



# STATEMENT OF ENVIRONMENTAL EFFECTS

61 WAMBOIN STREET,  
GILGANDRA

Proposed Manufactured Home - 2 x 2  
bed dwellings

VERSION 1



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<b>DOCUMENT VERSION</b>			
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## **DISCLAIMER**

The following report has been provided in accordance with the Environmental Planning and Assessment Regulations 2000 in the form of a Statement of Environmental Effects (SoEE) pursuant to Schedule 1 Part 1 to support an application for development consent pursuant to Section 4.12 of the Environmental Planning Act 1979 (As Amended) (EP&A Act). The assessment conclusions and detail contained herein are undertaken to the best of our knowledge and ability in response to the information made available to us at the time of writing.

## TERMS AND ABBREVIATIONS

GSC	Gilgandra Shire Council
DA	Development Application
CC	Construction Certificate
EP&A Act	Environmental Planning & Assessment Act 1979
DCP	Development Control Plan
LEP	Local Environmental Planning Policy
LGA	Local Government Area
SoEE	Statement of Environmental Effects
SEPP	State Environmental Planning Policy
FFL	Finished Floor Level
FPL	Flood Planning Level



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## INTRODUCTION

Thomas and Associates Consulting Pty Ltd has been engaged by Corrective Services Industries to prepare the following SoEE to accompany the DA to Gilgandra Shire Council for the proposed Manufactured Homes creating a dual occupancy at 61 Wamboin Street, Gilgandra.

This SoEE is intended to clarify and explain details to the DA plans prepared by Thomas & Associates Consulting as well as provide further information where required. This SoEE has been provided to explain the merit of the proposed development in relation to provisions set out by Gilgandra Shire Council LEP & DCP as well as all other relevant planning provisions.

This SoEE and accompanying DA have been prepared on behalf of the applicant and addresses the matters referred to in Section 4.15 of the EPA&A Act and the matters required to be considered by the consent authority.

<b>DEVELOPMENT DETAILS</b>	
Applicant	Corrective Services Industries c/o Thomas Consulting
Property Address	61 Wamboin Street, Gilgandra
Lot / DP / SP / Section	6/-/DP35418
Local Government Area (LGA)	Gilgandra Shire Council
Zoning	R1 – General Residential
Site area	824m <sup>2</sup>

## SITE LOCATION AND DESCRIPTION

The site is located in an established residential area of Gilgandra. It is surrounded by residential dwellings and located approximately 750m from the CBD.

The site has a frontage of 16.46m to Wamboin Street and is a rectangular shape with a site area of 824m<sup>2</sup>. The gradient of the site is very flat.

The property has an unsealed laneway located at the rear of the site which accommodates the sewer main. Water, power and telecommunications services are located at the front of the site along Wamboin St.

There are not any easements located on the site and it is not anticipated that the construction will have any impact on existing services.

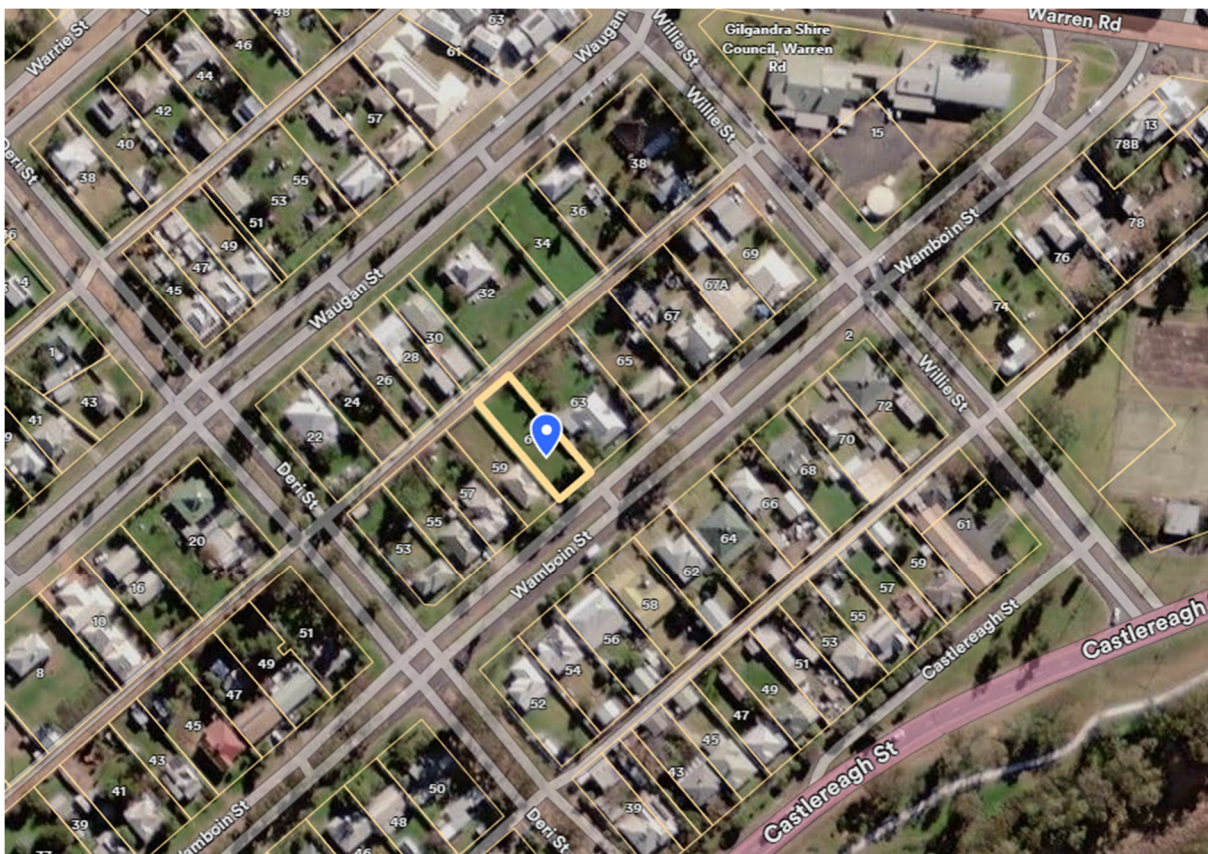


Figure 1: Aerial image of subject site (indicated by blue marker) (Source: Nearmaps)



## 2 PROPOSED DEVELOPMENT

The proposed development is for two manufactured homes to form a dual occupancy for use as Key Worker Housing. The two dwellings will each have two bedrooms with an entry porch, entertaining deck and a carport. The dwellings will be constructed offsite and transported to site in three modules each with a carport and covered decks being constructed onsite following the placement and securing of the transportable modules. The Development Application submitted to council will be for the dwellings, porches, decks and carport.

Unit 1 and a single carport will face Wamboin Street with Unit 2 and its associated carport located at the rear of the site. It is considered that the design of this development satisfies the intention of the surrounding area and will enhance the streetscape being located in an older area of Gilgandra.

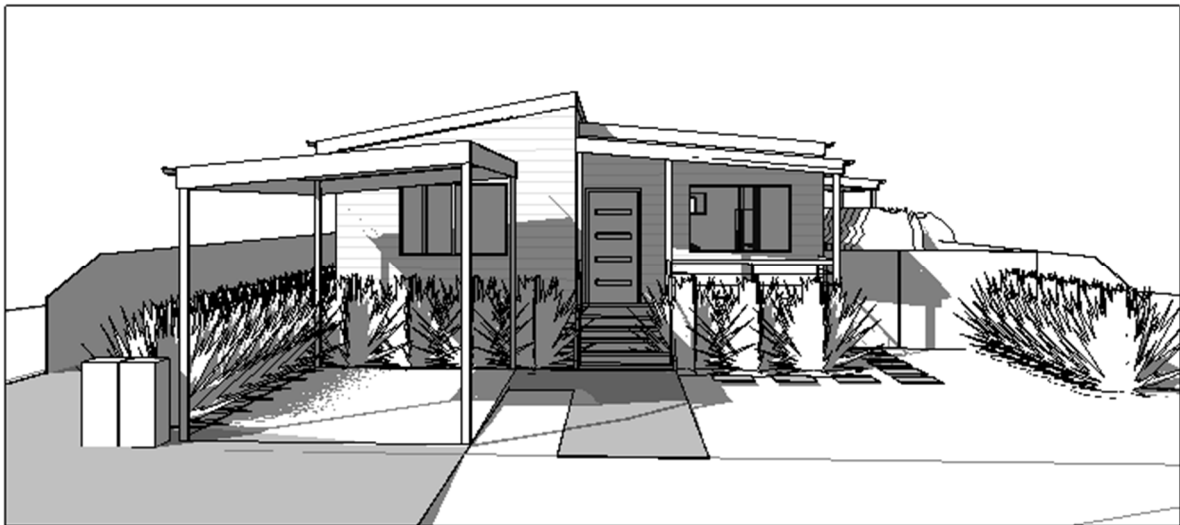


Figure 2: South East Elevation (Wamboin Street)

### 3 PLANNING CONTROLS

The following acts, legislation and controls are considered relevant to the proposal.

#### 3.1 ACTS

##### 3.1.1 ENVIRONMENTAL PLANNING AND ASSESSMENT ACT 1979

The aims of the EP&A Act 1979 as follows:

- (a) *to promote the social and economic welfare of the community and a better environment by the proper management, development, and conservation of the State's natural and other resources,*
- (b) *to facilitate ecologically sustainable development by integrating relevant economic, environmental, and social considerations in decision-making about environmental planning and assessment,*
- (c) *to promote the orderly and economic use and development of land,*
- (d) *to promote the delivery and maintenance of affordable housing,*
- (e) *to protect the environment, including the conservation of threatened and other species of native animals and plants, ecological communities, and their habitats,*
- (f) *to promote the sustainable management of built and cultural heritage (including Aboriginal cultural heritage),*
- (g) *to promote good design and amenity of the built environment,*
- (h) *to promote the proper construction and maintenance of buildings, including the protection of the health and safety of their occupants,*
- (i) *to promote the sharing of the responsibility for environmental planning and assessment between the different levels of government in the State,*
- (j) *to provide increased opportunity for community participation in environmental planning And assessment.*

The aims of this act will be addressed in this report.

#### 3.2 GILGANDRA LOCAL ENVIRONMENTAL PLAN 2011

The following guidelines of the Gilgandra LEP are considered relevant to the proposed development.

The aims of the Gilgandra LEP are:

- (aa) to protect and promote the use and development of land for arts and cultural activity, including music and other performance arts,*
- (a) to promote development that is ecologically sustainable,*
- (b) to promote the orderly and economic use and development of land within the Gilgandra local government area,*
- (c) to encourage the proper management of the natural and human-made resources of the Gilgandra local government area,*
- (d) to ensure quality of design of buildings and public spaces to achieve a locality that is safe and accessible and has a vibrant social, cultural and community focus,*
- (e) to minimise land use conflicts and adverse environmental impacts,*

- (f) to increase employment opportunities within the Gilgandra local government area through the efficient use of resources,*
- (g) to provide for future tourist and visitor accommodation in a sustainable manner that is compatible with, and will not compromise, the natural resource and heritage values of the surrounding area,*
- (h) to protect and promote the use of rural resources for agricultural and primary production and related processing, service and value adding industries,*
- (i) to provide opportunities for a range of new housing and housing choice in locations that have good access to public transport, community facilities and services, retail and commercial services and employment opportunities,*
- (j) to allow for the equitable provision of social services and facilities for the community,*
- (k) to protect places and buildings of archaeological or heritage significance, including Aboriginal relics and places.*

### **3.2.1 CLAUSE 2.1 - LAND USE ZONES**

The subject site is located within R1-General Residential zone as identified by Gilgandra LEP.



*Figure 3: Zoning map of subject site (indicated in yellow outline) (Source: NSW Planning Portal)*



## 3.2.2 CLAUSE 2.3 – ZONE OBJECTIVES AND LAND USE

### 1 Objectives of Zone

- To provide for the housing needs of the community.
- To provide for a variety of housing types and densities.
- To enable other land uses that provide facilities or services to meet the day to day needs of residents.

### 2 Permitted without consent

*Environmental protection works; Home-based child care; Home occupations; Roads*

### 3 Permitted with consent

*Attached dwellings; Boarding houses; Building identification signs; Business identification signs; Centre-based child care facilities; Community facilities; Dwelling houses; Funeral homes; Group homes; Home industries; Hostels; Multi dwelling housing; Neighbourhood shops; Oyster aquaculture; Places of public worship; Pond-based aquaculture; Residential flat buildings; Respite day care centres; Semi-detached dwellings; Seniors housing; Shop top housing; Tank-based aquaculture; Waste or resource transfer stations; Water recycling facilities; Any other development not specified in item 2 or 4*

### 4 Prohibited

*Agriculture; Air transport facilities; Airstrips; Amusement centres; Animal boarding or training establishments; Biosolids treatment facilities; Boat building and repair facilities; Car parks; Charter and tourism boating facilities; Commercial premises; Correctional centres; Crematoria; Depots; Eco-tourist facilities; Extractive industries; Farm buildings; Farm stay accommodation; Forestry; Freight transport facilities; Heavy industrial storage establishments; Helipads; Highway service centres; Industrial retail outlets; Industrial training facilities; Industries; Local distribution premises; Marinas; Mortuaries; Open cut mining; Public administration buildings; Recreation facilities (major); Research stations; Restricted premises; Rural industries; Rural workers' dwellings; Service stations; Sewage treatment plants; Sex services premises; Signage; Storage premises; Transport depots; Truck depots; Vehicle body repair workshops; Vehicle repair stations; Warehouse or distribution centres; Waste or resource management facilities; Wharf or boating facilities; Wholesale supplies*

Dual occupancy is a type of residential accommodation and is permitted within the R1 zoning. The proposal will provide additional key worker housing to help meet the needs of the local community to attract much needed teachers to the area. A dual occupancy development utilises the maximum yield of the site while keeping within the requirements of the LEP.

## 3.3 GILGANDRA SHIRE COUNCIL DEVELOPMENT CONTROL PLAN

The following guidelines of the Gilgandra Shire Council DCP are considered relevant to the proposed development.

### 3.3.1 PART 7.2 – GENERAL RESIDENTIAL HOUSING

#### 3.3.1.1 MINIMUM LOT SIZE

The size of the subject site is 824m<sup>2</sup> which complies with the DCP requirement of 700m<sup>2</sup> for a mid block lot in a sewerred area. Therefore the subject site is suitable for a dwelling house purpose.

### 3.3.1.2 BUILDING SITING

Building siting has been carefully considered as part of the overall design. Unit 1 and a single carport will face Wamboin Street with Unit 2 and its associated carport located behind Unit 1 at the rear of the site. It is considered that the design of this development satisfies the intention of the DCP for the following reasons:

- The proposed dwellings will enhance the streetscape by providing an attractive façade and consistent relationship to the street and each other
- The carport is located forward of the building line but is open on all four sides and slightly lower than the dwelling roof, therefore is not a dominant visual element
- The living areas and private open space have a northerly aspect to facilitate solar access in winter
- The private open space for both dwellings has a minimum dimension of 4m and minimum area of 60m<sup>2</sup> of turfed area plus an additional entertaining deck which is considered to be usable dimensions and areas

### 3.3.1.3 SETBACKS

#### Front Setback

The proposed setback to the dwelling is 7.5m as prescribed within the DCP for a local access street. The carport is located forward of the building line however is open on all four sides which facilitates immediate access and does not require a vehicle to stand in the street while waiting for access. The carport is not considered to impact the line of site or be detrimental to the streetscape.

#### Side and Rear Setback

The manufactured home components of the development have all been setback a minimum of 2m as they will be subject to a Section 68 (Manufactured Home) application and are therefore required to be compliant with the Local Government (Manufactured Home Estates, Caravan Parks, Camping Grounds and Moveable Dwellings) Regulation 2021 that states that a 2m side and rear setback is applicable. The decks and garden sheds have been located as close as 1m to the boundary as they will be constructed onsite and are not components of the manufactured homes.

This is consistent with the surrounding dwellings.

### 3.3.1.4 BUILDING HEIGHTS

The dwellings are both single storey and a maximum of 4.6m above ground level which is consistent with the requirements of the DCP.

### 3.3.1.5 BUILDING FORM

The eaves of the dwellings are 300mm on module C and 0mm on module A & B. As these dwellings are manufactured homes, they are designed to be built elsewhere and transported to site therefore there are transport limits that have been taken into account when designing the width of the building and eaves width. Where there are no eaves to be constructed, there are other shading devices such as the roofed porch and deck to protect windows and doors and provide aesthetic interest. The windows to the west have been minimised rather than using eaves the full length of a wall with minimal windows.

The main entry to both dwellings address the front and it is clear from Wamboin Street where the main pedestrian access is located.

### 3.3.1.6 SITE COVERAGE AND PRIVATE OPEN SPACE

Landscaping site coverage for each dwelling is as follows:

#### Unit 1

Turf	106m <sup>2</sup>
Garden	<u>34m<sup>2</sup></u>
Total	140m <sup>2</sup>

#### Unit 2

Turf	71m <sup>2</sup>
Garden	<u>30m<sup>2</sup></u>
Total	101m <sup>2</sup>

This is compliant with the requirements of the DCP of 75m<sup>2</sup> minimum. Private open space, including turfed and deck areas, has been designed to have a north easterly aspect with living areas opening directly onto these areas as recommended.

### 3.3.1.7 LANDSCAPING

A landscaping design has been included as part of the Development Application documentation which is consistent with the requirements set out in the BASIX assessment.

### 3.3.1.8 PRIVACY

Direct overlooking of main habitable areas and private open space has been avoided where possible through the design of the building layout and window locations. Landscaping has also been used to provide additional screening and privacy where needed.

### 3.3.1.9 DRIVEWAY ACCESS, CAR PARKING AND GARAGES

Access to the property is via Wamboin Street which is a sealed local access road. It is proposed that a concrete footpath crossover and driveway will be constructed to enable all weather 2WD access to both dwellings. Carport 2 has access to a turning area within the driveway to enable the occupants vehicle to exit the site in a forward direction, while carport 1 is located close to the front boundary and it is considered safe for vehicles to reverse out onto Wamboin Street.

### 3.3.1.10 FENCING

It is proposed to replace the existing fencing with new 1800 high colourbond fencing on side and rear boundaries and either side of the dwellings to enable private open space to be fenced and private. Any fencing proposed forward of the front building line will need to be graded down to be no higher than 1.2m at the front boundary of the property.

### 3.3.1.11 ENERGY EFFICIENCY

A BASIX assessment has been completed with specifications and commitments noted on the Development Application documentation and a BASIX certificate accompanying the application.



### 3.3.1.12 DUAL OCCUPANCY

It is considered that the design of this development satisfies the requirements of a dual occupancy development for the following reasons:

- The proposed development will be constructed with materials sympathetic to the existing surrounding dwellings
- The proposal allows sufficient separation between the two proposed dwellings and the design ensures adequate privacy and solar access
- The setback between the two proposed dwellings is approximately 10.4m which complies with the minimum requirements of 2m in the DCP

## 4 ENVIRONMENTAL EVALUATIONS

The proposed development has been evaluated regarding the matters for consideration of section 4.15 of the *Environmental Planning and Assessment Act 1979 (EP&A Act)* That have not been addressed elsewhere within this statement.

### 4.1 SECTION 4.15 (1)(a)(i) - ENVIRONMENTAL PLANNING INSTRUMENTS

All relevant planning instruments have been considered in the proposed development

### 4.2 SECTION 4.15 (1)(a)(ii) – DRAFT ENVIRONMENTAL PLANNING INSTRUMENTS

No draft environmental planning instruments apply to this development.

### 4.3 SECTION 4.15 (1)(a)(iii) – DEVELOPMENT CONTROL PLAN

Consideration has been given to the Gilgandra DCP 2011.

### 4.4 SECTION 4.15 (1)(a)(iiia) – PLANNING AGREEMENTS

No planning agreements apply to this development.

### 4.5 SECTION 4.15 (1)(a)(iv) - REGULATIONS

All relevant regulations have been considered as part of the proposed development.

### 4.6 SECTION 4.15 (1)(b) – LIKELY IMPACTS OF THE DEVELOPMENT

#### 4.6.1 CONTEXT AND SETTING

The proposed development is considered consistent with the residential surroundings and complies with the objectives of the Zone R1 General Residential. The proposal will be in keeping with the existing residential development within the township of Gilgandra and will not impact upon the context or setting of the local area in an adverse manner.

#### 4.6.2 ACCESS, TRANSPORT AND TRAFFIC

Access to the subject site is via Wamboin Street which is a sealed all weather access road. The proposed development is not expected to significantly increase local traffic movement with the local area.

#### 4.6.3 PUBLIC DOMAIN

The proposed development will not have an impact on any public domain.

#### 4.6.4 SOCIAL IMPACTS

It is considered there will be a positive economic impact from the development with economic and social advantage through additional housing stock within the locality providing an increased dwelling resource.

#### 4.6.5 CONSTRUCTION

The development will be constructed to all relevant BCA and Australian Standards requirements. Refer to documentation set for design and structural certification details.

#### 4.6.6 DEMOLITION

Any proposed demolition works will be carried out in accordance with AS 2601-2001 (Demolition of Structures) and any relevant WorkCover Guidelines

#### **4.6.7 WASTE MANAGEMENT**

A detailed waste management plan accompanies the development application and the proposed waste storage, holding and collection measures are considered acceptable. Notwithstanding it is noted that waste is to be appropriately managed during the demolition and construction stages of the development. The proposal will incorporate a waste storage area that will provide enough space for recycling and residual waste bins.

#### **4.7 SECTION 4.15 (c) – SUITABILITY OF THE SITE FOR DEVELOPMENT**

The proposed development is considered to be a suitable use of the site. The development is permissible under the LEP and has addressed relevant concerns through this SOEE. The proposal is within the public interest.

#### **4.8 SECTION 4.15 (d) – SUBMISSIONS**

Should the application be notified, any submissions are requested to be forwarded to the applicant for consideration

#### **4.9 SECTION 4.15 (e) – PUBLIC INTEREST**

It is considered that the proposal will have no detrimental effect on the public interest, subject to appropriate conditions being proposed.

## **5 CONCLUSION**

The application for development seeks assessment and consent under the provisions of Section 4.15 of the Environmental Planning and Assessment Act 1979. The development is a permissible use under the Gilgandra Local Environmental Plan 2011. The development is within the public's interest both socially, economically, and environmentally. The proposed development will have a positive effect to the local community. It will provide additional accommodation for local residents. It is therefore submitted that Gilgandra Shire Council favourably consider the proposed development, subject to conditions.

**ATTACHMENT 1 – WASTE MANAGEMENT PLAN**

<b>WASTE MANAGEMENT PLAN</b>	
<b>MATERIAL</b>	<b>METHOD OF DISPOSAL</b>
Excavation Materials	Topsoil for landscaping of site
Garden Waste	To be recycled for chipping and composting
Bricks	Transported to crushing and recycling firm
Roof Tiles	Transported to crushing and recycling firm
Concrete	Transported to crushing and recycling firm
Timber – pine, particle board	Second Hand Building Materials Sales or Recycled at Local Waste Management Facility
Plaster Board	Landfill site
Metal	Recycled at metal recyclers or sent to landfill site (depending on metal)
Asbestos	In the event that asbestos is identified during the demolition of any existing building structures, then the product shall be removed in accordance with WorkCover ‘Working with Asbestos Guide, 2008’
Other – including glass, doors, etc	Windows/doors to second hand building materials outlet. Remainder to licensed waste facility.

Local firms will be advised of any materials which are able to be crushed or recycled. Collection of these materials will be undertaken by a suitably qualified contractor. All records demonstrating lawful disposal of waste will be retained and kept readily accessible for inspection by regulatory authorities such as Council, DECC or WorkCover NSW.





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