

Statement of Environmental Effects

SUBDIVISION

Lot 2 Section 73 DP 758757

19 Frank Street, Narrandera

Prepared for Joel Eggleton

Owner: Eljae Holdings Pty Ltd



Wagga Surveyors Pty Ltd

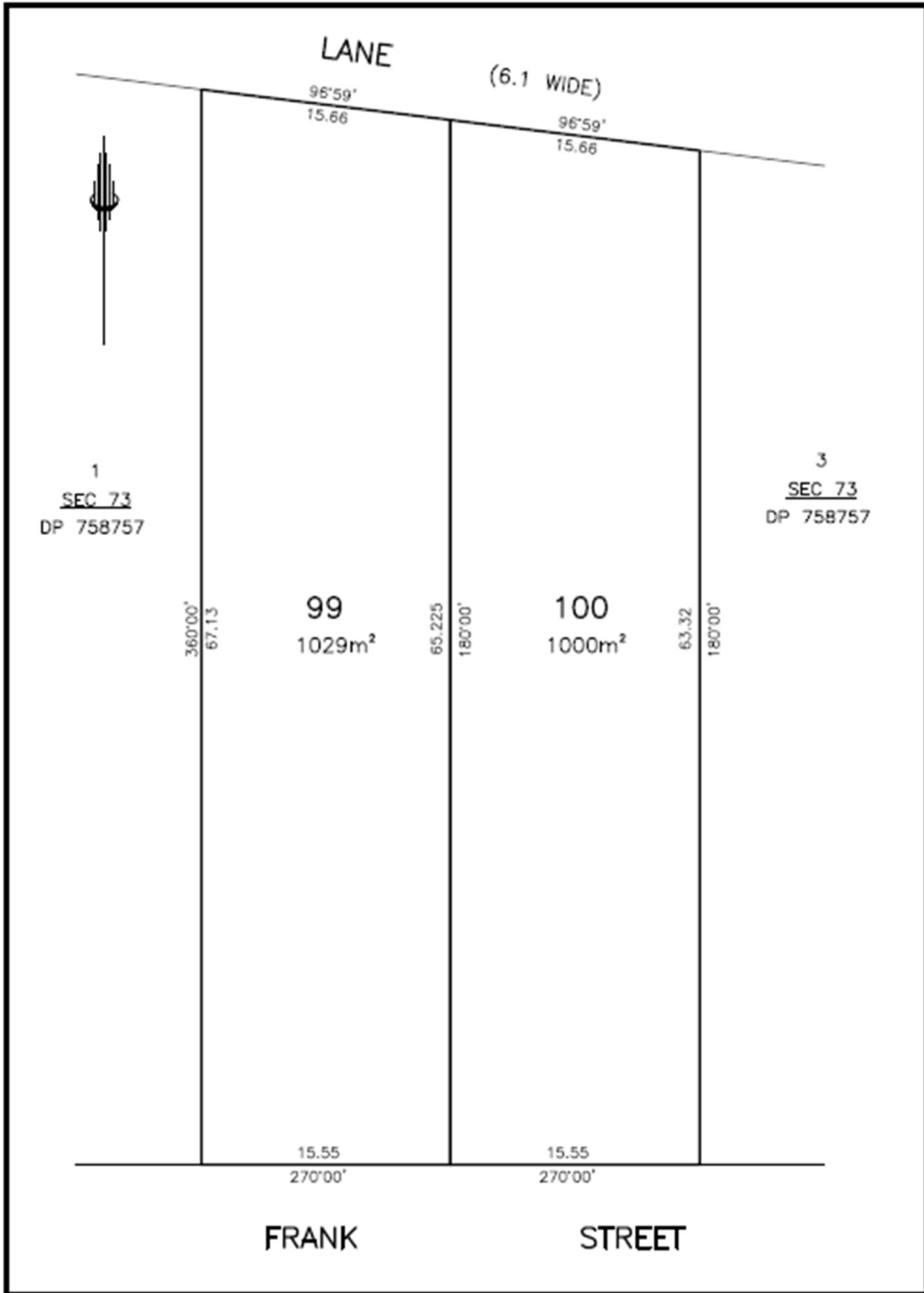


Image 1: Development application sketch

INTRODUCTION

The development the owner/s intend to undertake is a 2 lot torrens subdivision of Lot 2 Section 73 DP 758757 at 19 Frank Street, Narrandera. The general location of the land is as shown in image 2.

The subdivision would create two residential lots, being proposed lot 99 of 1,029m² and proposed lot 100 of 1,000m².



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

SITE DETAILS

The subject land is located in Narrandera, with an approximate 31m frontage to Frank Street to the south and to the rear lane to the north. The subject land encompasses an area of approximately 2,029m².

The subject land is relatively flat with a subtle slope to the north and the land is vacant. There is some vegetation on the land and several trees in the northern part of the lot, none of which are proposed to be removed as part of this application.

The site is and has been used for residential purposes for many years, as has the immediate surrounding land. In the surrounding streets, being Frank, Bradley, Ashton, Myrtle and Watermain Streets, there are many lots with similar sizes to those proposed in this subdivision application.

The NSW Rural Fire Service bush fire prone land mapping shows this 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 there are none proposed as part of this subdivision.



Image 3: 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, as shown in image 4	✓
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	Nil	N/A
Terrestrial biodiversity	Nil	N/A
Salinity	Nil	N/A
Flood Planning	Nil	N/A

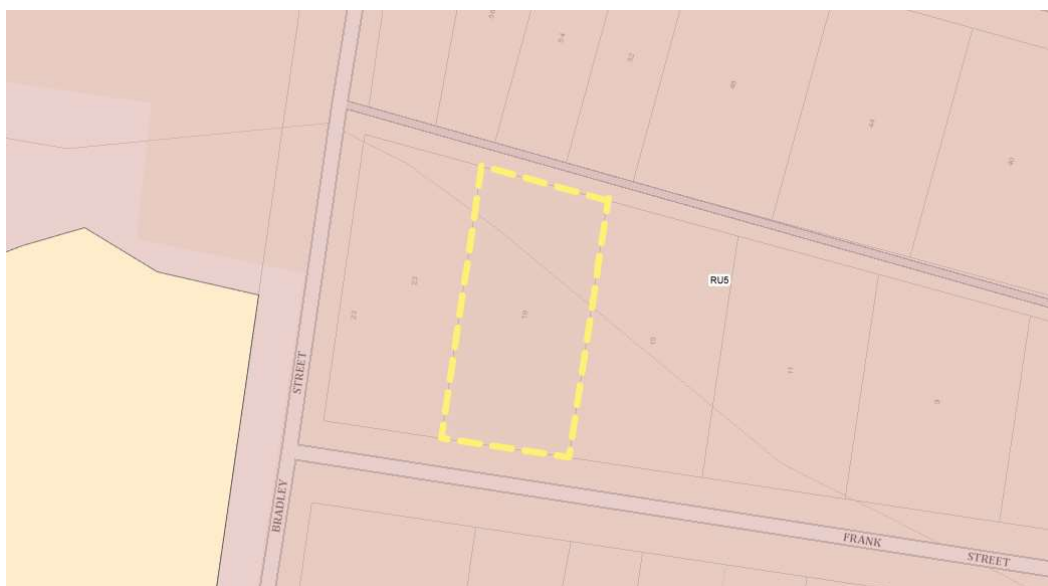


Image 4: Zoning (from NSW Planning Portal ePlanning Spatial Viewer)

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	Town sewer is available in this location.	✓
<u>C5.2</u> Off-street parking – Business centre and other land uses	Nil	N/A
<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	Upon registration of this proposed subdivision each lot would have a building entitlement. Any future application for a dwelling would need to consider this clause at the relevant time.	N/A
<u>D7.5</u> Internal access standards for all ages	Upon registration of this proposed subdivision each lot would have a building entitlement. Any future application for a dwelling would need to consider this clause at the relevant time.	N/A
<u>D7.6</u> Residential flat buildings	Upon registration of this proposed subdivision each lot would have a building entitlement. Any future application for a dwelling would need to consider this clause at the relevant time.	N/A

In the Narrandera DCP 2013, the “Narrandera Current Urban Area Land Use Strategy – Map B” identifies Frank Street as a ‘2nd dwelling potential site’. Whilst we are not proposing two dwellings/dual occupancy on the same lot as part of this proposal, we assert that this proposed subdivision provides additional opportunities for housing in an area which Council have identified as requiring this.

ACCESS

There is one existing driveway apron to the subject lot in Frank Street. As there will be an access required for each lot, an additional driveway off Frank Street may need to be installed as part of the development.

Image 5 shows the subject land fronting Frank Street, including the existing driveway.

Image 6 shows the rear lane access to the subject lot.

Frank Street is a bitumen sealed road maintained by Council. The rear lane to the north of the lot is a dirt road.



Image 5: Frank Street frontage (from Google Street view)



Image 6: Rear lane access (from Google Street view)

SERVICES

Both proposed lots 99 and 100 will need to be serviced as part of the subdivision process.

Electricity is provided by Essential Energy and is available in Frank Street.

Water is available via Narrandera Shire Council.

Gas is provided by Jemena and is available in Frank Street.

Telstra provides telecommunications in Frank Street.

Sewer is available in Frank Street.

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