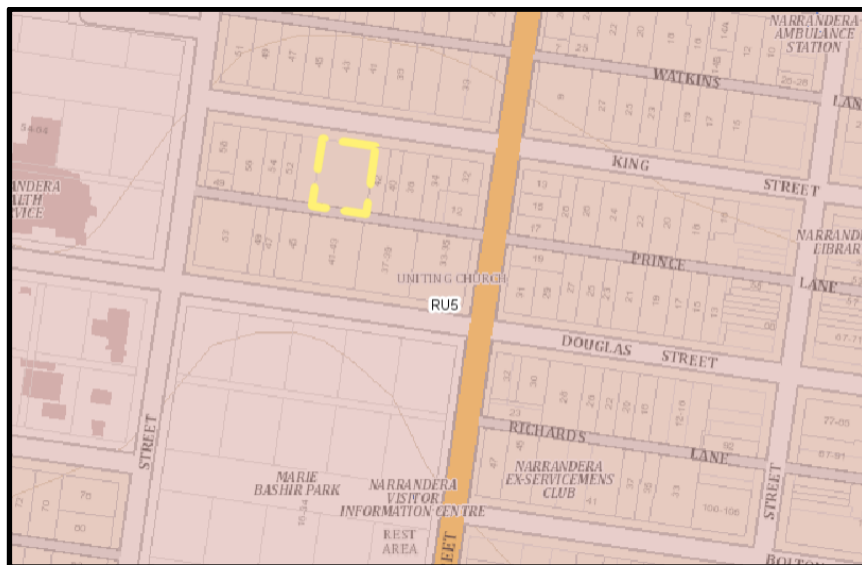


Figure 5 NLEP 2013 Zoning Map (Source: NSW Planning Portal)

The proposed development is for a subdivision and subdivision is permitted with consent.

Application for development consent is made under Clause 2.6 ‘Subdivision—consent requirements’ of the NLEP 2013. It is noted that there is no minimum lot size map applying to this site.

The objectives of the RU5 Village zone are outlined in the below table.

Table 2 Objectives of the RU5 Village Zone

ZONE OBJECTIVES	COMMENTS
<i>To provide for a range of land uses, services and facilities that are associated with a rural village.</i>	The objective is achieved and the development is compatible with this objective – the development will result in the continued use of the land for residential land use purposes and will create three (3) distinct and separate freehold allotments for residential purposes. Residential

	land uses are one of the many land uses that are associated with and compatible with a rural village.
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Table 3 below considers the clauses of the NLEP 2013 applicable to the subject development.

Table 3 NLEP 2013 clauses applicable to the subject development

PART 2: PERMITTED OR PROHIBITED DEVELOPMENT			
	CLAUSE	COMMENTS	APPLICABLE
2.4	<i>Unzoned Land</i>	Not applicable.	N/A
2.5	<i>Additional permitted uses for particular land</i>	Not applicable.	N/A
2.6	<i>Subdivision – consent requirements</i>	Applicable. The development is seeking development consent and the development complies with the minimum lot size (MLS) requirements – noting that there is no MLS for this site. The lot sizes proposed are more than capable of accommodating future residential land uses on the allotments (noting 2 existing dwelling houses will remain).	✓
2.7	<i>Demolition requires development consent</i>	Not applicable.	N/A
2.8	<i>Temporary use of land</i>	Not applicable.	N/A
PART 3: EXEMPT AND COMPLYING DEVELOPMENT			
	CLAUSE	COMMENTS	APPLICABLE
3.1	<i>Exempt development</i>	Not applicable.	N/A
3.2	<i>Complying development</i>	Not applicable.	N/A
3.3	<i>Environmentally sensitive land</i>	Not applicable.	N/A
PART 4: PRINCIPAL DEVELOPMENT STANDARDS			
	CLAUSE	COMMENTS	APPLICABLE
4.1	<i>Minimum subdivision lot size</i>	Applicable. The development complies with the minimum lot size (MLS) requirements – noting that there is no MLS for this site. The lot sizes proposed are more than capable of accommodating future residential land uses on the allotments (noting 2 existing dwelling houses will remain).	✓
4.1AA	<i>Minimum lot size for community title schemes</i>	Not applicable.	N/A
4.2	<i>Rural subdivision</i>	Not applicable.	N/A
4.2A	<i>Minimum subdivision lot size for strata plan schemes in certain rural zones</i>	Not applicable.	N/A

4.2B	<i>Rural subdivision and erection of dwelling houses for intensive plant agriculture</i>	Not applicable.	N/A
4.2C	<i>Erection of dwelling houses on land in certain rural and environment protection zones</i>	Not applicable.	N/A
4.2D	<i>Erection of rural workers' dwellings</i>	Not applicable.	N/A
4.3	<i>Height of buildings</i>	Not applicable.	N/A
4.4	<i>Floor space ratio</i>	Not applicable.	N/A
4.5	<i>Calculation of floor space ratio and site area</i>	Not applicable.	N/A
4.6	<i>Exceptions to development standards</i>	Not applicable.	N/A
PART 5: MISCELLANEOUS PROVISIONS			
	CLAUSE	COMMENTS	APPLICABLE
5.1	<i>Relevant acquisition authority</i>	Not applicable.	N/A
5.2	<i>Classification and reclassification of public land</i>	Not applicable.	N/A
5.3	<i>Development near zone boundaries</i>	Not applicable.	N/A
5.4	<i>Controls relating to miscellaneous permissible uses</i>	Not applicable.	N/A
5.5	<i>Controls relating to secondary dwellings on land in a rural zone</i>	Not applicable.	N/A
5.6	<i>Architectural roof features</i>	Not applicable.	N/A
5.7	<i>Development below mean high water mark</i>	Not applicable.	N/A
5.8	<i>Conversion of fire alarms</i>	Not applicable.	N/A
5.10	<i>Heritage conservation</i>	Not applicable.	N/A
5.11	<i>Bush fire hazard reduction</i>	Not applicable.	N/A
5.12	<i>Infrastructure development and use of existing buildings of the crown</i>	Not applicable.	N/A
5.13	<i>Eco-tourist facilities</i>	Not applicable.	N/A
5.14	<i>Siding Spring Observatory – maintaining dark sky</i>	Not applicable.	N/A
5.15	<i>Defence communications facility</i>	Not applicable.	N/A
5.16	<i>Subdivision of, or dwellings on, land in certain rural, residential or conservation zones</i>	Not applicable.	N/A
5.17	<i>Artificial waterbodies in environmentally sensitive areas in areas of operation of irrigation corporations</i>	Not applicable.	N/A

5.18	<i>Intensive livestock agriculture</i>	Not applicable.	N/A
5.19	<i>Pond-based, tank-based and oyster aquaculture</i>	Not applicable.	N/A
5.20	<i>Standards that cannot be used to refuse consent—playing and performing music</i>	Not applicable.	N/A
5.21	<i>Flood planning</i>	Not applicable. The site is not located in a flood planning area and nor is there any new building works being proposed.	N/A
5.22	<i>Special flood considerations</i>	Not applicable.	N/A
PART 6: ADDITIONAL LOCAL PROVISIONS			
	CLAUSE	COMMENTS	APPLICABLE
6.1	<i>Earthworks</i>	Not applicable.	N/A
6.3	<i>Storm water management</i>	Not applicable. The 2 existing dwellings dispose of stormwater in accordance with AS3500 and any future dwelling erected will also be required to comply with AS 3500 and NSC stormwater disposal requirements. There is no requirement for any inter allotment drainage for this proposed subdivision. The intensity of the proposal does not warrant inter-allotment drainage measures.	N/A
6.4	<i>Terrestrial biodiversity</i>	Not applicable.	N/A
6.5	<i>Groundwater vulnerability</i>	Not applicable.	N/A
6.6	<i>Riparian land and watercourses</i>	Not applicable.	N/A
6.7	<i>Wetlands</i>	Not applicable.	N/A
6.8	<i>Salinity</i>	Not applicable.	N/A
6.9	<i>Development on river front areas</i>	Not applicable.	N/A
6.10	<i>Development on riverbeds and banks</i>	Not applicable.	N/A
6.11	<i>Airspace operations</i>	Not applicable.	N/A
6.12	<i>Development in areas subject to aircraft noise</i>	Not applicable.	N/A
6.13	<i>Essential services</i>	This clause is applicable. This clause provides that: <i>Development consent must not be granted to development unless the consent authority is satisfied that any of the following services that are essential for the development are available or that adequate arrangements have been made to make them available when required—</i> <i>(a) the supply of water,</i> <i>(b) the supply of electricity,</i>	✓

		<p><i>(c) the disposal and management of sewage,</i> <i>(d) stormwater drainage or on-site conservation,</i> <i>(e) suitable vehicular access.</i></p> <p>The site is currently serviced by all required services and it is expected that individual lot servicing arrangements will be required by NSC via condition of development consent. The proposed allotments can all be serviced by water, sewer and stormwater and suitable arrangements will be made and evidence provided to Council that such servicing and infrastructure is in place prior to the release of subdivision certificate.</p> <p>No mains augmentation is required as a result of this development – existing service mains, service the site.</p> <p>All proposed allotments have suitable vehicular access via either King Street or the un-named rear laneway.</p> <p>The development is capable of complying with this clause.</p>	
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4.3 NARRANDERA DEVELOPMENT CONTROL PLAN 2013

The Narrandera Development Control Plan 2013 (NDCP 2013) following provisions have been identified as relevant to the proposed development and are discussed in the below table.

Table 4 Relevant NDCP2013 Clauses and Controls

C: CONTROLS THAT APPLY TO ALL DEVELOPMENT			
CLAUSE/CONTROLS		COMMENTS	COMPLIES
5.2.1	<i>Off Street Parking</i>	<p>All proposed allotments will provide and are capable of providing for off-street parking with minimum dimensions of 2.6m x 5.2m and in accordance with the car parking rate for dwellings i.e. 1 space per dwelling house.</p> <p>Existing vehicle access to the site is made available from the rear lane way. The accesses are located and designed with adequate sightlines and in accordance as per Council and Australian Standards. No changes are proposed to existing access. Access to the site is also achieved via King Street, this access is on-street only. Future access for proposed Lot 11 can be provided via the rear lane or off King Street, in accordance with NSC preference.</p> <p>The proposal is unlikely to cause any traffic conflicts that would reduce the efficiency and safety of the surrounding road network.</p>	✓
5.2.2	<i>Car parking provision</i>	The allotments created under this section are capable of complying with car parking rate requirements of 1 space per dwelling for both the 2 x existing dwellings and any future dwelling proposed for the proposed lot 11. The development complies with this control.	✓
PART D			
CHAPTER 7: RESIDENTIAL DEVELOPMENT			
7.3	<i>Residential subdivision in established areas</i>	<p>This section identifies that <i>'the Council's housing strategy focuses on providing smaller dwellings and lots in the established areas of the Township, as a means of providing more affordable housing and housing to suit the ageing demographic and smaller household sizes. For this reason the Council strongly encourages new housing in the established areas of the Township to be multi dwelling housing, whether subdivision is proposed or otherwise'</i>.</p> <p>The development is consistent with this part and will result in smaller allotments being created ranging in area from 604 m² to 810 m². The creation of this subdivision compliments and achieves the aims of the housing strategy via the provision of additional residential allotments.</p>	✓
PART E			
CHAPTER 11: BUSHFIRE PRONE LAND			
<i>Chapter 11</i>	<i>Bushfire Prone Land</i>	The site is mapped as bushfire prone land (BFPL) according to Narrandera Shire Councils Bush Fire Prone Mapping layer.	✓

	<p>The site is affected by the Bushfire Vegetation Buffer Layer over south western corner of the allotment.</p> <p>In accordance with Section 4.46 of the Environmental Planning and Assessment Act 1979, the application will be integrated development for the purpose of Section 100 B of the Rural Fires Act 1997 and must obtain 'authorisation under section 100B in respect of bush fire safety of subdivision of land that could lawfully be used for residential or rural residential purposes or development of land for special fire protection purposes'.</p> <p>A Bushfire Assessment Report has been prepared and is attached to the development application.</p>	
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5 STATEMENT OF ENVIRONMENTAL EFFECTS

The likely impacts of the development are considered in the below table.

Table 5 Likely Impacts of the Development

PRIMARY MATTER	COMMENTS	IMPACT
<i>CONTEXT AND SETTING</i>	The subdivision design achieves the intended objectives for the area in terms of lot layout, density, connectivity, existing anticipated built form and residential amenity.	Acceptable
<i>STREETScape</i>	The development proposes no building works or any changes that will have any significant effect on the existing streetscape. The proposal is therefore not considered to detract from the streetscape in this instance and its impact would be acceptable.	Acceptable
<i>TRAFFIC, ACCESS, AND PARKING</i>	<p>Existing vehicle access to the site is made available from the rear laneway with on street parking provided on King Street. The existing access driveways are located and designed with adequate sightlines and in accordance as per Council and Australian Standards. No changes are proposed to existing access. The proposed vacant Lot 11 has opportunity to access the allotment from the rear laneway or off King Street – in accordance with Councils preference.</p> <p>The proposal is unlikely to cause any traffic conflicts that would reduce the efficiency and safety of the surrounding road network.</p> <p>All allotments provide for off street parking in accordance with Councils off street parking rates.</p>	Acceptable
<i>PUBLIC DOMAIN</i>	The development will not result in any adverse impacts to the public domain.	Acceptable
<i>UTILITIES</i>	The subject site is already established and power, water, sewer, stormwater and telecommunications are connected to service the site – no augmentation works are required as part of this development. It is acknowledged that each lot will need to be individually metered and serviced in accordance with the relevant authority's requirements. Evidence of satisfactory infrastructure servicing requirements shall be provided to NSC prior to the release of subdivision certificate. It is further noted that applicable contribution charges may be levied in respect of this development and via condition of development consent.	Acceptable
<i>HERITAGE</i>	The development is anticipated to have no adverse impacts on Aboriginal or European heritage. There no likely impacts nor is	Acceptable

	there any known Aboriginal or European heritage value associated with the site.	
<i>OTHER LAND RESOURCES</i>	The development will have no impact on other land resources.	Acceptable
<i>WATER QUALITY AND STORMWATER</i>	No physical works are proposed under this application. The development is not anticipated to have any impact on water quality. Stormwater arrangements will remain unchanged and no upgrade works are required to facilitate this development.	Acceptable
<i>SOILS, SOIL EROSION</i>	No physical works are proposed under this application that require the consideration of this matter.	Not applicable
<i>AIR AND MICROCLIMATE</i>	The development is not anticipated to have ambient air quality and microclimate impacts.	Acceptable
<i>FLORA AND FAUNA</i>	The development is in a RU5 Village Zone on a brownfield site. The property is developed and no vegetation will be disturbed under this proposal. There is not anticipated to be any adverse impacts upon the flora and fauna in the locality.	Acceptable
<i>WASTE</i>	The site is serviced by a waste collection service, this service will continue for the new development – if approved.	Acceptable
<i>NOISE AND VIBRATION</i>	The proposal will result in minimal impacts in regard to noise. The ongoing use once constructed is not expected to produce any noise and vibration impacts that would be detrimental to the residential amenity or out of character from the noise that is currently experienced in the locality.	Acceptable
<i>HOURS OF OPERATION</i>	Not applicable.	Not applicable
<i>NATURAL HAZARDS (FLOOD AND BUSHFIRE)</i>	This has been addressed elsewhere within this SEE.	Acceptable
<i>TECHNOLOGICAL HAZARDS</i>	The development is unlikely to create any technological hazards.	Acceptable
<i>SAFETY, SECURITY AND CRIME PREVENTION</i>	No adverse safety and security impacts are anticipated as a result of the proposal.	Acceptable
<i>SOCIO-ECONOMIC IMPACT IN THE LOCALITY</i>	Short-term economic benefits of this development are expected to result due to expenditure and employment of local contractors in the future construction of a residential dwelling. A positive social impact would be experienced by providing essential housing and contributing to housing options available within the location.	Acceptable
<i>SITE DESIGN AND INTERNAL DESIGN</i>	The proposed development is considered to make good use of the existing buildings while considering the site constraints and opportunities. As such the development is considered to be an acceptable inclusion within the locality.	Acceptable
<i>OVERLOOKING AND OVERSHADOWING</i>	Nil impacts expected. The development proposes no new works that would promote such impacts and will not have an impact on the views enjoyed by neighbouring properties. The development will not result in adverse overshadowing of neighbouring properties.	Acceptable
<i>LANDSCAPING</i>	Existing landscaping will remain on the site. Landscaping for future dwelling on proposed lot 11 will be considered at the time of any future development application.	Acceptable
<i>CONSTRUCTION</i>	Not applicable – no construction works proposed.	Not applicable
<i>CUMULATIVE IMPACTS</i>	The development, when considered simultaneously with other developments on the site, adjoining, in the locality, or in the local area generally, is considered to have marginal and acceptable cumulative impacts.	Acceptable

<i>DISABLED ACCESS</i>	Not applicable.	Not applicable
<i>SIGNAGE</i>	Not applicable. No signage is proposed.	Not applicable
<i>SETBACKS AND BUILDING ENVELOPES</i>	All setbacks of existing buildings to boundaries will comply with BCA and Council setback requirements.	Not applicable

6 CONCLUSION

This SEE report has been prepared to support a Development Application for a proposed subdivision of one (1) residential allotment into three (3) residential located at 46 King Street, Narrandera. The proposal has been described and discussed in previous sections of this report and has been considered in respect of the relevant planning framework that is applicable to this proposed development. The proposal is considered to be permissible for the following reasons:

- The proposal is permissible under the provisions of the Narrandera Local Environmental Plan 2013 and meets the objectives of the applicable RU5 Village Zone;
- The proposal complies with the applicable controls of the Narrandera Development Control Plan 2013; and
- The proposal would not have any significant adverse environmental consequences, nor would it have an adverse effect on the area or surrounding residents.

As demonstrated throughout this report, the development is permissible with consent, subject to a merit's assessment.