

DEVELOPMENT ASSESSMENT REPORT			
DA Number:	DA004/2025 – PAN-501782		
Address:	70 Yarran Street, Coonamble		
Legal Description:	Lots 85 & 87 DP3693		
Development Description:	Subdivision (create twenty (20) lots) including a new road		
PROJECT OVERVIEW			
<p>The proposed is for the creation of a 20 lot subdivision which includes the construction of a new road. The project is proposed to be two (2) stages:</p> <p>Stage 1: Lot 7, Lots 13 to 20, with lot 20 being for a new Sewerage Pumping Station and public reserve. Stage 2: Lots 1 to 6, Lots 8 to 12 and construction of a new road.</p>			
PROPERTY DETAILS/HISTORY			
	Checked		Comments
File History	Yes <input checked="" type="checkbox"/>	No <input type="checkbox"/>	The land is owned by Coonamble Shire Council.
Title Plan	Yes <input type="checkbox"/>	No <input checked="" type="checkbox"/>	
Ownership	Yes <input checked="" type="checkbox"/>	No <input type="checkbox"/>	
APPLICATION TYPE			
Does this application require referral for decision by Council?			Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>
Is this application an Integrated Development Application?			Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>
Is this application a Designated Development Application?			Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>
Is this application for State Significant Development?			Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>
Is this application submitted by/on behalf of a Public Authority?			Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>
Is this application a staged Development?			Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>
Stage Detail:	Stage 1: Lot 7, Lots 13 to 20, with lot 20 being for a new Sewerage Pumping Station and public reserve. Stage 2: Lots 1 to 6, Lots 8 to 12 and construction of a new road.		
Is this application a section 4.55 amendment?			Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>
Does this application require concurrence referral?			Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>
Does this application require courtesy comment?			Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>

STATE ENVIRONMENTAL PLANNING POLICIES		
State Environmental Planning Policy	Applicable	
SEPP (Planning Systems) 2021 <i>Chapter 2 of this SEPP identifies development that is State significant development or State significant infrastructure and to confer functions on joint regional planning panels to determine development applications.</i>	Yes <input type="checkbox"/>	No <input checked="" type="checkbox"/>

<p><i>Chapter 3 of this SEPP provides for consideration of development delivery plan by local Aboriginal Land Councils in planning assessment.</i></p> <p><i>Chapter 4 of this SEPP allows the Planning Secretary to act as a concurrence authority.</i></p>		
<p>SEPP (Biodiversity and Conservation) 2021</p> <p><i>Chapter 2 of this SEPP relates to the removal of vegetation in non-rural areas that is not associated with a development application.</i></p> <p><i>Chapter 3 of this SEPP provides land use planning assessment framework for koala habitat and applies to land zoned RU1 Primary Production, RU2 Rural Landscape and RU3 Forestry in 74 local government areas including Coonamble.</i></p> <p><i>Chapter 4 of this SEPP applies the protection of koala habitat in all land use zones and applies to 74 local government areas including Coonamble.</i></p> <p><i>Chapter 5 of the SEPP relates to land along the Murray River.</i></p> <p><i>Chapter 6 of this SEPP relates to land in the Sydney Drinking Water Catchment, Sydney Harbour Catchment, the Georges River Catchment and the Hawkesbury-Nepean Catchment</i></p> <p><i>Chapter 13 of the SEPP provides development controls aimed at preserving native vegetation in strategic conservation areas.</i></p> <p><i>Chapters 7 – 12 have been repealed.</i></p>	Yes <input type="checkbox"/>	No <input checked="" type="checkbox"/>
<p>SEPP (Resilience and Hazards) 2021</p> <p><i>Chapter 3 of the SEPP provides a systematic approach to the assessment of development proposals for potentially hazardous and offensive industry or storage.</i></p> <p><i>Chapter 4 of the SEPP provides a state-wide planning framework for the remediation of land; requires consent authorities to consider the potential for land to be contaminated when determining development applications; lists the remediation works that require development consent; and provides certification and operational requirements for remediation works that can be undertaken without development consent.</i></p>	Yes <input checked="" type="checkbox"/>	No <input type="checkbox"/>
<p>SEPP (Transport and Infrastructure) 2021</p> <p><i>This SEPP contains planning provisions for infrastructure in NSW, such as hospitals, roads, railways, emergency services, water supply and electricity delivery in Chapter 2.</i></p> <p><i>Chapter 3 relates to Educational establishments and childcare facilities</i></p> <p><i>Chapter 4 of the SEPP relates to major infrastructure corridors' (North-South Rail Line, South West Rail Line, South West Rail Link extension and Western Sydney Freight Line)</i></p> <p><i>Chapter 5 relates to Port Botany, Port Kembla and Newcastle.</i></p>	Yes <input type="checkbox"/>	No <input checked="" type="checkbox"/>
<p>SEPP (Housing) 2021</p> <p><i>This SEPP facilitates the development of affordable and diverse housing. It includes provisions for: boarding houses, build-to-rent housing, seniors housing, caravan parks and manufactured home estates, group homes, retention of existing affordable rental housing, secondary dwellings, social and affordable housing, short-term rental accommodation, design quality of residential apartment development.</i></p>	Yes <input type="checkbox"/>	No <input checked="" type="checkbox"/>
<p>SEPP (Industry and Employment) 2021</p> <p><i>This SEPP contains planning provisions for advertising and signage and also provisions for employment land in western Sydney.</i></p>	Yes <input type="checkbox"/>	No <input checked="" type="checkbox"/>
<p>SEPP (Resources and Energy) 2021</p> <p><i>This SEPP contains planning provisions: for the assessment and development of mining, petroleum production and extractive industries and aims to facilitate the</i></p>	Yes <input type="checkbox"/>	No <input checked="" type="checkbox"/>

<i>development of extractive resources near the population of the Sydney Metropolitan Area by identifying land which contains extractive material of regional significance.</i>		
SEPP (Primary Production) 2021 <i>This SEPP contains provisions to manage primary production and rural development including supporting sustainable agriculture, to protect prime agricultural land of state and regional significance as well as regionally significant mining and extractive resources.</i>	Yes <input type="checkbox"/>	No <input checked="" type="checkbox"/>
SEPP (Precincts – Eastern Harbour City) 2021 <i>This SEPP provides planning provisions for precincts in the eastern side of Sydney, including the CBD.</i>	Yes <input type="checkbox"/>	No <input checked="" type="checkbox"/>
SEPP (Precincts – Central River City) 2021 <i>This SEPP provides planning provisions for precincts within 6 local government areas: Canterbury-Bankstown, Cumberland, Parramatta, Georges River, The Hills and Blacktown.</i>	Yes <input type="checkbox"/>	No <input checked="" type="checkbox"/>
SEPP (Precincts – Western Parkland City) 2021 <i>This SEPP provides planning provisions for precincts within 7 local government areas: Camden, Campbelltown, Fairfield, Hawkesbury, Liverpool, Penrith and Wollondilly.</i>	Yes <input type="checkbox"/>	No <input checked="" type="checkbox"/>
SEPP (Precincts – Regional) 2021 <i>This SEPP provides planning provisions for precincts within regional areas. There are no precincts located within the Coonamble Local Government Area.</i>	Yes <input type="checkbox"/>	No <input checked="" type="checkbox"/>
SEPP (Exempt and Complying Development Codes) 2008 <i>This SEPP provides provisions relating to certain development types that can be carried out as exempt development. It also contains provisions relating to complying development.</i>	Yes <input type="checkbox"/>	No <input checked="" type="checkbox"/>
SEPP (Sustainable Buildings) 2022 <i>This SEPP contains provisions that aims ensure new and renovated buildings are sustainable and resilient for the future climate and to bring NSW closer to net zero emissions.</i>	Yes <input type="checkbox"/>	No <input checked="" type="checkbox"/>

State Environmental Planning Policy (Resilience and Hazards) 2021
Chapter 4, Clause 4.6 of SEPP (Resilience and Hazards) 2021 states that: 1) A consent authority must not consent to the carrying out of any development on land unless: a) It has considered whether the land is contaminated, and b) If the land is contaminated, it is satisfied that the land is suitable in its contaminated state (or will be suitable, after remediation) for the purpose for which the development is proposed to be carried out, and c) If the land requires remediation to be made suitable for the purpose for which the development is proposed to be carried out, it is satisfied that the land will be remediated before the land is used for that purpose.
Comment A preliminary site investigation was carried on the site in May 2024 by SMK Consultants. During the investigation a number of areas were identified where grease and oil had contaminated the site as a result of vehicles and machinery stored on the site. Further investigation revealed that contamination was limited to within 50mm of the surface. The site investigation found that isolated areas of contamination from oil based materials and that these areas do not extend across the site. This contamination is not considered a risk to health and it is concluded that the land is suitable for residential use.

LOCAL ENVIRONMENTAL PLAN		
The subject land is zoned:		R1 General Residential
Definition from LEP		The <i>Environmental Planning and Assessment Act 1979</i> provides the definition for subdivision as follows: subdivision means the division of land into 2 or more parts, that after the division, would be obviously adapted for separate occupation, use or disposition.
Permissibility:		The development is considered to be permissible with consent in accordance with .
Clause		Compliance
Part 4 Principal Development Standards		
4.1	Minimum subdivision lot size	Does Not Comply
4.1AA	Minimum subdivision lot size for community title schemes	Not Applicable
4.1A	Strata Subdivisions in Zone RU1 Primary Production	Not Applicable
4.2	Rural Subdivision	Not Applicable
4.2A	Erection of dwelling houses on land in certain rural and conservation zones	Not Applicable
4.2B	Erection of rural workers’ dwellings on land in Zone RU1 Primary Prouction	Not Applicable
4.3	Height of buildings	Not adopted
4.4	Floor space ratio	Not adopted
4.5	Calculation of floor space ratio	Not adopted
4.6	Exceptions to development standards	Complies
Comment:	The minimum lot size for subdivision that is applicable to the land as shown on the Lot Size Map (attached) is 750 square metres. One (1) lot, proposed Lot 20, will not meet the minimum lot size requirement. This lot is the location of the sewage pump station and proposed public reserve. A clause 4.6 variation request has been lodged with the development application. An assessment of the variation request is attached.	
Part 5 Miscellaneous Provisions		
5.1	Relevant acquisition authority	Not Applicable
5.2	Classification and reclassification of public land	Not Applicable
5.3	Development near zone boundaries	Not Applicable
5.4	Controls relating to miscellaneous permissible uses	Not Applicable
5.5	Controls relating to secondary dwellings on land in a rural zone	Not Applicable
5.6	Architectural roof features	Not adopted
5.7	Development below mean high water mark	Not applicable
5.8	Conversion of fire alarms	Not Applicable
5.9	Dwelling house or secondary dwelling affected by natural disaster	Not Applicable
5.9AA	Repealed	Repealed
5.10	Heritage conservation	Complies

5.11	Bushfire hazard reduction	Not Applicable
5.12	Infrastructure development and use of existing buildings of the Crown	Not Applicable
5.13	Eco-tourist facilities	Not Applicable
5.14	Siding spring Observatory – maintaining dark sky	Complies
5.15	Defence communications facility	Not adopted
5.16	Subdivision of, or dwellings on, land in certain rural, residential or conservation zones	Not Applicable
5.17	Artificial water bodies in environmentally sensitive areas of operation of irrigation corporations	Not Applicable
5.18	Intensive livestock agriculture	Not Applicable
5.19	Pond-based, tank based and oyster aquaculture	Not Applicable
5.20	Standards that cannot be used to refuse consent – playing and performing music	Not Applicable
5.21	Flood planning	Complies
5.22	Special flood consideration	Not Applicable
5.23	Public bushland	Not adopted
5.24	Farm stay accommodation	Not Applicable
5.25	Farm gate premises	Not Applicable
Comment:	<p><u>5.10 Heritage Conservation</u></p> <p>Review of Schedule 5 of the Coonamble Local Environmental Plan 2011 reveals no heritage sites or heritage conservation areas on the property listed under the local environmental plan, or within close proximity to the site. No Aboriginal sites have been recorded on the property. Visual inspection of the site reveals no evidence of cultural heritage or built heritage items on the property. No adverse effects on the heritage significance of the area or impacts on heritage items, conservation areas, Aboriginal objects or places of heritage significance are assessed to occur.</p>	
	<p><u>5.14 Siding Spring Observatory—maintaining dark sky</u></p> <p>(1) The objective of this clause is to protect observing conditions at the Siding Spring Observatory by promoting lighting practices that minimise light pollution.</p> <p>(2) Light emissions—general considerations for all development. Before granting development consent for development on land to which this Plan applies, the consent authority must consider whether the development is likely to adversely affect observing conditions at the Siding Spring Observatory, taking into account the following matters—</p> <p>(a) the amount and type of light to be emitted as a result of the development and the measures to be taken to minimise light pollution,</p> <p>(b) the impact of those light emissions cumulatively with other light emissions and whether the light emissions are likely to cause a critical level to be reached,</p> <p>(c) whether outside light fittings associated with the development are shielded light fittings,</p> <p>(d) the measures to be taken to minimise dust associated with the development,</p> <p>Note—</p> <p>Dust tends to scatter light and increase light pollution.</p> <p>(e) the <i>Dark Sky Planning Guideline</i> published in the Gazette by the Planning Secretary.</p>	

	<p>(7) Development on land 18 kilometres or more from observatory</p> <p>The consent authority must not (except with the concurrence of the Planning Secretary) grant development consent to development on land that is 18 kilometres or more from the Siding Spring Observatory if the consent authority considers that the development is likely to result in the emission of light of 1,000,000 lumens or more.</p> <p>(8) The consent authority must consult with the observatory director before granting development consent to development for the purposes of a dwelling house, secondary dwelling or dual occupancy on land that is 18 kilometres or more from the Siding Spring Observatory if the consent authority considers that the development is likely to result in a dwelling having—</p> <p>(a) <i>an outside light fitting other than a shielded light fitting, or</i></p> <p>(b) <i>more than 7 shielded outside light fittings or more than 5 such light fittings that are not automatic light fittings.</i></p> <p>(9) The consent authority must consult with the observatory director before granting development consent to development (other than development for the purposes of a dwelling house, secondary dwelling or dual occupancy) on land that is 18 kilometres or more from the Siding Spring Observatory if the consent authority considers that the development is likely to result in the emission of light of 50,000 lumens or more.</p> <p>The proposed subdivision is approximately 74 km from the Siding Springs Observatory and will be conditioned to meet the requirements in section (8) above. There is no need to consult under clause 5.14 of the LEP.</p>	
Part 6 Additional local provisions		
6.1	Terrestrial biodiversity	Not Applicable
6.2	Water protection	Not Applicable
6.3	Wetlands	Not Applicable
6.4	Groundwater vulnerability	Not Applicable
6.5	Essential services	Complies
6.6	Repealed	Repealed
6.7	Earthworks	Complies
6.8	Stormwater management	Complies
Comment:	<u>6.5 Essential Services</u>	
	<p>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 proposed development are available or that adequate arrangements have been made to make them available when required:</p> <ul style="list-style-type: none">• The supply of water.• The supply of electricity.• The disposal and management of sewage.	

- Stormwater drainage or on-site conservation.
- Suitable road access.

Each lot will be required to be connected to reticulated water, sewer and electricity. A new cul-de-sac is proposed in Stage 2 of works to provide access to Lots 1 to 6 and Lots 8 to 12. To provide adequate stormwater disposal, the frontage along Yarran and Reid Streets will have kerb and gutter installed as detailed in submitted engineering plans.

6.7 Earthworks

The main objective of this clause is to ensure that earthworks for which development consent is required will not have a detrimental impact on environmental functions and processes, neighbouring uses, cultural or heritage items or features of the surrounding land. Before granting development consent for earthworks, Clause 6.7(3) requires consideration of the following matters:

- The likely disruption of, or any detrimental effect on, existing drainage patterns and soil stability in the locality.
- The effect of the proposed development on the likely future use or redevelopment of the land.
- The quality of the fill or the soil to be excavated, or both.
- The effect of the proposed development on the existing and likely amenity of adjoining properties.
- The source of any fill material and the destination of any excavated material.
- The likelihood of disturbing relics.
- The proximity to and potential for adverse impacts on any waterway, drinking water catchment or environmentally sensitive area.

Earthworks will be required to construct kerb and gutter and the road pavement. Conditions will be applied to minimise impacts from dust during construction.

6.8 Stormwater Management

The objective of this clause is to minimise the impacts of urban stormwater on adjoining downstream properties, native bushland and receiving waters. Clause 6.8 requires consideration of the following matters:

- The development is designed to maximise the use of water permeable surfaces on the site having regard to the soil characteristics affecting on-site filtration of water, and
- Includes, if practicable, onsite stormwater retention for use as an alternative supply to mains water, groundwater or river water, and
- Avoids any significant impacts of stormwater runoff on adjoining downstream properties, native bushland and receiving waters, or if that impact cannot be avoided, minimises and mitigates the impact.

Stormwater from the proposed subdivision will be directed to Yarran and Reid Streets where it will connect with the existing table drains.

DEVELOPMENT CONTROL PLAN

DCP 1 Coonamble Township and Surrounds		
Development Guidelines		
Residential Development		
5	The minimum size for new residential lots shall be not less than: <ul style="list-style-type: none"> In sewerred areas – 750 square metres In unsewerred areas – 2000 square metres (allowing capacity to split once and if sewerred becomes economic) 	Does Not Comply
6	The minimum length of road frontage of each separate parcel of land shall be 20 metres except in the case of irregular shaped parcels of land in which cases the length of road frontage may be less than 20 metres. Provided the width of each parcel of land at a point 9 metres from and parallel to the boundary of the land abutting the road shall be not less than 15 metres. These minimum frontage widths shall be doubled in respect of allotments required to have a minimum area of 2000 square metres.	Does Not Comply
7	Except in the case of a parcel of land having frontage to more than one road, excluding laneways, the depth of each parcel of land shall be not less than the length of the road frontage.	Complies
8	Each application for approval will be considered on its merits by Council in respect of the sites locality, relation to public convenience, services and the maintenance of environmental safeguards.	Not Relevant
9	Adequate means of access shall be provided to each separate parcel of land, but shall not necessarily mean the provision of rear access to each separate parcel of land.	Complies
10	For new subdivision Council requires the subdivider to form and construct streets adjoining the boundaries of the development site. Details of road pavement widths are laid down in Council's policy on same. All costs are to be borne by the subdivider.	Complies
Comment The proposed subdivision meets the requirements for lot size and lot depth in 19 of the 20 lots. Proposed lot 20 is for a public reserve and sewage pump station only, a dwelling will not be constructed on this lot. It is not warranted for this lot to comply with the lot size requirement. All lots in the subdivision will have access to a public road. Stage 1 lots will have access to Yarran and Reid Streets. Stage 2 will include a new cul-de-sac to provide access for Lots 1 to 6, Lots 8 to 12 and construction of a new road.		
Residential Flat Buildings - General		
11	Residential flat buildings are prohibited from areas shown on the Development Control Plan being – future village extension areas, village commercial, and village industrial areas unless in	Not Relevant

	conjunction with commercial or industrial development as a caretaker's flat.	
12	New residential flat buildings may be constructed in other parts of Coonamble township in accordance with the Residential Flat Code.	Not Relevant
13	In any part of Coonamble township, dual occupancy or self-contained "granny flats" may be erected in association with new or existing dwellings if, after advertisement, Council is satisfied that there is no significant objection to the proposal from other land owners in the locality.	Not Relevant
Comment These provisions are not relevant to the proposal.		
Aged persons housing		
14	All applications for any form of aged persons or disabled housing will be advertised and considered by Council under the provisions of <i>State Environmental Planning Policy No. 5 – Housing for Aged or Disabled Persons</i> . Council will not grant consent to any application if it considers the completed development cannot be safely integrated into surrounding land uses. In this regard Council will need to be satisfied there is no significant objection to the proposal from other land owners in the immediate locality.	Not Relevant
Comment The proposal does not related to aged persons housing.		
Car parking		
15	Land uses which Council may require the provision of car parking space are: <ul style="list-style-type: none"> • Motel, flats: 1 – 1½ per unit or dwelling • Large retail establishments • Commercial and industrial establishments involving heavy vehicles 	Not Relevant
Comment There are no carparking provisions that a relevant to this proposal.		
Village residential sector (VR)		
16	Preferred land uses are single dwellings and residential flat buildings	Not Relevant
17	Development applications for other uses, even if they are attached to dwellings, are to be advertised as for flats, prior to Council's decision	Not Relevant
Comment These provisions are not relevant to the proposal for subdivision.		
Building setbacks – residential sector		
18	There is no building setback from laneways which are less than 6.0 metres wide and which provide rear access to allotments.	Not Relevant

19	Preferred land uses are to be set back a minimum of 9 metres from State Highways and a minimum of 7.5 metres from other roads.	Not Relevant
20	Other land uses are to be set back a minimum of 9 metres from all roads.	Not Relevant
Comment The proposal does not involve the erection of buildings or structures, therefore these provisions are not relevant to this proposal.		
Village commercial sector (VC)		
21	Preferred land uses: retail, office and other commercial uses	Not Relevant
22	Development applications for other uses, except dwellings, are to be advertised as for flats prior to Council's decision	Not Relevant
Comment The proposal relates to a residential subdivision, therefore these provisions are not relevant.		
Building setbacks – commercial sector		
23	There is no building setback from laneways which are less than 6.0 metres wide and which provide rear access to allotments.	Not Relevant
24	Preferred land uses have no setback requirements.	Not Relevant
25	Other land uses are to be set back a minimum of 7.5 metres from other roads.	Not Relevant
Comment The proposal relates to a residential subdivision, therefore these provisions are not relevant.		
General village sector (VG)		
26	This sector is seen as a category between the residential and industrial/commercial sectors, light home based industries which provide minimal disturbance to neighbours will be considered.	Not Relevant
27	Development applications for all uses, except dwellings, are to be advertised as for flats prior to Council's decision.	Not Relevant
Comment This proposal is located in a residential area, these provisions are not relevant to this proposal.		
Building setbacks – general village sector		
28	There is no building setback from laneways which are less than 6.0 metres	Not Relevant
29	All land uses are to be setback a minimum of 9 metres from State Highways and a minimum of 7.5 metres from other roads.	Not Relevant
Comment This proposal is located in a residential area, these provisions are not relevant to this proposal.		
Industrial sector – (VI)		
30	Preferred land uses: industrial uses which are compatible with the surrounding existing land uses.	Not Relevant

31	Development applications for other uses are to be advertised as for flats prior to Council's decision	Not Relevant
Comment This proposal is located in a residential area, these provisions are not relevant to this proposal.		
Building setbacks – industrial sector		
32	There is no building setback from laneways which are less than 6.0 metres wide and which provide rear access to allotments.	Not Relevant
33	Preferred land uses are to be set back a minimum of 9 metres from State Highways and a minimum of 7.5 metres from other roads. Exception: Council may permit buildings or parts of buildings to be erected within not less than 6 metres of any road provided that such structures have a lower profile than surrounding development and are unlikely to detract from the general visual amenity of the locality or unlikely to reduce safety to motorists.	Not Relevant
34	Other land uses are to be set back a minimum of 9.0 metres from other roads.	Not Relevant
Comment Comment This proposal is located in a residential area, these provisions are not relevant to this proposal.		
Future residential sector		
35	Temporary large allotments may be created on land identified as future residential northwest of Coonamble township.	Not Relevant
36	This land is designated within the Rural Small Holdings Zone (1(c)) and as such subdivision is permissible according to guidelines set for this zone. It is required that such subdivision will conform with the provisional residential subdivision plan of the land at a later date. The provisional residential subdivision is the responsibility of the the developer and must be to Council's satisfaction, particularly with regard to: (a) the setback of buildings from provisional future residential allotment boundaries (b) points of access to be provided to the temporary large allotments (c) the future provision of engineering services, and (d) the proposed location of public recreation areas.	Not Relevant
Comment There are two (2) existing allotments and it is proposed to create 19 residential lots with an additional lot for the provision of a sewage pump station and recreation area.		
Maximum building height		
37	In all village residential zones buildings shall not exceed two storeys in height or 6 metres measured from finished floor level to the underside of ceiling linings.	Not Relevant
Comment The construction of buildings are not proposed as part of this development.		

PLANNING AGREEMENT
Section 4.15(1)(a) (iia) – EP & A Act

Is there a planning agreement in force under section 7.4 of the EP&A Act	Yes <input type="checkbox"/>	No <input checked="" type="checkbox"/>
Has a Planning Agreement been offered under this development?	Yes <input type="checkbox"/>	No <input checked="" type="checkbox"/>

PLANNING STRATEGIES/LOCAL POLICY

Is there a Planning Strategy or Local Policy that requires notation?	Yes <input type="checkbox"/>	No <input checked="" type="checkbox"/>
Has the applicant submitted any supporting planning assessments?	Yes <input type="checkbox"/>	No <input checked="" type="checkbox"/>

Comment

There are no planning policies or local strategies that are relevant to this proposal.

SUBDIVISION

Does this application include subdivision?	Yes <input checked="" type="checkbox"/>	No <input type="checkbox"/>
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Comment

The proposal is for the creation of a 20 lot subdivision which includes the construction of a new road. The project is proposed to be two (2) stages:

Stage 1: Lot 7, Lots 13 to 20, with lot 20 being for a new Sewerage Pumping Station and public reserve.

Stage 2: Lots 1 to 6, Lots 8 to 12 and construction of a new road.

ENVIRONMENTAL IMPACTS
Section 4.15(1)(b) – EP & A Act

	Impact		Comment
Social	Yes <input checked="" type="checkbox"/>	No <input type="checkbox"/>	The proposed subdivision will provide an opportunity for additional housing in the town of Coonamble. The creation of an additional 19 residential lots will assist in addressing the housing shortage currently being experienced in Coonamble and the wider region. It is considered that the proposal will have a positive social impact.
Economic	Yes <input checked="" type="checkbox"/>	No <input type="checkbox"/>	The proposal is not considered to have any significant adverse economic impacts on the locality. A likely positive impact is the development will create employment in the construction industry, which will lead to flow on impacts such as expenditure in the area.
Siting & Configuration	Yes <input type="checkbox"/>	No <input checked="" type="checkbox"/>	The proposed subdivision design satisfactorily responds to site attributes and will fit the residential nature of the locality.
Setbacks	Yes <input type="checkbox"/>	No <input checked="" type="checkbox"/>	Not relevant at subdivision stage.
Privacy	Yes <input type="checkbox"/>	No <input checked="" type="checkbox"/>	Not relevant at subdivision stage.
Overshadowing	Yes <input type="checkbox"/>	No <input checked="" type="checkbox"/>	Not relevant at subdivision stage.
Solar Access	Yes <input type="checkbox"/>	No <input checked="" type="checkbox"/>	Not relevant at subdivision stage.
Visual	Yes <input type="checkbox"/>	No <input checked="" type="checkbox"/>	Not relevant at subdivision stage.
Amenity	Yes <input type="checkbox"/>	No <input checked="" type="checkbox"/>	The proposal is for a residential subdivision which

			is compatible with the residential nature of the locality.
Water	Yes <input type="checkbox"/>	No <input checked="" type="checkbox"/>	The proposed development will not have any significant impacts on water resources. Reticulated water service is available to service the subdivision.
Air	Yes <input checked="" type="checkbox"/>	No <input type="checkbox"/>	Conditions will be applied to minimise dust impacts during construction of the road and infrastructure.
Noise	Yes <input checked="" type="checkbox"/>	No <input type="checkbox"/>	Conditions will be applied to minimise noise impacts during construction of the road and infrastructure.
Land Degradation	Yes <input type="checkbox"/>	No <input checked="" type="checkbox"/>	It is not considered that the proposed subdivision will cause land degradation in the locality.
Biodiversity	Yes <input type="checkbox"/>	No <input checked="" type="checkbox"/>	This site is not mapped as having high biodiversity values.
Has a Threatened Species Impact Assessment been prepared?			Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>
Does the proposed development required approval under the EPBC Act?			Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>
Heritage	Impact		Comment
European	Yes <input type="checkbox"/>	No <input checked="" type="checkbox"/>	
Aboriginal	Yes <input type="checkbox"/>	No <input checked="" type="checkbox"/>	
Is the land classified as containing and item of environmental heritage?			Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>
Is there an impact on a heritage item in the vicinity of the proposal?			Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>
Is this proposal in a heritage conservation area?			Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>
Is this proposal in an adjoining or in close vicinity to a conservation area?			Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>
Has a Heritage Impact Statement been prepared for the proposal?			Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>
Has an Archaeological Survey been prepared for this proposal?			Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>
Comment Review of Schedule 5 of the Coonamble Local Environmental Plan 2011 reveals no heritage sites or heritage conservation areas on the property listed under the local environmental plan, or within close proximity to the site. No Aboriginal sites have been recorded on the property. Visual inspection of the site reveals no evidence of cultural heritage or built heritage items on the property. No adverse effects on the heritage significance of the area or impacts on heritage items, conservation areas, Aboriginal objects or places of heritage significance are assessed to occur. A heritage impact statement and archaeological survey are not warranted for this development.			

FLOODING

Section 4.15(1)(b) – EP & A Act

Is this property flood affected?	Yes <input type="checkbox"/>	No <input checked="" type="checkbox"/>
Comment The site is not identified as flood prone land.		

BUSHFIRE PRONE LAND

Section 4.15(1)(b) – EP & A Act

Is this property bushfire prone as per the Bush Fire Prone Land Map?	Yes <input type="checkbox"/>	No <input checked="" type="checkbox"/>
Comment The land is not mapped as bushfire prone land. Referral to the RFS is not required.		
Is the BAL 40 or BAL FZ?	Yes <input type="checkbox"/>	No <input checked="" type="checkbox"/>
Is the development for a Special Fire Protection Purpose?	Yes <input type="checkbox"/>	No <input checked="" type="checkbox"/>
Is the proposal for a residential or rural residential subdivision?	Yes <input checked="" type="checkbox"/>	No <input type="checkbox"/>
Is referral to the RFS required?	Yes <input type="checkbox"/>	No <input checked="" type="checkbox"/>

CONTAMINATED LAND**Section 4.15(1)(b) – EP & A Act**

Has this land been identified as being contaminated land by Council?	Yes <input type="checkbox"/>	No <input checked="" type="checkbox"/>
Does this land require remediation?	Yes <input type="checkbox"/>	No <input checked="" type="checkbox"/>
Has a Contaminated Land Site Investigation been completed?	Yes <input checked="" type="checkbox"/>	No <input type="checkbox"/>
Is it possible that this land may be contaminated?	Yes <input type="checkbox"/>	No <input checked="" type="checkbox"/>
Is this land in the close vicinity or adjoining a known contaminated site?	Yes <input type="checkbox"/>	No <input checked="" type="checkbox"/>

INFRASTRUCTURE**Section 4.15(1)(b) – EP & A Act**

Is an engineering assessment required?		Yes <input type="checkbox"/>	No <input checked="" type="checkbox"/>
Has an engineering assessment been completed?		Yes <input type="checkbox"/>	No <input checked="" type="checkbox"/>
Who completed the engineering assessment?	Water & Sewer		
Comment Services are located in the vicinity of the development.			
Does this proposal have any potential impact on:			
	Impact		Comment
Sewer	Yes <input checked="" type="checkbox"/>	No <input type="checkbox"/>	Sewer is available. A new pump station has been installed by Council to allow for additional capacity.
Water	Yes <input checked="" type="checkbox"/>	No <input type="checkbox"/>	Water services are available to the site.
Drainage	Yes <input checked="" type="checkbox"/>	No <input type="checkbox"/>	Stormwater drainage is designed to flow overland to the existing table drains in Yarran and Reid Street.
Access	Yes <input checked="" type="checkbox"/>	No <input type="checkbox"/>	A cross over to each proposed lot will be required to be constructed.
Kerb & Gutter	Yes <input checked="" type="checkbox"/>	No <input type="checkbox"/>	K & G will be required along the frontages to Yarran and Reid Streets, as well as the internal new road.
Upgrade Existing Road	Yes <input checked="" type="checkbox"/>	No <input type="checkbox"/>	The pavement to Yarran and
Road Network	Yes <input checked="" type="checkbox"/>	No <input type="checkbox"/>	Yarran & Reid Streets will need to be upgraded so that the pavement extends to the required kerb

			and gutter.
Existing Easements	Yes <input type="checkbox"/>	No <input checked="" type="checkbox"/>	There are no existing easements. Easements will be required as shown on Sheet 001 for the provision of water and sewer.
Electricity	Yes <input checked="" type="checkbox"/>	No <input type="checkbox"/>	An electrical design will be required to be submitted to Council.
Telecommunications	Yes <input type="checkbox"/>	No <input checked="" type="checkbox"/>	There are many options for telecommunications, that can be addressed during the construction of individual dwellings.
Pedestrian Access	Yes <input type="checkbox"/>	No <input checked="" type="checkbox"/>	There is no existing footpath in Yarran or Reid Streets. Footpath will not be required.
Loading and Unloading	Yes <input type="checkbox"/>	No <input checked="" type="checkbox"/>	Not relevant
Parking	Yes <input type="checkbox"/>	No <input checked="" type="checkbox"/>	Not relevant
Energy Consumption	Yes <input type="checkbox"/>	No <input checked="" type="checkbox"/>	Not relevant.
Does the development require any new easements?			Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>
Has an Erosion and Sedimentation Control Plan been submitted?			Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>
Comment Easements are required to			

CONSTRUCTION ASSESSMENT

Is a construction certificate required?	Yes <input type="checkbox"/>	No <input checked="" type="checkbox"/>
Is a subdivision works certificate required?	Yes <input checked="" type="checkbox"/>	No <input type="checkbox"/>
Was a construction certificate application submitted with this application?	Yes <input type="checkbox"/>	No <input checked="" type="checkbox"/>
Has Council been appointed as the Principal Certifying Authority?	Yes <input type="checkbox"/>	No <input checked="" type="checkbox"/>
Is an annual Fire Safety Certificate required?	Yes <input type="checkbox"/>	No <input checked="" type="checkbox"/>

SECTION 68 ASSESSMENT

Is a Section 68 assessment required?	Yes <input type="checkbox"/>	No <input checked="" type="checkbox"/>
Has a Section 68 assessment been completed?	Yes <input type="checkbox"/>	No <input checked="" type="checkbox"/>
Was a Section 68 application submitted with this application?	Yes <input type="checkbox"/>	No <input checked="" type="checkbox"/>
What type of Section 68 approval is required?	<input type="checkbox"/> Sewer	
	<input type="checkbox"/> Onsite Waste Water	
	<input type="checkbox"/> Stormwater	

DEVELOPER CONTRIBUTIONS

Does this proposal require any Developer Contributions?	Yes <input type="checkbox"/>	No <input checked="" type="checkbox"/>
Comment: There are no Developer Contribution Plans relevant to this proposal.		

ADVERTISING SIGNAGE

Does this application include advertising signage?	Yes <input type="checkbox"/>	No <input checked="" type="checkbox"/>
Has an assessment under SEPP 64 been carried out?	Yes <input type="checkbox"/>	No <input checked="" type="checkbox"/>

NOTIFICATION

Does this application required neighbour notification?	Yes <input checked="" type="checkbox"/>	No <input type="checkbox"/>
Is this application advertised development under the EP & A Act?	Yes <input type="checkbox"/>	No <input checked="" type="checkbox"/>
Was this application notified/advertised as per the provisions of:	CPP	
Was this application notified/advertised for public interest purposes only?	Yes <input type="checkbox"/>	No <input checked="" type="checkbox"/>
Dates notification undertaken:		
Commenced:	12/02/2025	Finished: 28/02/2025
Were there any written submissions received?	Yes <input type="checkbox"/>	No <input checked="" type="checkbox"/>

Comment:

The application was notified to adjoining property owners for a period of 14 days. No submissions were received.

SECTION 88B INSTRUMENT

Does Council require a Section 88b instrument to be prepared?	Yes <input checked="" type="checkbox"/>	No <input type="checkbox"/>
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PUBLIC INTEREST

Does this proposal have any construction or safety issues?	Yes <input type="checkbox"/>	No <input checked="" type="checkbox"/>
Comment:	No construction or safety issues have been identified.	
Are there any public health issues associated with the proposal?	Yes <input type="checkbox"/>	No <input checked="" type="checkbox"/>
Are there any other public interest issues?	Yes <input type="checkbox"/>	No <input checked="" type="checkbox"/>

Comment:

The public interest is a broad consideration relating to many issues and is not limited to the issues discussed in this report. Taking into account the full range of matters for consideration under Section 4.15 of the *Environmental Planning and Assessment Act 1979* (as discussed in this report) it is considered approval of the application is in the public interest.

SITE SUITABILITY

Is the site suitable for the development?	Yes <input checked="" type="checkbox"/>	No <input type="checkbox"/>
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Comment:

The proposal is consistent with the Coonamble Local Environmental Plan 2011 and the site is zoned for residential purposes, which permits subdivision. The proposed subdivision is considered suitable for the site, given the design generally complies with minimum subdivision lot size requirements. The subdivision design has suitable access to the public road network and adjoining utility services and infrastructure. It is assessed that the site has the capacity to support the proposal without creating adverse impacts on the site and adjoining land.

ASSESSING OFFICER COMMENT

Comment:	The application is the subdivision of R1 General Residential zoned land which will provide opportunities for residential development. The assessment of the application has given consideration to the matters listed in this report where relevant. The assessment was undertaken in accordance with section 4.15 of the <i>Environmental Planning and Assessment Act 1979</i> .
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RECOMMENDATION	
Approved	
Comment:	It is recommended that DA004/2025 be approved subject to conditions.

ASSESSING OFFICER	
Assessing Officer:	Lesley Duncan
Position:	Manager Planning, Regulatory & Compliance
Date:	16 April 2025

DRAFT CONDITONS**PART A – ADMINISTRATIVE CONDITIONS****General**

1) The development must be carried out in accordance with the following plans and documentation listed below and as endorsed by Council, except where amended by other conditions of this development consent:

Plan No	Issue	Prepared by	Date
Plan of Subdivision - Sheet 001	1	RAP Surveying	8/6/2024
Plan of Subdivision – Sheet 002	1	RAP Surveying	10/4/2024
Plan of Subdivision – Sheet 003	1	RAP Surveying	10/4/2024
Staging Plan			

Notes:

- Any material alteration to the plans and/or documentation shall be submitted for the approval of Council. Such alterations may require the lodgement of an application to amend the consent under s4.55 of the Environmental Planning and Assessment Act 1979, or a new development application. No works **other than those approved under this consent**, shall be carried out with the prior approval of Council.
- Where there is an inconsistency between the documents lodged with this application and the following conditions, the conditions shall prevail to the extent of that inconsistency.

Erection of signs

2) A sign must be erected in a prominent position on any site on which subdivision work is being carried out:

- Showing the name, address and telephone number of the principal certifying authority for the work, and
- Showing the name of the principal contract (if any) for any building work and a telephone number on which that person may be contacted outside working hours, and
- Stating that unauthorised entry to the work site is prohibited.

Any such sign is to be maintained while the subdivision work is being carried out, but must be removed when the work has been completed.

PART B – REQUIREMENTS BEFORE COMMENCEMENT OF ANY WORK**Before You Dig Australia**

- 3) Prior to carrying out any works, an enquiry shall be undertaken with Before You Dig Australia for any relevant infrastructure plans.

Traffic and Pedestrian Management Plan

- 4) The applicant is to prepare and implement a Traffic Management Plan that provides necessary direction to traffic or pedestrian movement through or past the work site. The Traffic Management Plan is to be prepared by a suitably qualified person in accordance with the provisions of the relevant Australian Standards and is to be submitted to Council for approval PRIOR to its implementation.

Soil and Water Management Plan

- 5) The developer is to submit a Soil and Water Management Plan for the site. No building, engineering, or excavation work, or topsoil stripping or vegetation removal, is to be carried out in relation to this development until such time as the plan has been approved by Council and the measures detailed in the plan are in place prior to works commencing.

The measures detailed in the plan are to remain in place until all landscaping is completed.

PART C – REQUIREMENTS BEFORE THE ISSUE OF S SUBDIVISION WORKS CERTIFICATE

Subdivision Works Certificate

- 6) The applicant is to obtain a Subdivision Works Certificate for each stage of the development.

Engineering Plans

- 7) The applicant is required to submit engineering plans and specifications relating to each stage of the development in relation to conditions 5, 9, 10 and 13.
- 8) The electrical detail design is to demonstrate compliance with NSW Planning publication: *Dark Sky Planning Guideline*.

PART D – REQUIREMENTS DURING WORKS

Engineering Inspections

- 9) The applicant is to arrange an inspection of the development/subdivision works by Council's Infrastructure Services Department, at the following stages of the development. This condition applies notwithstanding any private certification of the engineering works.

Inspection		Stage
A	Road Construction	<ul style="list-style-type: none"> Following site regrading, and prior to installation of footway services Excavation and trimming of subgrade After compaction of sub-base After compaction of base, and prior to sealing Establishment of line and level for kerb and gutter placement Subsoil drainage Road pavement surfacing

		<ul style="list-style-type: none"> Pavement test results (compaction, strength)
B	Drainage	<ul style="list-style-type: none"> After laying of pipes and prior to backfill Pits after rendering openings and installation of step irons
C	Erosion and Sedimentation Control	<ul style="list-style-type: none"> Prior to installation of erosion measures
D	All Development and/or Subdivision Works	<ul style="list-style-type: none"> Practical completion
E	Road Openings	<ul style="list-style-type: none"> Upon completion of works.

Design New Road to Engineering Standard

10) The proposed new road in Stage 2 of the development is to be designed in accordance with the requirements of *Coonamble Shire Council*.

Construct Road Shoulder, Kerb and Gutter

11) The road shoulder along the Yarran and Reid Street (proposed lots 7 and 20) frontages are to be constructed and sealed, and the barrier kerbing and guttering is to be constructed, to include the provision of street drainage where necessary for the full frontage of Stage One works.

12) The road shoulder along the Reid Street (proposed lot 6) is to be constructed and sealed, and the barrier kerbing and guttering is to be constructed, to include the provision of street drainage where necessary for the full frontage of Stage Two works.

Site Management

13) The site shall be managed so that:

- a) No additional filling shall be placed on the land which may impede the flow of flood waters,
- b) Any clearing or drainage activities shall not alter the drainage patterns across the site
- c) No landscaping or similar type structures shall be installed which will inhibit the flow of flood waters
- d) Any plant or goods stored upon the site shall be stored in a manner which will not allow pollution of flood waters
- e) All actions shall be taken upon the site which will minimise the effect of the property upon the flood waters.

Reticulation – Subdivision

14) The construction of water and sewer reticulation is to take place to service each residential lot and, where required the open space lot.

Easement for Sewer

15) The final plan of survey is to show an easement for sewer over all lots affected and in favour of Council. The easement is to be a minimum of 3 metres wide.

Environmental Site Management

- 16) There is to be no burning of waste material, felled trees or other material on the site.

Erosion and Sedimentation Control

- 17) Erosion and sediment control measures are to be established prior to commencement of construction for each stage of the development and maintained to prevent silt and sediment escaping the site or producing erosion. This work must be carried out and maintained in accordance with the Dept Housing – Soil and Water Management for Urban Development (The Blue Book).

Note: All erosion and sediment control measures must be in place prior to earthworks commencing.

Approved Hours of Construction

- 18) Construction work may only be undertaken in accordance with the provisions of the Environmental Protection Authority – Draft Construction Noise Guideline as identified below:

Day	Hours
Monday to Friday	0700 to 1800
Saturday	0800 to 1300
Sunday or Public Holiday	No Work

Dust Suppression

- 19) The applicant will ensure that all machinery and traffic movement areas are continually watered down when in use in order to prevent raised dust from becoming a nuisance to neighbouring properties.

Waste

- 20) All waste associated with the construction works is to be appropriately collected, stored and disposed of at an approve waste facility.

PART E – REQUIREMENTS PRIOR TO ISSUE OF SUBDIVISION CERTIFICATE

Subdivision Certificate Required

- 21) A Subdivision Certificate, pursuant to section 6.3 of the *Environmental Planning and Assessment Act 1979*, as amended must be obtained from Council for each stage of the development, prior to its lodgement with Land Registry Services.

The Final Plan of Survey must be submitted to Council via the NSW Planning Portal.

Note: Council will only consider issuing a Subdivision Certificate in relation to this subdivision when it is satisfied that all conditions of development consent relevant to each stage have been complied with.

The development (each lot) shall be serviced with electricity, water and telecommunications and prior to the issue of a subdivision certificate the following documents shall be submitted to Council to demonstrate that the requirements of the public utility services have been met:

- a) Essential Energy: Notification of Arrangement OR Certificate of Acceptance
- b) Relevant Communications Authority: Notification of Arrangement OR Certificate of Acceptance

Electrical and Telecommunication Authorities – Subdivision

22) The developer is to furnish Council with documentary evidence that arrangements have been made, satisfactory to the appropriate electrical authority and the appropriate telecommunications authority, for the provision of street lighting and/or for the provision of electrical power and/or telephone lines, respectively, to serve each lot.

Works As Executed Plan

23) The applicant is to submit to Council an electronic copy of the works as executed plan for works for each stage of the subdivision. The plans are to be in .DWG format.

Note: The provision of a table of works as executed plan which details: the distance from the centre of the downstream manhole/pit to each sideline, house connection, and dead end; the depths to invert; and the length of such sidelines.

Note: The provision of information on the works as executed plans which details: road levels, road crossfalls and longitudinal grades.

Creation of Easements

24) The development will require the creation of an easement under Section 88B of the *Conveyancing Act 1919*:

- a) Stage 1: For drainage of sewage through proposed Lots 7, 14, 15, 16, 17, 18, 19 & 20.
- b) Stage 2: For drainage of sewage through proposed Lots 2, 3, 4, 5 & 6

Access

25) Designated access/egress driveways are required to be installed to service all proposed allotments prior to the release of the relevant subdivision certificate for each stage. All access/egress driveways shall be a minimum of 6 metres wide and constructed as concrete vehicular access. The driveways shall be constructed to the satisfaction of Council for the life of the development and must be constructed in accordance with Council requirements.

Reasons for Conditions:

Development Application No: 031/2024 was assessed using current procedures developed by the Coonamble Shire Council and other resource information. This includes:

- the requirements of Section 4.15 of the *Environmental Planning and Assessment Act 1979* which states:

Section 4.15 Matters for consideration – general

In determining a development application, a consent authority is to take into consideration such of the following matters as are of relevance to the development the subject of the development application:

- (a) the provisions of:*
 - (i) any environmental planning instrument, and*
 - (ii) any draft environmental planning instrument that is or has been placed on public exhibition and details of which have been notified to the consent authority, and*
 - (iii) any development control plan, and*
 - (iv) any matters prescribed by the regulations 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.*
- the requirements of the Coonamble Local Environmental Plan 2011.
 - field inspection and liaison between officers of the Coonamble Shire Council.

CLAUSE 4.6 ASSESSMENT REPORT

DA Number:	DA004/2025
Address:	70-78 Yarran Street Coonamble
Legal Description:	Lot 85 & Lot 87 DP3693

CLAUSE 4.6 VARIATION REQUEST DETAILS

The proposed subdivision creates 19 allotments that comply with the minimum lot size requirement. Lot 20 has an area of 487.5 m² which is a 35% variation of the minimum lot size provision for subdivision of 750m².

Proposed Lot 20 is proposed for open space and is the location of the new sewage pump station.

CLAUSE 4.6

(1) The objectives of this clause are as follows –

- a. To provide an appropriate degree of flexibility in applying certain development standards to particular development,
- b. To achieve better outcomes for and from development by allowing flexibility in particular circumstances.

Comment

It is considered that the variation request is consistent with the objectives of Clause 4.6 as it facilitates the provision of infrastructure and open space on an appropriately sized lot.

(2) Development consent must not be granted to development that contravenes a development standard imposed by this or any other environmental planning instrument. However, this clause does not apply to a development standard that is expressly excluded from the operation of this clause.

Comment

The proposed variation is not excluded from this provisions.

(3) Development consent must not be granted to development that contravenes a development standard unless the consent authority is satisfied the application has demonstrated that:

- a. Compliance with the development standard is unreasonable or unnecessary, and
- b. There are sufficient environmental planning grounds to justify the contravention of the development standard.

Comment

It is considered that compliance with the development standard is not necessary as the undersized lot is of an adequate size to provide for open space and the provision of necessary infrastructure.

(4) The consent authority must keep a record of its assessment carried out under subclause (3)

Comment

This report forms the record of the assessment.

(5) Repealed

(6) Development consent must not be granted under this clause for a subdivision of land in Zone RU1 Primary Production, Zone RU2 Rural Landscape, Zone RU3 Forestry, Zone RU4 Primary Production Small Lots, Zone RU6 Transition, Zone R5 Large Lot Residential, Zone C2 Environmental Conservation, Zone C3 Environmental Management or Zone C4 Environmental Living if –

- a. The subdivision will result in 2 or more lots of less than the minimum area specified for such lots by a development standard, or

- b. The subdivision will result in at least one lot that is less than 90% of the minimum area specified for such a lot by a development standard.

Comment

The proposed subdivision is located on land zoned R1 General Residential.

(7) Repealed

(8) This clause does not allow development consent to be granted for development that would contravene any of the following:

- a. A development standard for complying development
- b. A development standard that arises under the regulations under the Act, in connection with a commitment set out in a BASIX certificate for a building to which State Environmental Planning Policy (Building Sustainability Index: BASIX) 2004 applies or for the land on which such a building is situated
- c. Clause 5.4
- d. Clause 5.5

Comment

The variation request does relate to a development standard for complying development, BASIX related development, Clause 5.4 or Clause 5.5.

DETERMINING AUTHORITY

Level of Development	Development Type	Extent of Variation – numerical	Extent of Variation – non-numerical	Function of determining the DA
Local Development	All	Less than 10%	N/A	Council (under delegation)
Local Development	All	10% or more	Any	Local planning panel/Council (elected)
Local Development	Dwelling houses, dual occupancies and attached dwellings	More than 25%	Any	Local planning panel (applies to City of Sydney only)
Regionally significant development	All – See Schedule 6 of SEPP (Planning Systems) 2021	Any	Any	Relevant Sydney district or regional planning panel
State significant development	All See Schedules 1 to 2 of SEPP (Planning Systems) 2021	Any	Any	Independent Planning Commission or the Minister for Planning (or delegate)

Comment The elected Council is the appropriate determining authority for the Development Application.
ASSESSMENT
Is the planning control being varied a development standard?
Comment The planning control being minimum lot size for subdivision is a development standard. The standard is 750m ² .
What are the objectives of the standard?
Comment The objectives are: <ul style="list-style-type: none"> • to ensure that new subdivisions reflect lot sizes that provide for adequate servicing of the land and responds to environmental constraints. • To ensure that lot sizes are of a sufficient size and shape to accommodate development, • To prevent the fragmentation of rural lands. <p>All lots on which a dwelling is proposed is greater than 750m². The undersize lot provides the site of a new sewage pump station that was installed to service the locality and it also provides the benefit of open space for the proposed subdivision.</p>
If the standard does not contain objectives, what is its purpose, why was it introduced and how is it applied?
Comment Not applicable.
Does the written request demonstrate that compliance with the development standard is unreasonable or unnecessary in the circumstances (Wehbe test)?
Comment The written request provides that strict compliance would be unreasonable and unnecessary: <ul style="list-style-type: none"> • The subject R1 General Residential zoned land with a minimum lot size of 750m² will never satisfy the requirements of land used for the purpose of public reserves or infrastructure in the township and surrounds. This type of development for infrastructure is not afforded a minimum subdivision lot size under the CLEP 2011. • The non-compliance with minimum subdivision lot size is negligible as the development does not alter the local amenity or environmental impact and is compatible with surrounding residential development in the area. • The proposed lots are of a similar size and dimension to other subdivisions in the locality and the subdivision is compatible with the desired future residential character of the area. • The proposed Lot 20 can be developed in compliance with the relevant DCP controls. There are sufficient environmental planning grounds to satisfy the zone objectives, whereby the development can be undertaken that does not contribute adversely to overshadowing, acoustic or visual impact and can comply with future building and scale.
What part of the Wehbe test is being used to justify the variation? Or is the variation otherwise justified?
Comment The applicant has addressed the Wehbe test and is relying on these parts: <ol style="list-style-type: none"> 1. Objectives of the development standard are achieved notwithstanding the non-compliance

2. Underlying objective or purpose is not relevant to the development
3. Underlying objective or purpose would be defeated

Does the written request demonstrate sufficient environmental planning grounds to justify the variation to the development standard being proposed?

Comment

The written variation request has addressed the environmental planning grounds for the proposed variation.

What are the environmental planning grounds being argued?

Comment

The proposed variation is unavoidable as the lot will be only used for open space and the provision of sewer infrastructure.

Are the environmental planning grounds particular to the relevant aspect of the proposed development?

Comment

Yes the environmental planning grounds relate to the provision of infrastructure which is necessary for the proposal.



STATEMENT OF ENVIRONMENTAL EFFECTS
 TWENTY LOT SUBDIVISION
 70 & 78 YARRAN STREET, COONAMBLE


COONAMBLE
 SHIRE COUNCIL

23/111-5 - SOEE

70 & 78 Yarran Street, Coonamble

1 of 26



Our Ref:	23/111-5
Project Name:	Twenty Lot Subdivision – 70 & 78 Yarran Street, Coonamble
Client:	Coonamble Shire Council
Author:	Sally Cottom Senior Planner BURP
Certification:	<i>I hereby certify that this Statement of Environmental Effects has been prepared in accordance with the requirements of the Environmental Planning and Assessment Act 1979 and its associated Regulations. I certify to the best of my knowledge the information contained within this report is neither false nor misleading.</i>
Signature:	

This report was prepared by Upper Hunter Planning a business of RA PEASLEY Consulting Pty Ltd.

Revision	Date	Revision Details	Author
Draft	16/10/2024	Draft	SC
Client Review	15/11/2024	Client	Client
Final	08/01/2025	Final	SC

Disclaimer

This report has been prepared for **Coonamble Shire Council** (the client) in accordance with the scope provided by the client and for the purpose(s) as outlined throughout this report. RAP Surveying accepts no liability or responsibility for any matter that may cause a loss or damage from the misuse of this document, including third and subsequent parties.



TABLE OF CONTENTS

1. INTRODUCTION.....	4
1.1 OWNER AND SITE DETAILS.....	4
1.2 LOCATION AND CONTEXT.....	5
2. PROPOSED DEVELOPMENT.....	7
3. PLANNING CONSIDERATIONS.....	8
3.1 ENVIRONMENTAL PLANNING & ASSESSMENT ACT.....	8
3.2 OTHER LEGSILATION.....	24
4. CONCLUSION.....	26

APPENDIX A:	PROPOSED SUBDIVISION PLAN
APPENDIX B:	CLAUSE 4.6
APPENDIX C:	CONTAMINATION ASSESSMENT
APPENDIX D:	ENGINEERING PLANS
APPENDIX E:	DATABASE SEARCHES



1. INTRODUCTION

This Statement of Environmental Effects has been prepared on behalf of the applicant Coonamble Shire Council by Upper Hunter Planning to accompany a Development Application to Coonamble Shire Council for a Proposed Subdivision of Two (2) Lots into Twenty (20) Lots at 70 and 78 Yarran Street, Coonamble.

The proposed development is consistent with the relevant strategies of the Coonamble Local Government Area, objectives of the development standards under Coonamble Local Environmental Plan 2011 and the relevant development controls under Coonamble *Development Control Plan No. 1 Coonamble Township and Surrounds – as amended 12 Nov 2009*.

The subject site is zoned R1 General Residential with the proposed development being permissible with consent under this zone.

This Statement of Environmental Effects and Development Application addresses the matters required to be considered by the consent authority in accordance with Section 4.15(1) of the *Environmental Planning and Assessment Act 1979* (EP&A Act).

1.1 OWNER AND SITE DETAILS

The Owner(s):

The site is located at 70 and 78 Yarran Street, Coonamble comprised within Lot 85 and Lot 87 DP3693 and is owned by Coonamble Shire Council.

The Applicant:

Coonamble Shire Council
C/- Upper Hunter Planning
10 Top Knot Place
Muscle Creek NSW 2333

Contact:

Sally Cottom
Phone: (0400) 168 996



1.2 LOCATION AND CONTEXT

The site is located at 70 and 78 Yarran Street, Coonamble in the Coonamble Local Government Area (CLGA). The site is 19,425.46 square meters in area (refer **Figure 1**).



Figure 1: Location of Site (Source: Six Maps)

The site is vacant residential land containing approximately 4 trees and maintained grassland with frontage to both Yarran Street and Reid Street (**Figure 1**).



The site is surrounded by land used for the purposes of General Residential (refer **Figure 2**).

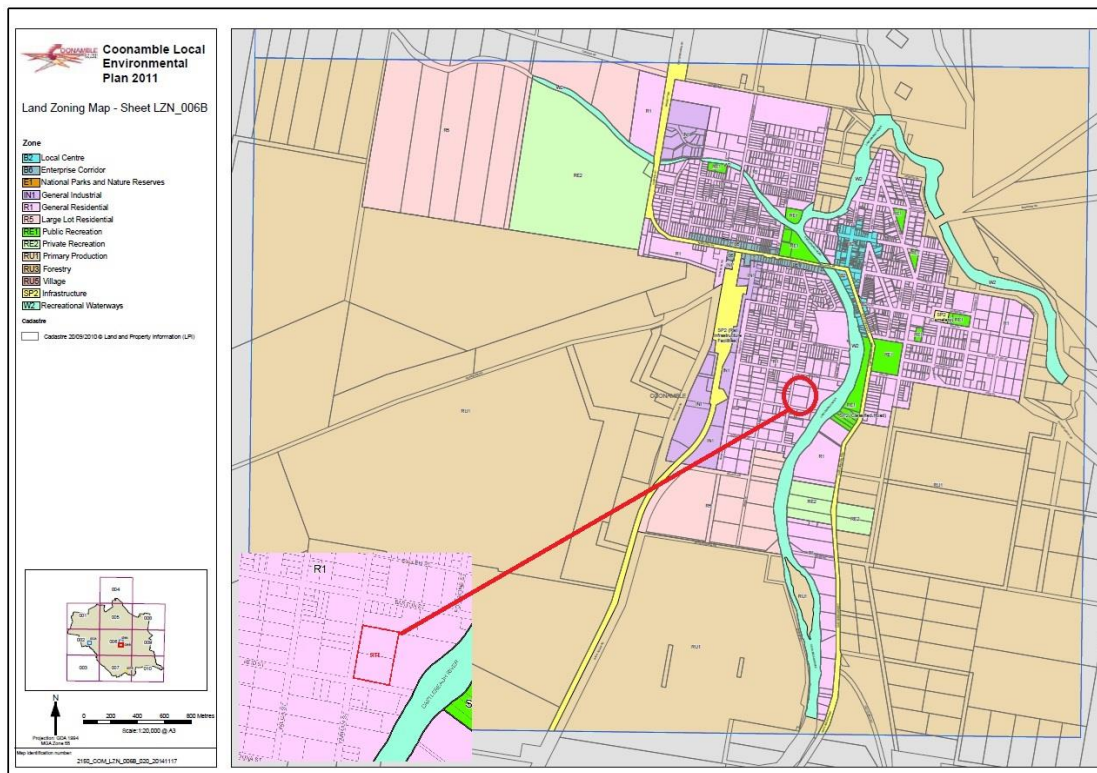


Figure 2: Land Zoning Map (Source: Coonamble LEP 2011)

23/111-5 - SOEE

70 & 78 Yarran Street, Coonamble

6 of 26



2. PROPOSED DEVELOPMENT

The proposed development involves the subdivision of two (2) lots into twenty (20) lots for the purpose of creating nineteen (19) residential lots, one (1) public reserve and associated road 18 wide and variable (refer **Figure 3** and **Appendix A**).

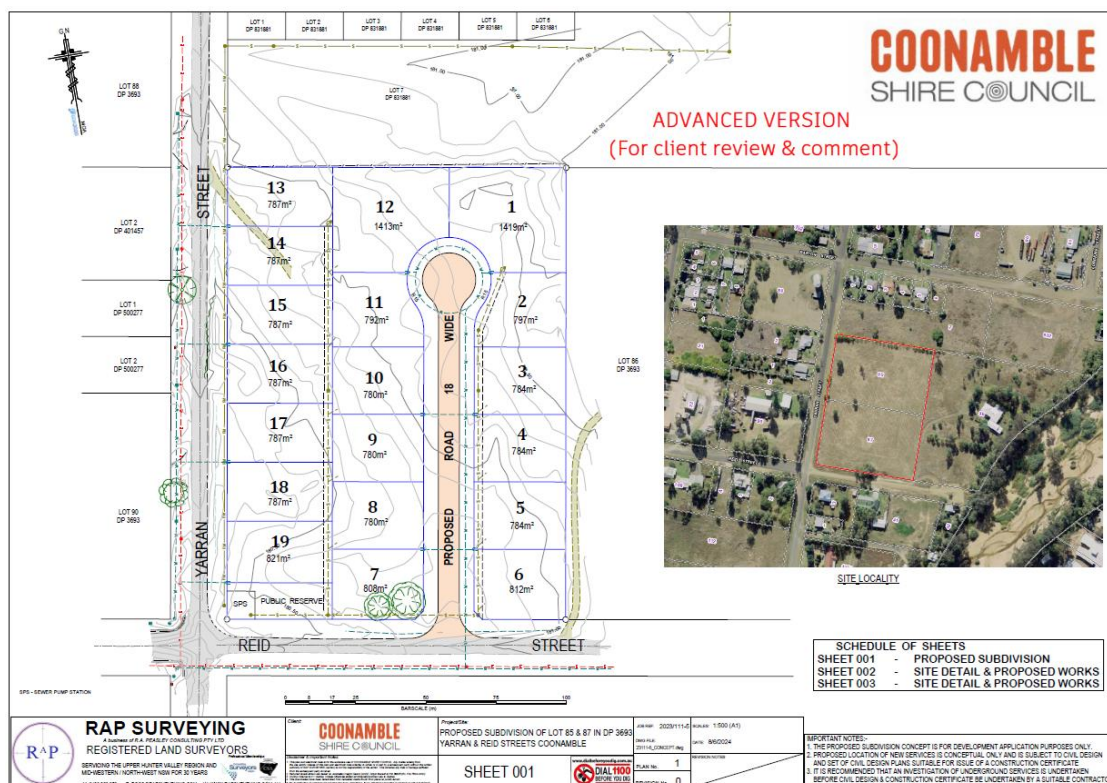


Figure 3: Proposed Subdivision Plan (Source: RAP Surveying)

23/111-5 - SOEE

70 & 78 Yarran Street, Coonamble

7 of 26



Schedule of New Lots and Proposed Lot Areas

New Lot Number	Area	Access	Description
1	1,419m ²	New Proposed Road	Vacant – Residential Lot
2	797m ²	New Proposed Road	Vacant – Residential Lot
3	784m ²	New Proposed Road	Vacant – Residential Lot
4	784m ²	New Proposed Road	Vacant – Residential Lot
5	784m ²	New Proposed Road	Vacant – Residential Lot
6	812m ²	New Proposed Road Reid Street	Vacant – Residential Lot
7	808m ²	New Proposed Road Reid Street	Vacant – Residential Lot
8	780m ²	New Proposed Road	Vacant – Residential Lot
9	780m ²	New Proposed Road	
10	780m ²	New Proposed Road	Vacant – Residential Lot
11	792m ²	New Proposed Road	Vacant – Residential Lot
12	1,413m ²	New Proposed Road	Vacant – Residential Lot
13	787m ²	Yarran Street	Vacant – Residential Lot
14	787m ²	Yarran Street	Vacant – Residential Lot
15	787m ²	Yarran Street	Vacant – Residential Lot
16	787m ²	Yarran Street	Vacant – Residential Lot
17	787m ²	Yarran Street	Vacant – Residential Lot
18	787m ²	Yarran Street	Vacant – Residential Lot
19	821m ²	Yarran Street	Vacant – Residential Lot
20	487.5m ²	Yarran Street Reid Street	Public Reserve – New Sewer Pump Station

Upon completion of the subdivision each new vacant residential lot will meet the minimum subdivision lot size to contain a future dwelling with provision to access, water, sewer and stormwater (**Appendix A**).

A draft Section 88B Instrument has been submitted with the application to confirm easements proposed to be registered on affected allotments (**Appendix A**).



3. PLANNING CONSIDERATIONS

The proposed development is being determined under the provisions of the *Environmental Planning and Assessment Act 1979* (EP&A Act), subject to determination by Council. Section 3 of this report identifies the statutory planning provisions that apply to the subject site.

3.1 ENVIRONMENTAL PLANNING AND ASSESSMENT ACT 1979

Section 4.15 of the EP&A Act specifies the matters for consideration required for the evaluation of a development application as outlined below. Relevant headings of this report detail the proposed development against the relevant heads of consideration in Section 4.15(1), EP&A Act.

(1) *Matters for consideration—general*

In determining a development application, a consent authority is to take into consideration such of the following matters as are of relevance to the development the subject of the development application—

- (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 indefinitely or has not been approved), and*
 - (iii) *any development control plan, and*
 - (iiia) *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.*

These matters have been addressed under the relevant headings below.



3.1.1 Environmental Planning and Assessment Act 1979 Clause:

4.15(1)(A)(I) - Provision of any Environmental Planning Instrument that apply to the Land

State Environmental Planning Policies

Consideration of the State Environmental Planning Policies that are applicable to the development type and the land has been undertaken

State Environmental Planning Policy (Biodiversity and Conservation) 2021

Chapter 4 Koala Habitat Protection 2021, Part 4.1, Clause 4.4

- (1) This Chapter applies to each local government area listed in Schedule 2.*
- (2) The whole of each local government area is—*
 - (a) in the koala management area specified in Schedule 2 opposite the local government area, or*
 - (b) if more than 1 koala management area is specified, in each of those koala management areas.*
- (3) Despite subsection (1), this Chapter does not apply to—*
 - (a) land dedicated or reserved under the National Parks and Wildlife Act 1974, or acquired under Part 11 of that Act, or*
 - (b) land dedicated under the Forestry Act 2012 as a State forest or a flora reserve, or*
 - (c) land on which biodiversity certification has been conferred, and is in force, under Part 8 of the Biodiversity Conservation Act 2016, or*
 - (d) land in the following land use zones, or an equivalent land use zone, unless the zone is in a local government area marked with an * in Schedule 2—*
 - (i) Zone RU1 Primary Production,*
 - (ii) Zone RU2 Rural Landscape,*
 - (iii) Zone RU3 Forestry.*

Planning Comment: The site is within the Coonamble Local Government Area which is identified in Schedule 2 of this SEPP as being within the Darling Riverine Plains Northwest Slopes Koala Management Area. This Chapter does not apply to the proposed development as it is not consistent with (3)(a,b,c,d) of this section.



State Environmental Planning Policy (Resilience and Hazards) 2021

Chapter 4 Remediation of Land

4.1 Object of this Chapter

- (1) The object of this Chapter is to provide for a Statewide planning approach to the remediation of contaminated land.*
- (2) In particular, this Chapter aims to promote the remediation of contaminated land for the purpose of reducing the risk of harm to human health or any other aspect of the environment—*
 - (a) by specifying when consent is required, and when it is not required, for a remediation work, and*
 - (b) by specifying certain considerations that are relevant in rezoning land and in determining development applications in general and development applications for consent to carry out a remediation work in particular, and*
 - (c) by requiring that a remediation work meet certain standards and notification requirements.*

Planning Comment: The site is not registered in the NSW EPA Contaminated Lands Register or the POEO Database as being contaminated land.

A Preliminary Site Investigation (PSI) undertaken by Conseth Solutions, May 2024 (**Appendix C**) identified that during the period of 1961 to 1990 aerial imagery shows that the site contained no development and the land was used for agricultural purposes only. Aerial imagery dated from 2021 to 2024 shows that the site still revealed no development had been undertaken at this site and that the southeastern and eastern sections of the site were used for the parking of trucks, tractors and other machines. The report also confirmed that no dip sites or other structures, no areas of bare soils and no areas used for active cattle or sheep yards were evident in the historical images.

The PSI concludes that it found soils within the areas minor, very isolated contamination from oil-based materials that had dripped from an old tractor and a truck trailer which do not extend across the site. The isolated areas would involve minor one or two kilograms of soil removal and that any contamination is not considered to be a risk to the intended land use of the property for residential development.



State Environmental Planning Policy (Transport and Infrastructure) 2021

Chapter 2 Infrastructure, Schedule 3 Traffic-generating development to be referred to TfNSW—Chapter 2

2.1 Aim of Chapter

The aim of this Chapter is to facilitate the effective delivery of infrastructure across the State by—

- (a) improving regulatory certainty and efficiency through a consistent planning regime for infrastructure and the provision of services, and
- (b) providing greater flexibility in the location of infrastructure and service facilities, and
- (c) allowing for the efficient development, redevelopment or disposal of surplus government owned land, and
- (d) identifying the environmental assessment category into which different types of infrastructure and services development fall (including identifying certain development of minimal environmental impact as exempt development), and
- (e) identifying matters to be considered in the assessment of development adjacent to particular types of infrastructure development, and
- (f) providing for consultation with relevant public authorities about certain development during the assessment process or prior to development commencing, and
- (g) providing opportunities for infrastructure to demonstrate good design outcomes.

Planning Comment: The development is a subdivision of land creating twenty lots. This SEPP only applies to Subdivisions which are 200 or more allotments where the subdivision includes the opening of a public road or if the subdivision creates 50 or more allotments with access to a classified road. Therefore, this SEPP does not apply to the development.

It is considered that no further investigation is required for this development.

Local Environmental Plans

The *Coonamble Local Environmental Plan 2011* applies to the land. The relevant provisions of the plan have been addressed in **Table 1**.

Table 1 – Coonamble Local Environmental Plan 2011

Section	Provision	Statement of Compliance
Part 1	Preliminary	Noted
Part 2	Permitted or prohibited development	
2.1	Land use zones	The land is zoned R1 General Residential, under this plan. The proposed subdivision is permissible with consent in this zone.
2.2	Zoning to which Plan applies	Noted



Section	Provision	Statement of Compliance
2.3	<p>Zone objectives and Land Use Tables</p> <p>R1 General Residential</p> <ul style="list-style-type: none"> • 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. • To avoid potential land use conflict and protect the amenity of residents. 	<p>The proposed subdivision is consistent with the objectives of the R1 General Residential zone.</p> <p>Upon completion of the subdivision, it will create 19 new general residential housing lots.</p> <p>It will enable the future construction of a variety of housing types and densities.</p> <p>The subdivision will create a lot which will contain a public reserve and new sewer pump station which will service the needs of residents.</p> <p>The subdivision of general residential land is unlikely to cause any adverse impacts on the surrounding residential land uses.</p>
2.6	Subdivision-consent requirements	The proposed development is a subdivision which will require consent, thus the requirement of this application for consideration.
Part 3	Exempt and complying development	Part 3 does not apply.
Part 4	Principal development standards	Part 4 applies.
4.1	Minimum subdivision lot size	<p>The land is identified as having a minimum lot size of 750m².</p> <p>Lot 1 – 1,419m² Lot 2 - 797m² Lot 3 - 784m² Lot 4 - 784m² Lot 5 - 784m² Lot 6 - 812m² Lot 7 - 808m² Lot 8 - 780m² Lot 9 - 780m² Lot 10 - 780m² Lot 11 - 792m² Lot 12 – 1,413m² Lot 13 - 787m² Lot 14 - 787m² Lot 15 - 787m² Lot 16 - 787m² Lot 17 - 787m² Lot 18 – 787m² Lot 19 - 821m²</p>



Section	Provision	Statement of Compliance
		<p>Lot 20 – 487.5m²</p> <p>Each proposed residential lot is above the minimum subdivision lot size.</p> <p>Proposed Lot 20 is below the minimum subdivision lot size, please refer to Clause 4.6.</p> <p>It is considered that the proposal meets both Clause 4.1 and Clause 4.6.</p>
4.6	Exceptions to development standards	A Clause 4.6 has been prepared refer Appendix B
Part 5	Miscellaneous provisions	Part 5 does not apply.
Part 6	Additional local provisions	Part 6 applies.
6.5	<p>Essential services</p> <p>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 proposed development are available or that adequate arrangements have been made to make them available when required—</p> <p>(a) the supply of water,</p> <p>(b) the supply of electricity,</p> <p>(c) the disposal and management of sewage,</p> <p>(d) stormwater drainage or on site conservation,</p> <p>(e) suitable road access.</p>	<p>The proposed subdivision upon completion will have provision to all essential services:-</p> <ul style="list-style-type: none"> • Reticulated water Supply - Refer Appendix D • Electrical Reticulation – Overhead Electricity Reticulation is permitted along Yarran and Reid Street. Underground electricity reticulation is permitted within the new Cul-de-sac. • Sewer Supply - Refer Appendix D • Stormwater Drainage - Refer Appendix D • Suitable Road access - Refer Appendix D
6.7	Earthworks	Earthworks are shown on the Engineering Plans (Appendix D)
6.8	Stormwater management	Stormwater Management is shown on the Engineering Plans (Appendix D)



3.1.2 Environmental Planning and Assessment Act 1979 Clause:

4.15(1)(A)(II) - Provisions of any Proposed Instrument that is or has been the Subject of Public Consultation under this Act and that has been Notified by the Consent Authority

Draft State Environmental Plans

There are no draft State Environmental Plans that apply to this development.

Draft Local Environmental Plans

There are no draft Local Environmental Plans that apply to this development.

3.1.3 Environmental Planning and Assessment Act 1979 Clause:

4.15(1)(A)(III) - Provision of any Development Control Plan that apply to the Land

Development Control Plans

The *Coonamble Development Control Plan No. 1 Coonamble Township and Surrounds – as amended 12 November 2009* applies to the land. The relevant development controls of this plan have been addressed in **Table 2**.

Table 2 – Coonamble Development Control Plan No. 1 Coonamble Township and Surrounds – as amended 12 November 2009

Part	Development Control	Statement of Compliance
PART 1	Introduction	Noted
PART 2	Land to which the development control plan applies	Noted
PART 3	Aims and Objectives	Noted
PART 4	Applications for development consent in general	
DEVELOPMENT GUIDELINES		
RESIDENTIAL DEVELOPMENT		
5	The minimum size for new residential lots shall be not less than: - in sewerage areas 750 square metres - in unsewered areas 2000 square metres (allowing capacity to split once and if sewerage becomes economic).	Consistent Each residential lot will be not less than 750m ² Lot 20 is proposed to be less than 750m ² which will contain a public reserve and new sewer pump station.
6	The minimum length of road frontage of each separate parcel of land shall be 20 metres except in the case of irregular shaped parcels of land in which cases the length of road frontage may be less than 20 metres. Provided that the width of each parcel of land at a point 9 metres from and parallel to the boundary of the land abutting	Consistent Each residential lot will have a frontage not less than 20m Lot 20 (Public Reserve) will have a 13m and 37.5m wide frontage



Part	Development Control	Statement of Compliance
	the road shall be not less than 15 metres. These minimum frontage widths shall be doubled in respect of allotments required to have a minimum area of 2000 square metres.	
7	Except in the case of a parcel of land having frontage to more than one road, excluding laneways, the depth of each parcel of land shall not be less than the length of the road frontage.	Noted
8	Each application for approval will be considered on its merits by Council in respect of the sites locality, relation to public convenience, services and the maintenance of environmental safeguards	Noted
9	Adequate means of access shall be provided to each separate parcel of land, but shall not necessarily mean the provision of rear access to each separate parcel of land.	Consistent Each new lot will have provision to a public road (Appendix A and Appendix D)
10	For new subdivisions Council requires the subdivider to form and construct streets adjoining the boundaries of the development site. Details of road pavement widths are laid down in Council's policy on same. All costs are to be borne by the subdivider.	Noted



3.1.4 Environmental Planning and Assessment Act 1979 Clause:

4.15(1)(A)(IIIA) - Provisions of 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

To our knowledge there has been no Planning Agreement or Draft Planning Agreement that a Developer has entered or offered to enter into under Section 7.4.

3.1.5 Environmental Planning and Assessment Act 1979 Clause:

4.15(1)(A)(IV) - Provisions of the Regulations that apply to the Land

There are no sections of Regulations that apply to the land at the time of this report.

3.1.6 Environmental Planning and Assessment Act 1979 Clause:

4.15(1)(B) - The Likely Impact of the Development including Environmental Impacts on both the Natural and Built Environments, and Social and Economic Impacts in the Locality.

Context and Setting

The proposed development for a residential subdivision is consistent with the context and setting of the site. Surrounding development consists of general residential land containing a mixture of residential lot sizes and residential dwellings and ancillary residential development.

Soils and Geology

The proposed subdivision and associated road construction is unlikely to have an adverse impact on soils and geology in the locality.

Earthworks

Earthworks involved for the construction of the Proposed Road are shown on the Engineering Plans (Appendix D).

Hydrology, Flooding and Water Quality

The site is not identified as flood prone land. The site is not within 40m of a watercourse and is not affected by any water courses. The development is unlikely to have an adverse impact on the hydrology, flooding or water quality in the locality.

Flora and Fauna

A search of the NSW Government Bionet Atlas did not identify any threatened species of flora and fauna registered on this site. A Galah was registered north of the subject site at 46 Barton Street, Coonamble. Galah are not registered on the Australian Government Department of Climate Change, Energy, the Environment and Water Protected Matters search tool as a protected or threatened species of fauna.



A search of the NSW Government Biodiversity Values Map and Threshold Tool did not identify the land as containing any native vegetation.

It is unlikely that the proposed development would have an adverse impact on the flora and fauna in the locality.

Bushfire

The site is not identified as bushfire prone land.

Aboriginal and Cultural Heritage

The site is not affected by any local, State or Aboriginal Heritage items or places.

Acoustic

The proposed development is unlikely to cause any negative noise impacts.

Construction of the new proposed road will generate minor temporary noise impacts.

The ongoing use of the land for general residential land is unlikely to have an adverse impact on adjoining residential uses.

Air Quality / Energy / Climate

The proposed development is unlikely to have an adverse impact on the air quality, energy and climate in the locality.

Access, Traffic and Transportation

The proposed development will create lots which will have provision to public roads. The creation of nineteen new residential lots is not considered to be traffic generating development, therefore, the proposed traffic generated is unlikely to have an adverse impact on the existing access, traffic and transportation in the locality.

Visual Characteristics

The proposed subdivision is unlikely to cause any negative visual impacts. Upon completion of the subdivision, the development will create residential lots for future dwellings which will create positive impacts in the residential locality.

Social / Economic

The proposed development will create positive social and economic impacts in the locality.

During the subdivision stage, the development will generate local jobs, it will employ local and external consultants to the area which increases economic activity in the locality.

The ongoing use of the site for residential dwellings will enable the use of the land for additional residential dwellings to be constructed, which will have a positive social outcome with the need for more housing in the area.



Waste Management

The proposed subdivision will not generate any waste. The construction stage of the proposed road will generate soil disturbance which will be retained onsite.

The site has access to weekly waste collection for future dwellings.

Cumulative Environmental Impacts

The proposed development is consistent with the relevant planning controls of the Coonamble Local Environmental Plan 2011 and the Coonamble Shire Council – DCP1 Coonamble Township and Surrounds and is unlikely to cause any cumulative impacts.

3.1.7 Environmental Planning and Assessment Act 1979 Clause:

4.15(1)(C) - The Suitability of the Site for the Development

The proposed development is consistent with the context and setting of the site and the adjoining development, it is consistent with the relevant planning controls and standards as well as being consistent with the objectives of the R1 General Residential zone. It is considered that on this basis the site is suitable for the proposed development.

3.1.8 Environmental Planning and Assessment Act 1979 Clause:

4.15(1)(D) - Any Submissions made in accordance with this Act or the Regulations

The development application will be notified in accordance with the Development Control Plan that applies to the Land and at Council's discretion. Any submissions received will be addressed and any additional information provided to the consent authority to enable the assessment of the application.

3.1.9 Environmental Planning and Assessment Act 1979 Clause:

4.15(1)(E) - The Public Interest

The public interest is best served through the orderly use of the land for purposes which it is zoned and in accordance with Planning Controls and Policies that apply to the Land. The proposed development is consistent with the Planning Controls and Policies, is permissible with consent and complies with the relevant controls and policies governing the land.



3.2 OTHER LEGISLATION

Consideration was afforded to the following legislation:

- Fisheries Management Act 1994
- Threatened Species Conservation Act 1995 and Biodiversity Conservation Act 2016
- Heritage Act 1977
- Coal Mine Subsidence Compensation Act 2017
- Contaminated Land Management Act 1997
- National Parks and Wildlife 1974
- Protection of the Environment Operations Act 1997
- Roads Act 1993
- Rural Fires Act 1997
- Water Management Act 2000

It was considered on review of the abovementioned legislation that the proposed development is not deemed Integrated Development and that no further investigation is required for the proposed development.



4. CONCLUSION

This report has been prepared to accompany a Development Application to Coonamble Shire Council for a Proposed Subdivision of Two (2) Lots into Twenty (20) Lots at 70 and 78 Yarran Street, Coonamble.

It is recommended that the proposed development be supported on the following grounds:

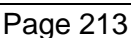
- The proposal is considered acceptable in terms of the provisions of Section 4.15 of the Environmental Planning and Assessment Act 1979;
- The proposal is permissible with consent and consistent with the relevant development standards and provisions of the Coonamble Local Environmental Plan 2011;
- The proposal complies with the relevant provisions of the Coonamble Shire Council – DCP1 Coonamble Township and Surrounds;
- The proposal shall support the continuation of existing uses on the site;
- The proposed development is not anticipated to generate any adverse impacts in the locality; and
- The proposed development is considered suitable for the site and its surrounds.

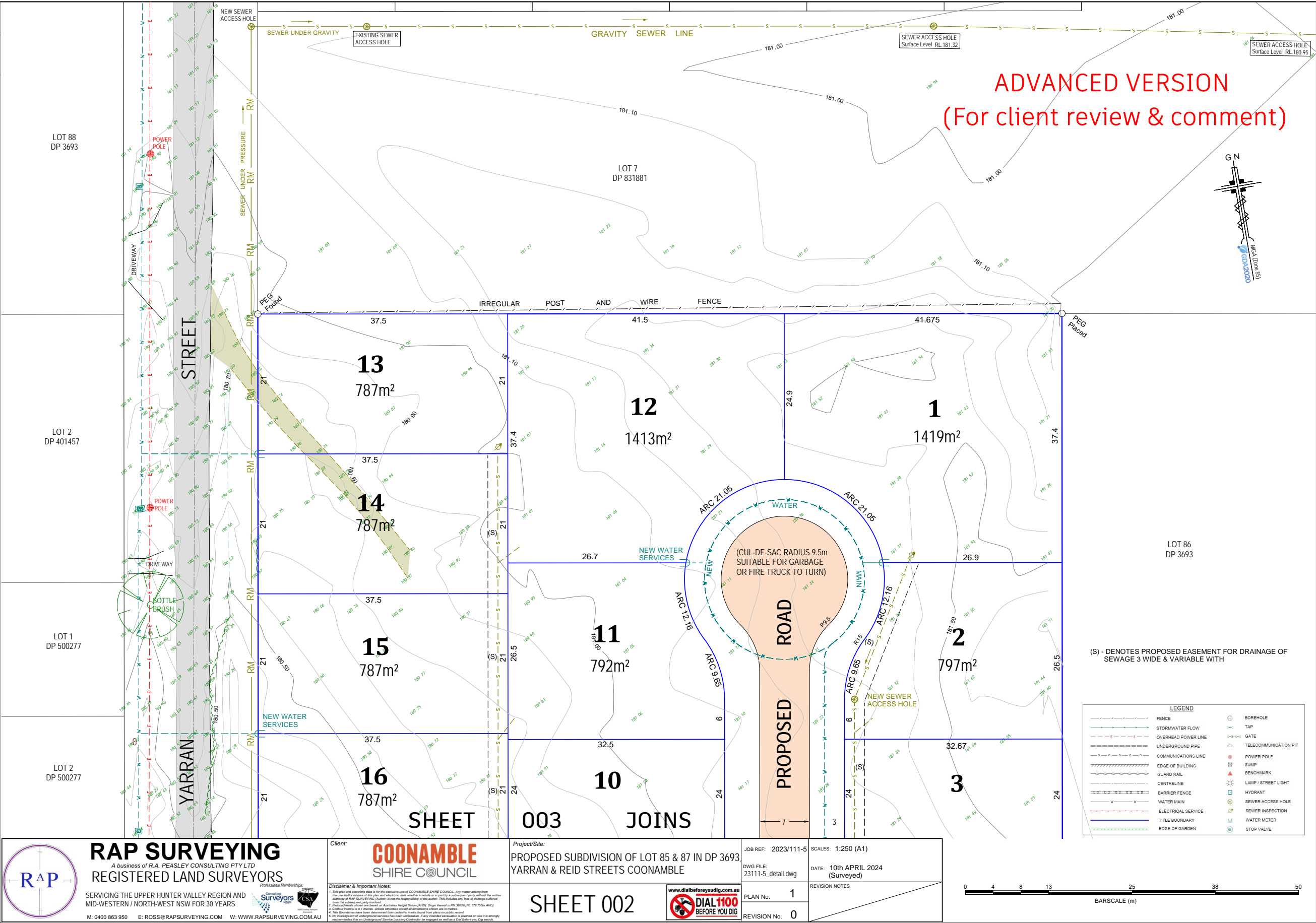
APPENDIX A – Proposed Subdivision Plan

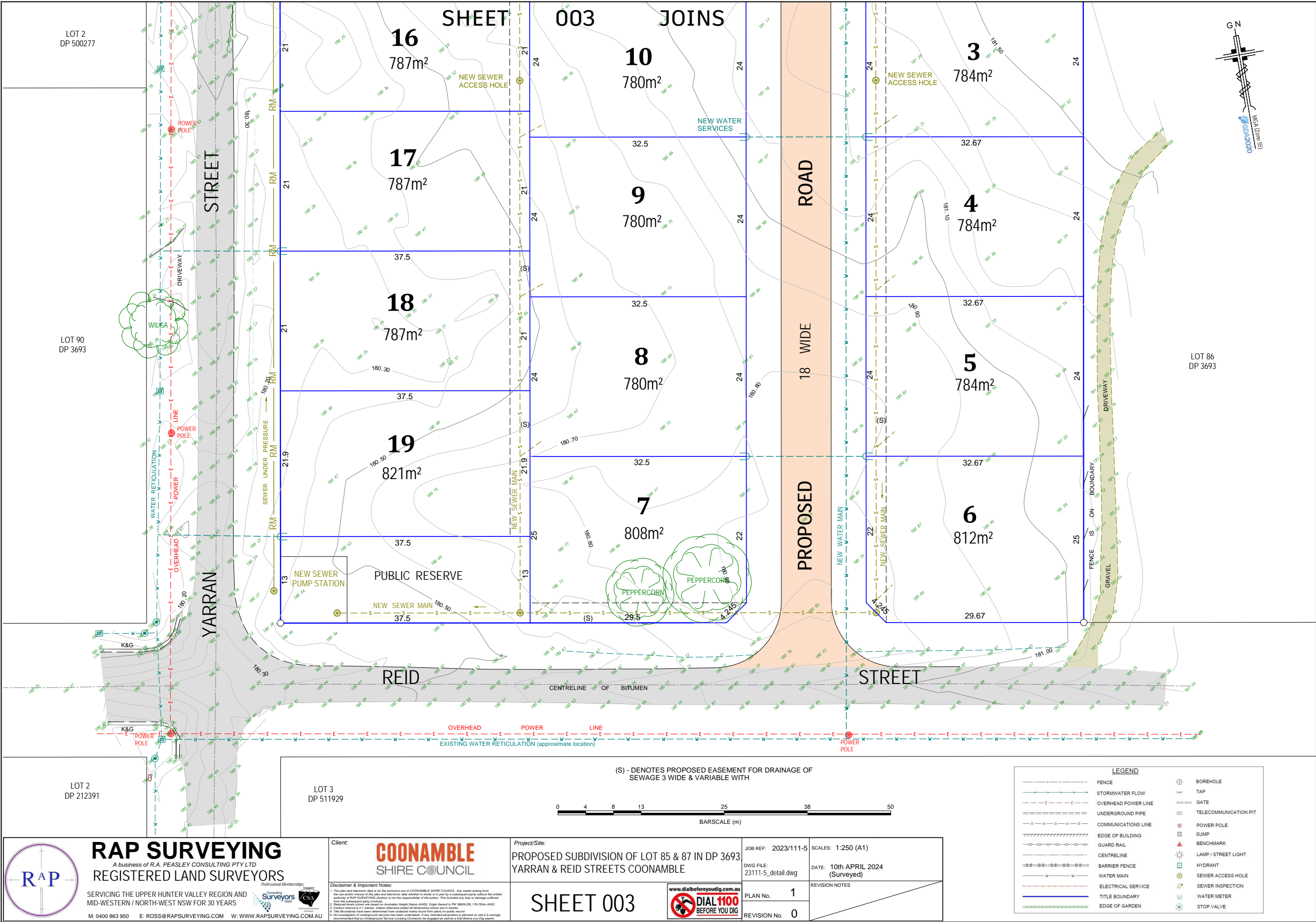
23/111-5 - SOEE

70 & 78 Yarran Street, Coonamble

22 of 26







APPENDIX B – Clause 4.6

23/111-5 - SOEE

70 & 78 Yarran Street, Coonamble

23 of 26

APPENDIX C – Contamination Assessment

23/111-5 - SOEE

70 & 78 Yarran Street, Coonamble

24 of 26

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Preliminary Site Investigation

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May 2024

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DOCUMENT CONTROL

Project Name	Preliminary Site Investigation
Proponent	78 Yarran Street, Coonamble NSW 2829
Project Reference	24-169
Report Number	24-169 PSI
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Revision History

Version Number	Date	Authority	Details
0	May 2024	P. Taylor	Issued to Client

78 Yarran Street Coonamble NSW

Preliminary Site Investigation

CONTENTS

1	Introduction	5
1.1	Objective	5
1.2	Scope of work	5
2	The Site	5
2.1	Site Details	5
2.2	Land Use	6
2.3	Site Condition	6
2.4	Site History	6
2.4.1	Areas of Environmental Concern.....	10
3	Recorded Contamination Issues	10
3.1	Contaminated Land Record	10
3.2	Protection of the Environment Operations Act (POEO) Public Register	10
3.3	Acid Sulfate soil.....	10
4	Conceptual Site Model.....	10
4.1	Contaminants of Concern	10
4.2	Migration Pathways	10
4.3	Human and Ecological Receptors	11
5	Sampling and Analysis and Plan.....	11
5.1	Sample Program.....	11
5.2	Quality Assurance and Quality Control.....	11
6	Adopted Assessment Criteria	12
7	Field and Analytical results	12
7.1	Field Results.....	12
7.2	Laboratory Results and Analysis	14
8	Discussion.....	17
8.1	Total Petroleum Hydrocarbons (TPH) and Total Recoverable Hydrocarbons (TRH)	17
9	Conclusions	18
10	Limitations.....	18
11	Bibliography	19
	Appendix 1 – Standard Sampling Procedure	20
	Appendix 2 – Certificate of Analysis for Soil Samples.....	21
	Figure 1: 1961 Historic Aerial Photo of the property.....	6
	Figure 2: 1990 Historic Aerial Photo of the property.....	7
	Figure 3: 2021 Google Earth images of the property.	8
	Figure 4: Investigation Plan.	9
	Figure 5: Grease spots on the centre of the site. Figure 6: oil leaks on the southeast of the site.....	13
	Figure 7: Discharges from the trunk of the truck.....	13
	Figure 7: Oil droppings from the tractor.....	14
	Table 1: Risk Assessment Table.....	10
	Table 2: Sample identification and description	11
	Table 3: Summary of soil analysis with NEPM 2013 HSL A - Residential A Threshold Criteria	14

1 Introduction

Conseth Solutions has engaged SMK Consultants to conduct a preliminary site investigation for the proposed development site located at 70 and 78 Yarran Street, Coonamble. The property, identified as Lots 85 and 87 in Deposited Plan 3693, is zoned R1: General Residential under the Coonamble Local Environmental Plan 2011.

The proponent plans to develop the site with varying-sized residential buildings, along with ancillary infrastructure such as roads, kerb and guttering, electricity installation, and water main installation.

In compliance with the Council's requirements for obtaining development consent, a preliminary site investigation is mandated to identify any potential contamination constraints on the site.

SMK Consultants conducted a site inspection on April 30, 2024, to visually identify any contaminants and collect samples for laboratory analysis. This site assessment, along with the subsequent laboratory results, will determine the presence of any contamination that may impact the proposed residential development.

This report details the findings from the field inspection and laboratory analyses, providing a comprehensive assessment and recommendations for addressing any identified contamination issues.

1.1 Objective

The objective of the preliminary site investigation is to determine whether the site has any contamination constraints that could affect the development of residential buildings and residential use of the land.

1.2 Scope of work

The scope of works adopted for this investigation follows the NSW EPA Guideline for Consultants Reporting on Contaminated Sites (2020).

The primary scope of work involved the following steps:

- Desktop assessment of available information about the site;
- Review of historical aerial photographs of the property and surrounds;
- Onsite assessment of visible landscape to identify any potential contamination concerning historical activity on site;
- Risk assessment of the previous land use;
- Sampling of soils to determine whether contamination is present;
- Analysis of samples by a NATA accredited Laboratory;
- Review of results to compare relevant threshold levels for analytes;
- Preparation of a Preliminary Site Investigation Report to outline the investigation.

The activities undertaken to achieve the above objectives are reported and discussed in the following sections.

2 The Site

2.1 Site Details

The subject site is situated on Lots 85 and 87 in Deposited Plan 3693. The property address is 70 and 78 Yarran Street, in Coonamble. The land is located within Coonamble town. The property has frontage to Yarran Street. The land is zoned R1: General Residential under the Coonamble Local Environmental Plan 2011.

78 Yarran Street Coonamble NSW

Preliminary Site Investigation

The subject site includes an area of approximately 1.93 hectares. The proposal is expected to disturb the entire site as a result of the development proposal.

2.2 Land Use

The site is currently an undeveloped property covered by grasses with few trees on the northern and western boundaries. The southeastern and eastern parts of the site are used for parking of trucks and tractors. At present, the land remains vacant.

2.3 Site Condition

The site is undeveloped land within a residential area. The land may have been used for grazing on a range of pastures. The pastures appear to include a mix of native and introduced grass species. The site is currently slashed to keep the grass short.

The site gradient is flat.

The property has boundaries with other residential properties with 49 Reid Street Coonamble on the north, 82 Yarran Street and 52 Reid Street on the south, 65-73 Yarran Street on the west, and 49 Reid Street on the east.

2.4 Site History

An aerial photograph search was conducted for the site and the surrounding area. Aerial photographs from the NSW Historical Imagery website and publicly available Google Earth images include imagery from 1961, 1970, 1990, 1995, 1996, 2006, 2010, 2014, 2016, 2018, 2020, 2021, 2023, and 2024.

The NSW historical aerial imagery does not include any images of the site before 1961.

The 1961 imagery revealed the presence of some residential buildings in the suburb surrounding the subject site, indicating that this period likely marks the subdivision and development of this part of Coonamble. The historical aerial photographs from 1961 to 1990 show no development on the site and that the site was used for agricultural purposes. This usage is considered unlikely to have significant soil contamination implications for the site.

Figure 1: 1961 Historic Aerial Photo of the property.



78 Yarran Street Coonamble NSW

Preliminary Site Investigation

Figure 2: 1990 Historic Aerial Photo of the property.

The 2021 to 2024 Google Earth images revealed no development at the site and that the southeastern and eastern sections of the site are used for the parking of trucks, tractors, and other machines.

No dip sites or other structures were evident in the historic photos and Google Earth images. No areas of bare soil are present in the images, other than an occasional cultivation of the paddock, and areas impacted by vehicle movement within the site. No areas of active use such as a cattle or sheep yards are evident.

78 Yarran Street Coonamble NSW

Preliminary Site Investigation

Figure 3: 2021 Google Earth images of the property.



78 Yarran Street Coonamble NSW

Preliminary Site Investigation

Figure 4: Investigation Plan.



78 Yarran Street Coonamble NSW

Preliminary Site Investigation

2.4.1 Areas of Environmental Concern

The following describes potential contamination risks that could be present on the site due to site history and risks associated with land use on and off the property.

Table 1: Risk Assessment Table

Location	Material Status	Potential Concern	Risk Class	Comment
Vacant Land	Residual contamination risk	Hydrocarbons and heavy metals	Low	There is a possibility of surface contamination due to past activities on the property
	Surface contamination	Asbestos	Low	Asbestos waste can be stored/dumped on vacant land before disposal at a landfill and is often left on site due to the cost of disposal
		Contaminated soil	Low	Vacant land is often used to store fill material which may contain other waste

3 Recorded Contamination Issues

3.1 Contaminated Land Record

A search on the NSW EPA contaminated land register was conducted at the time of preparing this report and no contamination record for the site was found in the register.

3.2 Protection of the Environment Operations Act (POEO) Public Register

A search on the POEO public register was conducted for environmental protection licences, applications, notices, audits, pollution studies, and reduction programs. No result was found for this site. The site does not require an environmental protection licence.

3.3 Acid Sulfate soil

There are no acid sulphate soils in the Coonamble region and the subject site is not considered to have any existing salinity issues.

4 Conceptual Site Model

A Conceptual Site Model (CSM) aims to provide a concept for the planning of a site contamination investigation based on site history, risk assessment, and location of the land. The concept includes potential sources of contamination and potential pathways for this contamination to cause an environmental problem.

The following provides an assessment of the risk of activities on the subject site.

4.1 Contaminants of Concern

Contaminants of potential concern for the site include heavy metals associated with agricultural land, vacant land, and rural activities. These would include lead from paints and batteries, copper from a range of treatments, cadmium from paints, and other common metals. These would be key indicators of potential contamination.

4.2 Migration Pathways

The primary health risks for contaminants from this site are dermal contact, cross-contamination, inhalation, and ingestion of particulates when in contact with surface soil. This would be critical for residential development. It is expected that the residential development would involve gardening and possibly the production of fruit and vegetables. The secondary migration pathways from this site would be via leaching into groundwater and stormwater runoff from the site.

78 Yarran Street Coonamble NSW

Preliminary Site Investigation

4.3 Human and Ecological Receptors

Receptors include workers, site visitors, trespassers, future owners/occupiers, and adjacent residents. Ecological receptors exposed to runoff from this site into Castlereagh River would include swamps, fish, and other aquatic lives in the river.

5 Sampling and Analysis and Plan

5.1 Sample Program

A Preliminary Site Investigation was undertaken on 30th of April 2024. The subject site was visually assessed for visible topsoil contamination and other potential contaminants. The purpose of the inspection was to identify any material or object of environmental concern present on the site. If materials of concern, unexplained bare ground or dead vegetation were present, the inspection was to involve sampling of the soil and further investigation of the source of the material and the potential extent of the contamination.

The pattern and number of samples to be obtained would be determined by the presence of contamination at the site. If minor contamination is suspected, judgmental sampling patterns would be used to target the contamination. If extensive contamination were identified, this would trigger a Detailed site investigation (DSI) and a pattern of sampling would be adopted from *NSW EPA Sampling Design part 1 - application, Contaminated Land Guidelines (2022)* which determines the number of samples, depth of samples, and requirements for re-sampling.

Based on the condition of the site, a judgmental sampling pattern was adopted. Figure 4 shows the locations chosen for sampling. Table 2 describes the soil sampling sites. The selection of the sampled locations was based on site observations, surface water runoff, which moves toward the east of the property, and locations with no or little vegetation.

Three soil samples were obtained from the centre, southeast, and under the truck on the eastern part of the site using a combination of hand tools. The soil sample was taken as a discrete sample from the sampling locations. All the soil samples were taken using nitrile gloves to avoid cross-contamination of the sample by the sampler. The samples were labelled and placed in prepared sample bottles.

The test parameters chosen for the soils obtained from the site include common heavy metals (As, Cd, Cr, Cu, Ni, Pb, Zn, Hg), hydrocarbons, and pesticides.

Three soil sample sites were identified (see Figure 4).

The samples were sent to a NATA Accredited Laboratory for analysis. A description of the samples is presented in the following table.

Table 2: Sample identification and description

SMK Sample Number	Sample Description	Assessed parameters
24-169-1	Top and subsoil from the centre of the site	Heavy metals, hydrocarbons, and pesticides.
24-169-2	Top and subsoil from the southeast of the site	Heavy metals, hydrocarbons, and pesticides.
24-169-3	Top and subsoil containing discharged substances from the truck on the east of the site.	Heavy metals, hydrocarbons, and pesticides.

5.2 Quality Assurance and Quality Control

The sampling was undertaken following SMK Consultants' standard protocol as presented in Appendix 1. This ensures thorough decontamination of all field equipment before and during sampling.

78 Yarran Street Coonamble NSW

Preliminary Site Investigation

Quality control of sample analysis is achieved by using a NATA-accredited laboratory. These laboratories follow ASTM standard methods which are supported by internal duplicates and blanks, surrogate spikes, and matrix spikes. ALS Laboratories provides the details of surrogates and spikes, percentage recoveries of surrogates and spikes used, as well as instrument detection limits within the certificate of analysis.

Field observations are also compared with laboratory results. If inconsistencies are detected, re-sampling and re-analysis of a sample is undertaken.

6 Adopted Assessment Criteria

The National Environmental Protection Measure 2013 (NEPM) provides a nationally consistent approach for the assessment of site contamination. NEPM presents parameters for a range of soil parameters and contaminants thresholds in the soil before they have the potential to affect health or the environment. The guideline values or site criteria are referred to as Health-Based Screening Levels (HSL's) and Groundwater Investigation Levels (GIL's). NSW EPA and National Authorities have prepared other similar documents to provide additional threshold levels for contaminants.

Schedule B (1) – Guidelines on Investigation Levels for Soil and Groundwater (NEPC 2011) were used to establish the appropriate threshold levels for contamination on this site.

The proposed development on the site is characterised to have an intended land use of Residential A (HIL A) by Table 1A (1) Health Investigation levels for soil contaminants. The HIL A - 'Residential A', criteria are for Standard residential with garden/accessible soil (home-grown produce <10% fruit and vegetable intake, (no poultry), including children's daycare centres, preschools, and primary schools.

This is the most stringent classification for a site and therefore allows for the potential use of the site for a variety of developments classified under Health-based investigation levels.

HIL criteria adopted for this site are based on this classification of Residential A.

7 Field and Analytical results

7.1 Field Results

The assessed site included the entire Lot for the proposed development and its boundaries with the surrounding properties.

The site shares boundaries with other residential properties. Most of these adjoining properties consist of small Lots and do not include any light industries. No potential offsite sources of contamination were observed during the site inspection.

This site slopes from northwest to southeast.

A site walkover identified no household or building waste on the site. The centre, east, and southeastern sections of the site are used for parking of trucks. Some unknown discharged substances were noted to be coming out from a truck on the eastern part of the site. The soil affected by the discharged substances was sampled to ascertain the content of the discharged substances. Figure 7 shows the leakage from the truck trailer.

Some oil and grease leakages were also identified around the areas where the trucks are parked in the centre, east, and southeastern areas of the site as shown in Figures 5 and 6 below. This is considered minor and would be surface only.

78 Yarran Street Coonamble NSW

Preliminary Site Investigation

Figure 5: Grease spots on the centre of the site. Figure 6: oil leaks on the southeast of the site.**Figure 7: Discharges from truck trailer.**

An old tractor was parked on the site. Some droplets of oil were noted beneath the tractor that is parked on the south of the site as shown in Figure 8 below. Close examination of the oil-stained areas identified the oil contamination to only be surface contamination between 00mm- 50mm below ground level.

78 Yarran Street Coonamble NSW

Preliminary Site Investigation

Figure 8: Oil droppings from the tractor.

No other hazardous material or hydrocarbon was stored on the site.

In general, no activity or physical indication of any significant pollution or contamination was visually identified on the site except for the contamination issues from the tractor and trucks parked at the site as outlined above.

Based on the field inspections, three representative soil samples were obtained from the site for laboratory analysis. Sample 1 was taken from the centre of the site, while sample 2 was taken from the southeastern section of the property. Sample 3 was taken from soil under the truck on the east of the site that had been contaminated by the discharged substances from the truck.

7.2 Laboratory Results and Analysis

A summary of the laboratory analysis is presented in the following Table. The HIL contaminant threshold levels for the criteria adopted for this site are included in the table. The locations identified are shown in Figure 4.

The criteria adopted are Level A – Residential A from NEPM 2013.

The Certificates of Analysis for these results are presented in Appendix 2.

Table 3: Summary of soil analysis with NEPM 2013 HSL A - Residential A Threshold Criteria

Analyte	Unit	LOR ¹	HIL A- Residential A	24-169-1	24-169-2	24-169-3
Depth	mm		-	00-300mm	00-300mm	00-300mm
EA055: Moisture Content (Dried @ 105-110°C)						
Moisture Content				5.8	9.6	15.6
EG005(ED093) T: Total Metals by ICP-AES						

78 Yarran Street Coonamble NSW

Preliminary Site Investigation

Analyte	Unit	LOR ¹	HIL A-Residential A	24-169-1	24-169-2	24-169-3
Arsenic	mg/kg	5	100	<5	<5	<5
Cadmium	mg/kg	1	20	<1	<1	<1
Chromium	mg/kg	2	100	24	31	20
Copper	mg/kg	5	7,000	13	16	11
Lead	mg/kg	5	300	8	9	5
Nickel	mg/kg	2	400	22	28	15
Zinc	mg/kg	5	8,000	53	64	72
EG035T: Total Recoverable Mercury by FIMS						
Mercury	mg/kg	0.1	200	<0.1	<0.1	<0.1
EK057G: Nitrite as N by Discrete Analyser						
Nitrite as N (Sol.)	mg/kg	0.1	NL	<0.1	<0.1	<5.0
EK058G: Nitrate as N by Discrete Analyser						
Nitrate as N (Sol.)	mg/kg	0.1	NL	37.2	41.7	<5.0
EK059G: Nitrite plus Nitrate as N (NOx) by Discrete Analyser						
Nitrite + Nitrate as N (Sol.)	mg/kg	0.1	NL	37.2	41.7	<5.0
EP066: Polychlorinated Biphenyls (PCB)						
Total Polychlorinated biphenyls	mg/kg	0.1	NL	<0.1	<0.1	<0.1
EP068A: Organochlorine Pesticides (OC)						
alpha-BHC	mg/kg	0.05	NL	<0.05	<0.05	<0.05
Hexachlorobenzene (HCB)	mg/kg	0.05	NL	<0.05	<0.05	<0.05
beta-BHC	mg/kg	0.05	NL	<0.05	<0.05	<0.05
gamma-BHC	mg/kg	0.05	NL	<0.05	<0.05	<0.05
delta-BHC	mg/kg	0.05	NL	<0.05	<0.05	<0.05
Heptachlor	mg/kg	0.05	7	<0.05	<0.05	<0.05
Aldrin	mg/kg	0.05	NL	<0.05	<0.05	<0.05
Heptachlor epoxide	mg/kg	0.05	7	<0.05	<0.05	<0.05
Total Chlordane (sum)	mg/kg	0.05	50	<0.05	<0.05	<0.05
trans-Chlordane	mg/kg	0.05	NL	<0.05	<0.05	<0.05
alpha-Endosulfan	mg/kg	0.05	NL	<0.05	<0.05	<0.05
cis-Chlordane	mg/kg	0.05	NL	<0.05	<0.05	<0.05
Dieldrin	mg/kg	0.05	NL	<0.05	<0.05	<0.05
4,4'-DDE	mg/kg	0.05	NL	<0.05	<0.05	<0.05
Endrin	mg/kg	0.05	NL	<0.05	<0.05	<0.05
Endosulfan (sum)	mg/kg	0.05	300	<0.05	<0.05	<0.05
beta-Endosulfan	mg/kg	0.05	NL	<0.05	<0.05	<0.05
4,4'-DDD	mg/kg	0.05	NL	<0.05	<0.05	<0.05
Endrin aldehyde	mg/kg	0.05	NL	<0.05	<0.05	<0.05
Endosulfan sulfate	mg/kg	0.05	NL	<0.05	<0.05	<0.05
4,4'-DDT	mg/kg	0.2	180	<0.2	<0.2	<0.2
Endrin ketone	mg/kg	0.05	NL	<0.05	<0.05	<0.05
Methoxychlor	mg/kg	0.2	400	<0.2	<0.2	<0.2
Sum of DDD + DDE + DDT	mg/kg	0.05	260	<0.05	<0.05	<0.05
Sum of Aldrin + Dieldrin	mg/kg	0.05	7	<0.05	<0.05	<0.05
EP068B: Organophosphorus Pesticides (OP)						
Dichlorvos	mg/kg	0.05	NL	<0.05	<0.05	<0.05
Demeton-S-methyl	mg/kg	0.05	NL	<0.05	<0.05	<0.05
Monocrotophos	mg/kg	0.2	NL	<0.2	<0.2	<0.2
Dimethoate	mg/kg	0.05	NL	<0.05	<0.05	<0.05
Diazinon	mg/kg	0.05	NL	<0.05	<0.05	<0.05

78 Yarran Street Coonamble NSW				Preliminary Site Investigation		
Analyte	Unit	LOR ¹	HIL A-Residential A	24-169-1	24-169-2	24-169-3
Chlorpyrifos-methyl	mg/kg	0.05	170	<0.05	<0.05	<0.05
Parathion-methyl	mg/kg	0.2	NL	<0.2	<0.2	<0.2
Malathion	mg/kg	0.05	NL	<0.05	<0.05	<0.05
Fenthion	mg/kg	0.05	NL	<0.05	<0.05	<0.05
Chlorpyrifos	mg/kg	0.05	NL	<0.05	<0.05	<0.05
Parathion	mg/kg	0.2	NL	<0.2	<0.2	<0.2
Pirimphos-ethyl	mg/kg	0.05	NL	<0.05	<0.05	<0.05
Chlorfenvinphos	mg/kg	0.05	NL	<0.05	<0.05	<0.05
Bromophos-ethyl	mg/kg	0.05	NL	<0.05	<0.05	<0.05
Fenamiphos	mg/kg	0.05	NL	<0.05	<0.05	<0.05
Prothiofos	mg/kg	0.05	NL	<0.05	<0.05	<0.05
Ethion	mg/kg	0.05	NL	<0.05	<0.05	<0.05
Carbophenothion	mg/kg	0.05	NL	<0.05	<0.05	<0.05
Azinphos Methyl	mg/kg	0.05	NL	<0.05	<0.05	<0.05
EP075(SIM)B: Polynuclear Aromatic Hydrocarbons						
Naphthalene	mg/kg	0.5	3	<0.5	<0.5	<0.5
Acenaphthylene	mg/kg	0.5	NL	<0.5	<0.5	<0.5
Acenaphthene	mg/kg	0.5	NL	<0.5	<0.5	<0.5
Fluorene	mg/kg	0.5	NL	<0.5	<0.5	<0.5
Phenanthrene	mg/kg	0.5	NL	<0.5	<0.5	<0.5
Anthracene	mg/kg	0.5	NL	<0.5	<0.5	<0.5
Fluoranthene	mg/kg	0.5	NL	<0.5	<0.5	<0.5
Pyrene	mg/kg	0.5	NL	<0.5	<0.5	<0.5
Benz(a)anthracene	mg/kg	0.5	NL	<0.5	<0.5	<0.5
Chrysene	mg/kg	0.5	NL	<0.5	<0.5	<0.5
Benzo(b+j) fluoranthene	mg/kg	0.5	NL	<0.5	<0.5	<0.5
Benzo(k)fluoranthene	mg/kg	0.5	NL	<0.5	<0.5	<0.5
Benzo(a)pyrene	mg/kg	0.5	NL	<0.5	<0.5	<0.5
Indeno (1.2.3.cd) pyrene	mg/kg	0.5	NL	<0.5	<0.5	<0.5
Dibenz (a,h) anthracene	mg/kg	0.5	NL	<0.5	<0.5	<0.5
Benzo (g,h,i) perylene	mg/kg	0.5	NL	<0.5	<0.5	<0.5
Sum of polycyclic aromatic hydrocarbons	mg/kg	0.5	NL	<0.5	<0.5	<0.5
Benzo(a)pyrene TEQ (zero)	mg/kg	0.5	NL	<0.5	<0.5	<0.5
Benzo(a)pyrene TEQ (half LOR)	mg/kg	0.5	NL	0.6	0.6	0.6
Benzo(a)pyrene TEQ (LOR)	mg/kg	0.5	3	1.2	1.2	1.2
EP080/071: Total Petroleum Hydrocarbons						
C6 - C9 Fraction	mg/kg	10	NL	<10	<10	<10
C10 - C14 Fraction	mg/kg	50	NL	<50	<50	560
C15 - C28 Fraction	mg/kg	100	NL	<100	<100	590
C29 - C36 Fraction	mg/kg	100	NL	<100	<100	<100
C10 - C36 Fraction (sum)	mg/kg	50	NL	<50	<50	1150
EP080/071: Total Recoverable Hydrocarbons - NEPM 2013 Fractions						
C6 - C10 Fraction	mg/kg	10	50*	<10	<10	<10
C6 - C10 Fraction minus BTEX (F1)	mg/kg	10	180	<10	<10	<10
>C10 - C16 Fraction	mg/kg	50	130	<50	<50	600
>C16 - C34 Fraction	mg/kg	100	4500	<100	<100	570
>C34 - C40 Fraction	mg/kg	100	6300	<100	<100	<100
>C10 - C40 Fraction (sum)	mg/kg	50	NL	<50	<50	1170
>C10 - C16 Fraction minus Naphthalene (F2)	mg/kg	50	120	<50	<50	600
EP080: BTEXN						

78 Yarran Street Coonamble NSW

Preliminary Site Investigation

Analyte	Unit	LOR ¹	HIL A-Residential A	24-169-1	24-169-2	24-169-3
Benzene	mg/kg	0.2	0.6	<0.2	<0.2	<0.2
Toluene	mg/kg	0.5	260	<0.5	<0.5	<0.5
Ethylbenzene	mg/kg	0.5	NL	<0.5	<0.5	<0.5
meta- & para-Xylene	mg/kg	0.5	NL	<0.5	<0.5	<0.5
ortho-Xylene	mg/kg	0.5	NL	<0.5	<0.5	<0.5
Total Xylenes	mg/kg	0.5	70	<0.5	<0.5	<0.5
Sum of BTEX	mg/kg	0.2	NL	<0.2	<0.2	<0.2
Naphthalene	mg/kg	1	3	<1	<1	<1

Notes:

- (1) LOR = Limit of Reporting
- (2) HSL for arsenic assumes 70% oral bioavailability. Site-specific bioavailability may be important and should be considered where proper.

8 Discussion

The main purpose of this PSI is to uncover any past or current activities that could result in contamination of this site, evaluate the potential of contamination, and conduct an initial assessment of the soil contamination conditions.

During the PSI three soil samples (24-169-1, 24-169-2, and 24-169-3) were obtained from the subject site.

The three samples were sent to the laboratory for analysis and were analysed for multiple metals, hydrocarbons and pesticides based on site history and field findings.

The results from samples 24-169-1 and 24-169-2 show normal background levels and no elevated levels of metals, hydrocarbons, or pesticides.

Sample 24-169-3 consisted of a minor discharge from a truck trailer which could not be clearly identified on the site. The results of this sample showed exceedance of total petroleum hydrocarbons [C10 - C14 Fraction, C15 - C28 Fraction, and C10 - C36 Fraction (sum)] and total recoverable hydrocarbons [>C10 - C16 Fraction, >C16 - C34 Fraction, >C10 - C40 Fraction (sum), >C10 - C16 Fraction minus Naphthalene (F2)]. The results are highlighted in red in Table 3 above.

8.1 Total Petroleum Hydrocarbons (TPH) and Total Recoverable Hydrocarbons (TRH)

TPH refers to the sum of all hydrocarbons found in a sample. These hydrocarbons can range from light, volatile compounds (like those found in petrol) to heavy, viscous compounds (like those found in motor oil).

TRH refers to the total concentration of hydrocarbons that can be extracted from a sample using a solvent. These hydrocarbons typically range from lighter, more volatile fractions (like petrol) to heavier fractions (like diesel and lubricating oils).

The concentration of TPH and TRH in sample 24-169-3 is an exceedance of the threshold levels. This site was sampled on the basis that the drips from the truck trailer could not be clearly identified. This is an isolated site. The photographs of the site show that it is contained and has only affected the top 50mm of soil. It is not consistent with a large leak of concern that may create a health risk to the proposed development.

The presence of this isolated contamination is considered a legacy of the trucks being parked on the land. No fuel storage or larger areas of contamination are present as a result of the trucks and trailers parked on the land.

78 Yarran Street Coonamble NSW

Preliminary Site Investigation

9 Conclusions

The preliminary site investigation at 70 to 78 Yarran Street in Coonamble found the soils within the areas minor, very isolated contamination from oil based materials that had dripped from an old tractor and a truck trailer. These spots of contamination do not extend across the site.

As they are isolated sites, remediation would involve a one or two kilograms of soil to be removed and taken to the local landfill for disposal. This contamination is not considered a risk to the intended landuse of the property.

All other analytical results for the soil sampled were below Health Investigation Levels A (Residential A) Threshold Criteria, which was adopted for the site on the basis that it will be used for a Residential purposes.

The site condition, past, and current site activities described in this PSI show no potential for contamination that may impact the intended use of this property for residential purposes.

Based on the desktop search, laboratory results, and site inspection of the environmental condition of 70 and 78 Yarran Street Coonamble, minor isolated contamination is present. It is therefore recommended that when the trucks and tractor are removed from the property, these droplets of hydrocarbon material could be excavated and removed during an environmental clean of the property to be undertaken by the owner of the equipment parked on the land. Once this achieved, Council should re-assess the land to ensure that these oil droplets are removed and do not present any constraint to the intended residential development of the land.

Signatures :



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10 Limitations

This report is based on observation at the time of the investigation and the history of the site available to the authors. The conclusions and recommendations are based on the scope of works adopted, the method presented in this report, and the results of laboratory analysis undertaken for this investigation.

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78 Yarran Street Coonamble NSW

Preliminary Site Investigation

Appendix 1 – Standard Sampling Procedure

SMK Consultants - Soil Sampling, Storage, Transport and Laboratory Procedures

1. Field sampling

- **Preparation of Equipment** - All equipment to be utilised for the excavation, collection and storage of field samples is to be cleaned before entering the investigation site.
- **Onsite Sampling** – All equipment used for sample collection and excavation is to be cleaned between sampling actions. Cleaning is to be done using clean water and cleaning equipment to be dried before the next sampling action to ensure that all soil and water are removed from the sampling implement.
- **Field Observations** – The sampler is to record the date of sampling, location of sampling, conditions of sampling (weather), observation of the condition of soil, odours, potential contamination, level, and type of contamination.
- **Sampling Order** – Where it is envisaged that parts of the investigation area are more contaminated than other parts, the less contaminated areas are to be sampled before contaminated areas.

2. Sample Storage

- All samples are to be placed in cold storage (esky, fridge) and chilled to approximately 3-4 C⁰ as soon as practicable.
- All samples are to be documented and forwarded to the selected laboratory as soon as practicable.

3. Transport of Samples

- Chain of Custody forms are to be prepared for inclusion with samples for Transport. Forms are to include project reference, Client, date of sampling, a listing of laboratory testing to be done on each sample, sample container description, date of transport, and condition of samples at the time of despatch.
- Laboratory to be advised by fax/email of pending arrival date for samples and type of testing to be done. (E.g. Forward a copy of the COC form)
- Samples are to be securely packed in an esky with sufficient ice to maintain the sample temperature at the required level until received by the Laboratory.
- Courier to be contacted for pick-up of samples at the latest possible time.

4. Laboratory Analysis

- The laboratory is to prepare a response COC to indicate that samples were delivered in suitable condition to maintain the integrity of samples, a list of testing required was received and the expected date for issue of results.
- The Laboratory is to undertake the required and documented QC/QA procedures as set out by the National Association of Testing Authorities (NATA)
- Where the Laboratory has its procedures, these procedures are to be documented and noted on the test results.
- Laboratory to maintain their appropriate system of internal check samples, duplicates, and external laboratory comparisons.

5. Correlation of Field Observations and Laboratory Results

- Field observations are to be correlated with laboratory results.
- Where a laboratory result does not correlate with a field observation, the investigation must consider re-sampling of the site to provide additional evidence to determine whether the contamination is present.

6. Laboratory Duplication Requirements

- Laboratory duplications are required during a detailed site investigation where the risk of contamination and the potential consequences of contamination are considered as significant to human health or the environment, or where the laboratory operates this procedure as part of standard quality assurance management practices.
- Duplications are to be in two forms when it is determined that duplications are required.
- Field duplications are to be undertaken at a rate of one sample per 10 field samples. The field duplicate preparation involves obtaining sufficient sample material from the randomly selected point to prepare two samples. The duplicate is to be identified with a reference known to the sampler to ensure that the laboratory is unaware of the field duplicate identification or reference. The duplicate sample is to be evaluated for the same parameters as the original sample and then results are to be compared once laboratory results are provided. The scientist/sampler is then required to assess the results for the duplicated sample to determine variations in laboratory results. If a significant variation is noted, the laboratory should be advised to enable retesting of the sample to determine whether the results are correct or whether procedural errors have occurred in the laboratory.
- Laboratory duplicates and external duplicates to be determined by the Laboratories QC/QA system. Laboratory to be advised of duplicate requirements before submission of samples.

78 Yarran Street Coonamble NSW

Preliminary Site Investigation

Appendix 2 – Certificate of Analysis for Soil Samples.



CERTIFICATE OF ANALYSIS

Work Order	: ES2414379	Page	: 1 of 8
Client	: SMK CONSULTANTS PTY LTD	Laboratory	: Environmental Division Sydney
Contact	: MR PETER TAYLOR	Contact	: Customer Services ES
Address	: P.O.Box 774 39 FROME STREET MOREE NSW, AUSTRALIA 2400	Address	: 277-289 Woodpark Road Smithfield NSW Australia 2164
Telephone	: +61 02 6752 1021	Telephone	: +61-2-8784 8555
Project	: 78 Yarran Street Coonamble NSW 2829	Date Samples Received	: 03-May-2024 08:00
Order number	: ----	Date Analysis Commenced	: 07-May-2024
C-O-C number	: 24-169	Issue Date	: 13-May-2024 17:53
Sampler	: PETER TAYLOR		
Site	: ----		
Quote number	: EN/333		
No. of samples received	: 3		
No. of samples analysed	: 3		



Accreditation No. 825
Accredited for compliance with
ISO/IEC 17025 - Testing

This report supersedes any previous report(s) with this reference. Results apply to the sample(s) as submitted, unless the sampling was conducted by ALS. This document shall not be reproduced, except in full.

This Certificate of Analysis contains the following information:

- General Comments
- Analytical Results
- Surrogate Control Limits

Additional information pertinent to this report will be found in the following separate attachments: Quality Control Report, QA/QC Compliance Assessment to assist with Quality Review and Sample Receipt Notification.

Signatories

This document has been electronically signed by the authorized signatories below. Electronic signing is carried out in compliance with procedures specified in 21 CFR Part 11.

Signatories	Position	Accreditation Category
Ankit Joshi	Senior Chemist - Inorganics	Sydney Inorganics, Smithfield, NSW
Edwandy Fadjar	Organic Coordinator	Sydney Inorganics, Smithfield, NSW
Edwandy Fadjar	Organic Coordinator	Sydney Organics, Smithfield, NSW

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Page 21 of 28

78 Yarran Street Coonamble NSW

Preliminary Site Investigation



Page : 2 of 8
 Work Order : ES2414379
 Client : SMK CONSULTANTS PTY LTD
 Project : 78 Yarran Street Coonamble NSW 2829

General Comments

The analytical procedures used by ALS have been developed from established internationally recognised procedures such as those published by the USEPA, APHA, AS and NEPM. In house developed procedures are fully validated and are often at the client request.

Where moisture determination has been performed, results are reported on a dry weight basis.

Where a reported less than (<) result is higher than the LOR, this may be due to primary sample extract/digestate dilution and/or insufficient sample for analysis.

Where the LOR of a reported result differs from standard LOR, this may be due to high moisture content, insufficient sample (reduced weight employed) or matrix interference.

When sampling time information is not provided by the client, sampling dates are shown without a time component. In these instances, the time component has been assumed by the laboratory for processing purposes.

Where a result is required to meet compliance limits the associated uncertainty must be considered. Refer to the ALS Contract for details.

Key : CAS Number = CAS registry number from database maintained by Chemical Abstracts Services. The Chemical Abstracts Service is a division of the American Chemical Society.

LOR = Limit of reporting

^ = This result is computed from individual analyte detections at or above the level of reporting

@ = ALS is not NATA accredited for these tests.

~ = Indicates an estimated value.

- Benzo(a)pyrene Toxicity Equivalent Quotient (TEQ) per the NEPM (2013) is the sum total of the concentration of the eight carcinogenic PAHs multiplied by their Toxicity Equivalence Factor (TEF) relative to Benzo(a)pyrene. TEF values are provided in brackets as follows: Benzo(a)anthracene (0.1), Chrysene (0.01), Benzo(b+j) & Benzo(k)fluoranthene (0.1), Benzo(a)pyrene (1.0), Indeno(1,2,3-cd)pyrene (0.1), Dibenz(a,h)anthracene (1.0), Benzo(g,h,i)perylene (0.01). Less than LOR results for 'TEQ Zero' are treated as zero, for 'TEQ 1/2LOR' are treated as half the reported LOR, and for 'TEQ LOR' are treated as being equal to the reported LOR. Note: TEQ 1/2LOR and TEQ LOR will calculate as 0.6mg/Kg and 1.2mg/Kg respectively for samples with non-detects for all of the eight TEQ PAHs.
- EP080: Where reported, Total Xylenes is the sum of the reported concentrations of m&p-Xylene and o-Xylene at or above the LOR.
- EP068: Where reported, Total Chlordane (sum) is the sum of the reported concentrations of cis-Chlordane and trans-Chlordane at or above the LOR.
- EP068: Where reported, Total OCP is the sum of the reported concentrations of all Organochlorine Pesticides at or above LOR.
- EP075(SIM): Where reported, Total Cresol is the sum of the reported concentrations of 2-Methylphenol and 3- & 4-Methylphenol at or above the LOR.
- EP071: Results of sample 24-169-3 have been confirmed by re-extraction and re-analysis.
- EK057G: LOR raised for Nitrite due to sample matrix.
- EK059G: LOR raised for NOx due to sample matrix.

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Page 22 of 28

78 Yarran Street Coonamble NSW

Preliminary Site Investigation

Page : 3 of 8
 Work Order : ES2414379
 Client : SMK CONSULTANTS PTY LTD
 Project : 78 Yarran Street Coonamble NSW 2829



Analytical Results

Sub-Matrix: SOIL (Matrix: SOIL)				Sample ID	24-169-1 Centre-top and subsoil	24-169-2 Southeast-top and subsoil	24-169-3 Under the truck and subsoil	---	---
Sampling date / time					30-Apr-2024 00:00	30-Apr-2024 00:00	30-Apr-2024 00:00	---	---
Compound	CAS Number	LOR	Unit		ES2414379-001	ES2414379-002	ES2414379-003	---	---
				Result	Result	Result	---	---	---
EA055: Moisture Content (Dried @ 105-110°C)									
Moisture Content	---	1.0	%		5.8	9.6	15.6	---	---
EG005(ED093)T: Total Metals by ICP-AES									
Arsenic	7440-38-2	5	mg/kg		<5	<5	<5	---	---
Cadmium	7440-43-9	1	mg/kg		<1	<1	<1	---	---
Chromium	7440-47-3	2	mg/kg		24	31	20	---	---
Copper	7440-50-8	5	mg/kg		13	16	11	---	---
Lead	7439-92-1	5	mg/kg		8	9	5	---	---
Nickel	7440-02-0	2	mg/kg		22	28	15	---	---
Zinc	7440-66-6	5	mg/kg		53	64	72	---	---
EG035T: Total Recoverable Mercury by FIMS									
Mercury	7439-97-6	0.1	mg/kg		<0.1	<0.1	<0.1	---	---
EK057G: Nitrite as N by Discrete Analyser									
Nitrite as N (Sol.)	14797-65-0	0.1	mg/kg		<0.1	<0.1	<5.0	---	---
EK058G: Nitrate as N by Discrete Analyser									
Nitrate as N (Sol.)	14797-55-8	0.1	mg/kg		37.2	41.7	<5.0	---	---
EK059G: Nitrite plus Nitrate as N (NO_x) by Discrete Analyser									
Nitrite + Nitrate as N (Sol.)	---	0.1	mg/kg		37.2	41.7	<5.0	---	---
EP066: Polychlorinated Biphenyls (PCB)									
Total Polychlorinated biphenyls	---	0.1	mg/kg		<0.1	<0.1	<0.1	---	---
EP068A: Organochlorine Pesticides (OC)									
alpha-BHC	319-84-6	0.05	mg/kg		<0.05	<0.05	<0.05	---	---
Hexachlorobenzene (HCB)	118-74-1	0.05	mg/kg		<0.05	<0.05	<0.05	---	---
beta-BHC	319-85-7	0.05	mg/kg		<0.05	<0.05	<0.05	---	---
gamma-BHC	58-89-9	0.05	mg/kg		<0.05	<0.05	<0.05	---	---
delta-BHC	319-86-8	0.05	mg/kg		<0.05	<0.05	<0.05	---	---
Heptachlor	76-44-8	0.05	mg/kg		<0.05	<0.05	<0.05	---	---

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Page 23 of 28

78 Yarran Street Coonamble NSW

Preliminary Site Investigation

Page : 4 of 8
 Work Order : ES2414379
 Client : SMK CONSULTANTS PTY LTD
 Project : 78 Yarran Street Coonamble NSW 2829



Analytical Results

Sub-Matrix: SOIL
 (Matrix: SOIL)

Sample ID

				24-169-1 Centre-top and subsoil	24-169-2 Southeast-top and subsoil	24-169-3 Under the truck and subsoil	—	—
Sampling date / time				30-Apr-2024 00:00	30-Apr-2024 00:00	30-Apr-2024 00:00	—	—
Compound				CAS Number	LOR	Unit	Result	Result
							Result	Result
EP068A: Organochlorine Pesticides (OC) - continued								
Aldrin	309-00-2	0.05	mg/kg	<0.05	<0.05	<0.05	—	—
Heptachlor epoxide	1024-57-3	0.05	mg/kg	<0.05	<0.05	<0.05	—	—
^A Total Chlordane (sum)	—	0.05	mg/kg	<0.05	<0.05	<0.05	—	—
trans-Chlordane	5103-74-2	0.05	mg/kg	<0.05	<0.05	<0.05	—	—
alpha-Endosulfan	959-98-8	0.05	mg/kg	<0.05	<0.05	<0.05	—	—
cis-Chlordane	5103-71-9	0.05	mg/kg	<0.05	<0.05	<0.05	—	—
Dieldrin	60-57-1	0.05	mg/kg	<0.05	<0.05	<0.05	—	—
4,4'-DDE	72-55-9	0.05	mg/kg	<0.05	<0.05	<0.05	—	—
Endrin	72-20-8	0.05	mg/kg	<0.05	<0.05	<0.05	—	—
beta-Endosulfan	33213-65-9	0.05	mg/kg	<0.05	<0.05	<0.05	—	—
^A Endosulfan (sum)	115-29-7	0.05	mg/kg	<0.05	<0.05	<0.05	—	—
4,4'-DDD	72-54-8	0.05	mg/kg	<0.05	<0.05	<0.05	—	—
Endrin aldehyde	7421-93-4	0.05	mg/kg	<0.05	<0.05	<0.05	—	—
Endosulfan sulfate	1031-07-8	0.05	mg/kg	<0.05	<0.05	<0.05	—	—
4,4'-DDT	50-29-3	0.2	mg/kg	<0.2	<0.2	<0.2	—	—
Endrin ketone	53494-70-5	0.05	mg/kg	<0.05	<0.05	<0.05	—	—
Methoxychlor	72-43-5	0.2	mg/kg	<0.2	<0.2	<0.2	—	—
^A Sum of Aldrin + Dieldrin	309-00-2/60-57-1	0.05	mg/kg	<0.05	<0.05	<0.05	—	—
^A Sum of DDD + DDE + DDT	72-54-8/72-55-9/50-29-3	0.05	mg/kg	<0.05	<0.05	<0.05	—	—
EP068B: Organophosphorus Pesticides (OP)								
Dichlorvos	62-73-7	0.05	mg/kg	<0.05	<0.05	<0.05	—	—
Demeton-S-methyl	919-85-8	0.05	mg/kg	<0.05	<0.05	<0.05	—	—
Monocrotophos	6923-22-4	0.2	mg/kg	<0.2	<0.2	<0.2	—	—
Dimethoate	60-51-5	0.05	mg/kg	<0.05	<0.05	<0.05	—	—
Diazinon	333-41-5	0.05	mg/kg	<0.05	<0.05	<0.05	—	—

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Page 24 of 28

78 Yarran Street Coonamble NSW

Preliminary Site Investigation

Page : 5 of 8
 Work Order : ES2414379
 Client : SMK CONSULTANTS PTY LTD
 Project : 78 Yarran Street Coonamble NSW 2829



Analytical Results

Sub-Matrix: SOIL
 (Matrix: SOIL)

Sample ID

				24-169-1 Centre-top and subsoil	24-169-2 Southeast-top and subsoil	24-169-3 Under the truck and subsoil	—	—
Sampling date / time				30-Apr-2024 00:00	30-Apr-2024 00:00	30-Apr-2024 00:00	—	—
Compound				CAS Number	LOR	Unit	Result	Result
							Result	Result
EP068B: Organophosphorus Pesticides (OP) - Continued								
Chlorpyrifos-methyl	5598-13-0	0.05	mg/kg	<0.05	<0.05	<0.05	—	—
Parathion-methyl	298-00-0	0.2	mg/kg	<0.2	<0.2	<0.2	—	—
Malathion	121-75-5	0.05	mg/kg	<0.05	<0.05	<0.05	—	—
Fenthion	55-38-9	0.05	mg/kg	<0.05	<0.05	<0.05	—	—
Chlorpyrifos	2921-88-2	0.05	mg/kg	<0.05	<0.05	<0.05	—	—
Parathion	56-38-2	0.2	mg/kg	<0.2	<0.2	<0.2	—	—
Pirimphos-ethyl	23505-41-1	0.05	mg/kg	<0.05	<0.05	<0.05	—	—
Chlorfenvinphos	470-90-6	0.05	mg/kg	<0.05	<0.05	<0.05	—	—
Bromophos-ethyl	4824-78-6	0.05	mg/kg	<0.05	<0.05	<0.05	—	—
Fenamiphos	22224-92-6	0.05	mg/kg	<0.05	<0.05	<0.05	—	—
Prothiotos	34643-46-4	0.05	mg/kg	<0.05	<0.05	<0.05	—	—
Ethion	563-12-2	0.05	mg/kg	<0.05	<0.05	<0.05	—	—
Carbophenothion	786-19-6	0.05	mg/kg	<0.05	<0.05	<0.05	—	—
Azinphos Methyl	86-50-0	0.05	mg/kg	<0.05	<0.05	<0.05	—	—
EP075(SIM)B: Polynuclear Aromatic Hydrocarbons								
Naphthalene	91-20-3	0.5	mg/kg	<0.5	<0.5	<0.5	—	—
Acenaphthylene	208-96-8	0.5	mg/kg	<0.5	<0.5	<0.5	—	—
Acenaphthene	83-32-9	0.5	mg/kg	<0.5	<0.5	<0.5	—	—
Fluorene	86-73-7	0.5	mg/kg	<0.5	<0.5	<0.5	—	—
Phenanthrene	85-01-8	0.5	mg/kg	<0.5	<0.5	<0.5	—	—
Anthracene	120-12-7	0.5	mg/kg	<0.5	<0.5	<0.5	—	—
Fluoranthene	206-44-0	0.5	mg/kg	<0.5	<0.5	<0.5	—	—
Pyrene	129-00-0	0.5	mg/kg	<0.5	<0.5	<0.5	—	—
Benz(a)anthracene	56-55-3	0.5	mg/kg	<0.5	<0.5	<0.5	—	—
Chrysene	218-01-9	0.5	mg/kg	<0.5	<0.5	<0.5	—	—
Benzo(b,j)fluoranthene	205-99-2 205-82-3	0.5	mg/kg	<0.5	<0.5	<0.5	—	—

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Page 25 of 28

78 Yarran Street Coonamble NSW

Preliminary Site Investigation

Page : 6 of 8
 Work Order : ES2414379
 Client : SMK CONSULTANTS PTY LTD
 Project : 78 Yarran Street Coonamble NSW 2829



Analytical Results

Sub-Matrix: SOIL (Matrix: SOIL)				Sample ID	24-169-1 Centre-top and subsoil	24-169-2 Southeast-top and subsoil	24-169-3 Under the truck and subsoil	---	---
Sampling date / time					30-Apr-2024 00:00	30-Apr-2024 00:00	30-Apr-2024 00:00	---	---
Compound	CAS Number	LOR	Unit		ES2414379-001	ES2414379-002	ES2414379-003	---	---
				Result	Result	Result	Result	---	---
EP075(SIM)B: Polynuclear Aromatic Hydrocarbons - Continued									
Benzo(k)fluoranthene	207-08-9	0.5	mg/kg	<0.5	<0.5	<0.5	<0.5	---	---
Benzo(a)pyrene	50-32-8	0.5	mg/kg	<0.5	<0.5	<0.5	<0.5	---	---
Indeno(1,2,3-cd)pyrene	193-39-5	0.5	mg/kg	<0.5	<0.5	<0.5	<0.5	---	---
Dibenz(a,h)anthracene	53-70-3	0.5	mg/kg	<0.5	<0.5	<0.5	<0.5	---	---
Benzo(g,h,i)perylene	191-24-2	0.5	mg/kg	<0.5	<0.5	<0.5	<0.5	---	---
^A Sum of polycyclic aromatic hydrocarbons	---	0.5	mg/kg	<0.5	<0.5	<0.5	<0.5	---	---
^A Benzo(a)pyrene TEQ (zero)	---	0.5	mg/kg	<0.5	<0.5	<0.5	<0.5	---	---
^A Benzo(a)pyrene TEQ (half LOR)	---	0.5	mg/kg	0.6	0.6	0.6	0.6	---	---
^A Benzo(a)pyrene TEQ (LOR)	---	0.5	mg/kg	1.2	1.2	1.2	1.2	---	---
EP080/071: Total Petroleum Hydrocarbons									
C6 - C9 Fraction	---	10	mg/kg	<10	<10	<10	<10	---	---
C10 - C14 Fraction	---	50	mg/kg	<50	<50	<50	<50	---	---
C15 - C28 Fraction	---	100	mg/kg	<100	<100	<100	<100	---	---
C29 - C36 Fraction	---	100	mg/kg	<100	<100	<100	<100	---	---
^A C10 - C36 Fraction (sum)	---	50	mg/kg	<50	<50	<50	1150	---	---
EP080/071: Total Recoverable Hydrocarbons - NEPM 2013 Fractions									
C6 - C10 Fraction	C6_C10	10	mg/kg	<10	<10	<10	<10	---	---
^A C6 - C10 Fraction minus BTEX (F1)	C6_C10-BTEX	10	mg/kg	<10	<10	<10	<10	---	---
>C10 - C16 Fraction	---	50	mg/kg	<50	<50	<50	600	---	---
>C16 - C34 Fraction	---	100	mg/kg	<100	<100	<100	570	---	---
>C34 - C40 Fraction	---	100	mg/kg	<100	<100	<100	<100	---	---
^A >C10 - C40 Fraction (sum)	---	50	mg/kg	<50	<50	<50	1170	---	---
^A >C10 - C16 Fraction minus Naphthalene (F2)	---	50	mg/kg	<50	<50	<50	600	---	---
EP080: BTEXN									
Benzene	71-43-2	0.2	mg/kg	<0.2	<0.2	<0.2	<0.2	---	---

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Page 26 of 28

78 Yarran Street Coonamble NSW

Preliminary Site Investigation

Page : 7 of 8
 Work Order : ES2414379
 Client : SMK CONSULTANTS PTY LTD
 Project : 78 Yarran Street Coonamble NSW 2829



Analytical Results

Sub-Matrix: SOIL (Matrix: SOIL)				Sample ID	24-169-1 Centre-top and subsoil	24-169-2 Southeast-top and subsoil	24-169-3 Under the truck and subsoil	---	---
Sampling date / time					30-Apr-2024 00:00	30-Apr-2024 00:00	30-Apr-2024 00:00	---	---
Compound	CAS Number	LOR	Unit	ES2414379-001	ES2414379-002	ES2414379-003	---	---	---
				Result	Result	Result	---	---	---
EP080: BTEXN - Continued									
Toluene	108-88-3	0.5	mg/kg	<0.5	<0.5	<0.5	---	---	---
Ethylbenzene	100-41-4	0.5	mg/kg	<0.5	<0.5	<0.5	---	---	---
meta- & para-Xylene	108-38-3 106-42-3	0.5	mg/kg	<0.5	<0.5	<0.5	---	---	---
ortho-Xylene	95-47-6	0.5	mg/kg	<0.5	<0.5	<0.5	---	---	---
^a Sum of BTEX	---	0.2	mg/kg	<0.2	<0.2	<0.2	---	---	---
^a Total Xylenes	---	0.5	mg/kg	<0.5	<0.5	<0.5	---	---	---
Naphthalene	91-20-3	1	mg/kg	<1	<1	<1	---	---	---
EP066S: PCB Surrogate									
Decachlorobiphenyl	2051-24-3	0.1	%	79.6	89.1	76.2	---	---	---
EP068S: Organochlorine Pesticide Surrogate									
Dibromo-DDE	21655-73-2	0.05	%	111	131	90.3	---	---	---
EP068T: Organophosphorus Pesticide Surrogate									
DEF	78-48-8	0.05	%	78.9	62.8	86.8	---	---	---
EP075(SIM)S: Phenolic Compound Surrogates									
Phenol-d6	13127-88-3	0.5	%	86.9	93.8	102	---	---	---
2-Chlorophenol-D4	93951-73-6	0.5	%	90.5	95.1	95.5	---	---	---
2,4,6-Trifluorophenol	118-79-6	0.5	%	76.3	78.1	87.6	---	---	---
EP075(SIM)T: PAH Surrogates									
2-Fluorobiphenyl	321-60-8	0.5	%	103	87.6	97.2	---	---	---
Anthracene-d10	1719-06-8	0.5	%	110	106	104	---	---	---
4-Terphenyl-d14	1718-51-0	0.5	%	105	102	93.4	---	---	---
EP080S: TPH(V)/BTEX Surrogates									
1,2-Dichloroethane-D4	17060-07-0	0.2	%	83.9	88.8	74.9	---	---	---
Toluene-D8	2037-26-5	0.2	%	81.4	93.4	77.2	---	---	---
4-Bromofluorobenzene	460-00-4	0.2	%	97.0	108	91.4	---	---	---

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Page 27 of 28

78 Yarran Street Coonamble NSW

Preliminary Site Investigation



Page : 8 of 8
 Work Order : ES2414379
 Client : SMK CONSULTANTS PTY LTD
 Project : 78 Yarran Street Coonamble NSW 2829

Surrogate Control Limits

Sub-Matrix: SOIL		Recovery Limits (%)	
Compound	CAS Number	Low	High
EP066S: PCB Surrogate			
Decachlorobiphenyl	2051-24-3	39	149
EP068S: Organochlorine Pesticide Surrogate			
Dibromo-DDE	21655-73-2	49	147
EP068T: Organophosphorus Pesticide Surrogate			
DEF	78-48-6	35	143
EP075(SIM)S: Phenolic Compound Surrogates			
Phenol-d6	13127-88-3	63	123
2-Chlorophenol-D4	93951-73-6	66	122
2,4,6-Tribromophenol	118-79-6	40	138
EP075(SIM)T: PAH Surrogates			
2-Fluorobiphenyl	321-60-8	70	122
Anthracene-d10	1719-06-8	66	128
4-Terphenyl-d14	1718-51-0	65	129
EP080S: TPH(V)/BTEX Surrogates			
1,2-Dichloroethane-D4	17060-07-0	63	125
Toluene-D8	2037-26-5	67	124
4-Bromofluorobenzene	460-00-4	66	131

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Page 28 of 28

APPENDIX D – Engineering Plans

23/111-5 - SOEE

70 & 78 Yarran Street, Coonamble

25 of 26



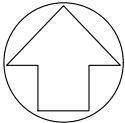
COONAMBLE SHIRE COUNCIL

YARRAN STREET - SUBDIVISION DESIGN

50% DETAILED DESIGN DRAWINGS

DRAWING INDEX

Sheet Number	Sheet Name
GE-101	Cover Sheet
GE-102	Overview Plan
PV-101	Pavement Details & Typical Sections
PV-102	Pavement Overview Plan
RA-101	Alignment Setout Plan
RD-101	Plan View - Sheet 1 of 3
RD-102	Plan View - Sheet 2 of 3
RD-103	Plan View - Sheet 3 of 3
RD-104	Longitudinal Section (MC-10) - Sheet 1 of 2
RD-105	Longitudinal Section (MC-10) - Sheet 2 of 2
RD-106	Longitudinal Section (MC-20)
RC-101	Cross Sections - Sheet 1 of 5
RC-102	Cross Sections - Sheet 2 of 5
RC-103	Cross Sections - Sheet 3 of 5
RC-104	Cross Sections - Sheet 4 of 5
RC-105	Cross Sections - Sheet 5 of 5
UT-101	Watermain Plan View - Sheet 1 of 3
UT-102	Watermain Plan View - Sheet 2 of 3
UT-103	Watermain Plan View - Sheet 3 of 3
UT-104	Watermain Longitudinal Section (WM-01)
UT-105	Watermain Longitudinal Section (WM-02)
UT-106	Watermain Connection Details
UT-107	Standard Drawing - Property Service Layout
UT-108	Standard Drawing - Cul-De-Sac Layout
UT-109	Sewer main Plan View - Sheet 1 of 3
UT-110	Sewer main Plan View - Sheet 2 of 3
UT-111	Sewer main Plan View - Sheet 3 of 3
UT-112	Sewer Main Longitudinal Section (SM-01)
UT-113	Sewer Main Longitudinal Section (SM-02)
UT-114	Standard Drawing - Sewer Manholes



LOCALITY PLAN



REV	DATE	REVISION DETAILS	APPROVED
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A	11-12-24	50% DETAIL DESIGN ISSUED FOR INTERNAL REVIEW	SOR

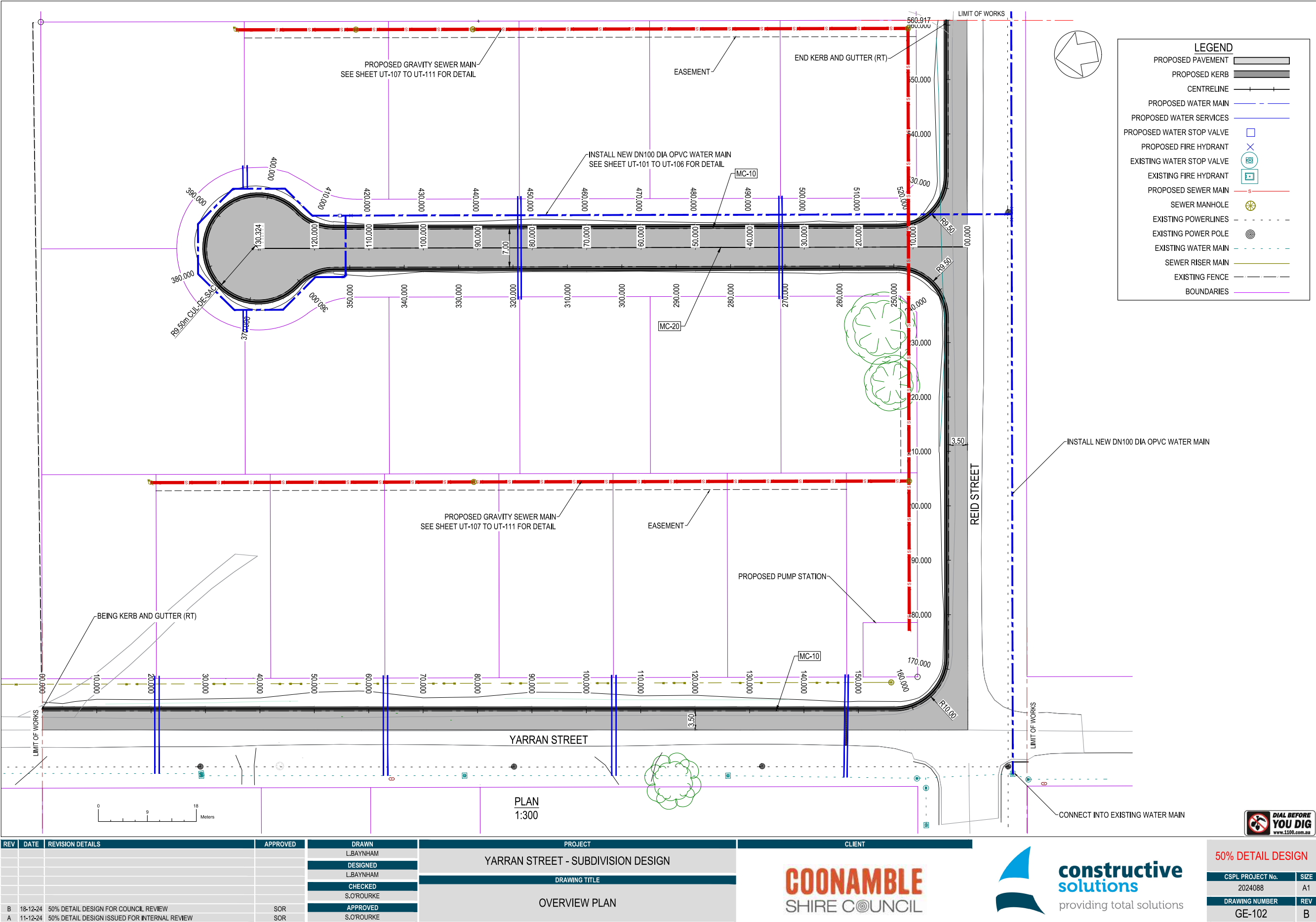
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DESIGNED	L.BAYNHAM
CHECKED	S.O'ROURKE
APPROVED	S.O'ROURKE

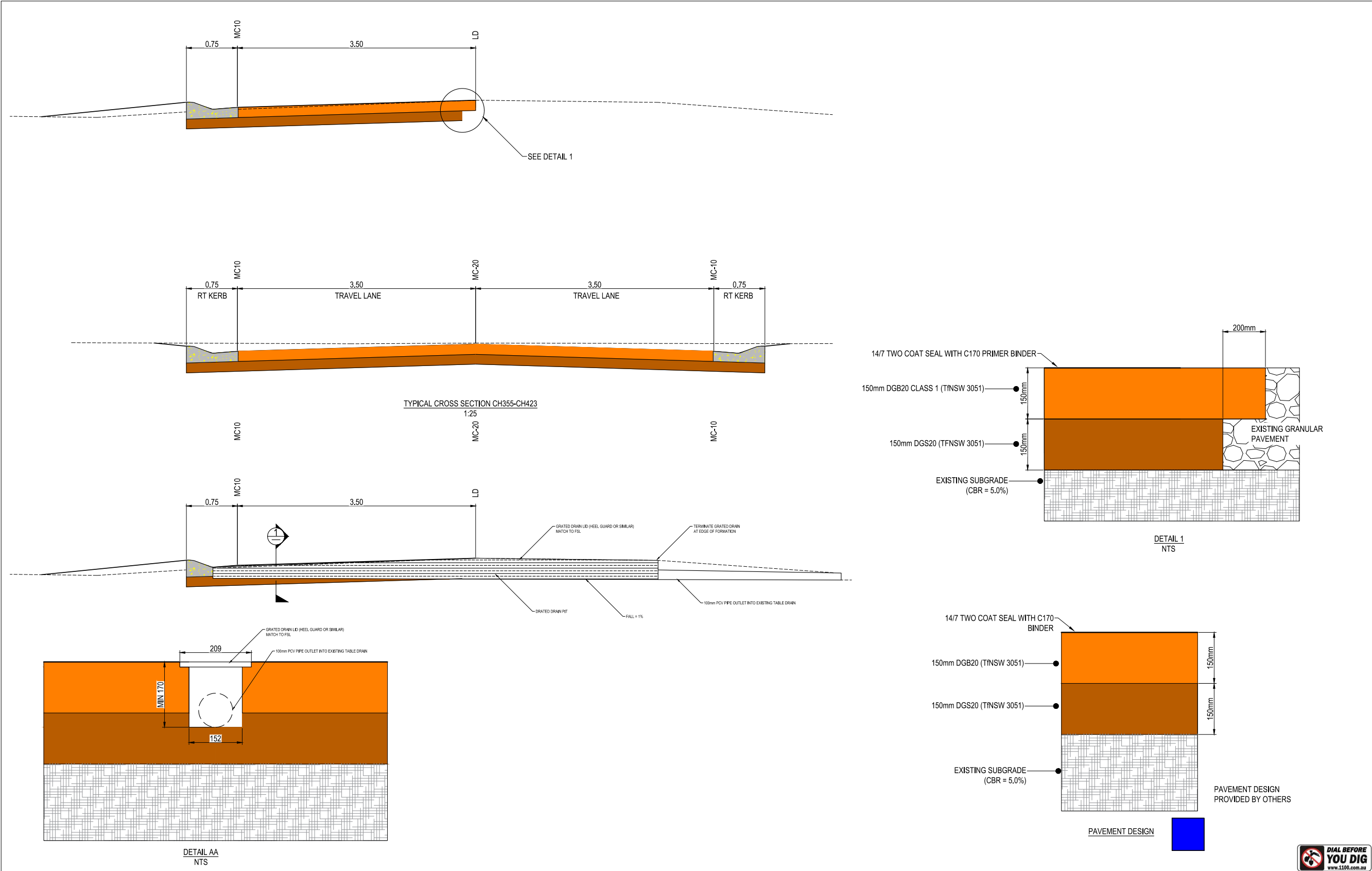
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DRAWING TITLE
COVER SHEET

CLIENT

providing total solutions

50% DETAIL DESIGN	
CSPL PROJECT No.	SIZE
2024088	A1
DRAWING NUMBER	REV
GE-101	B





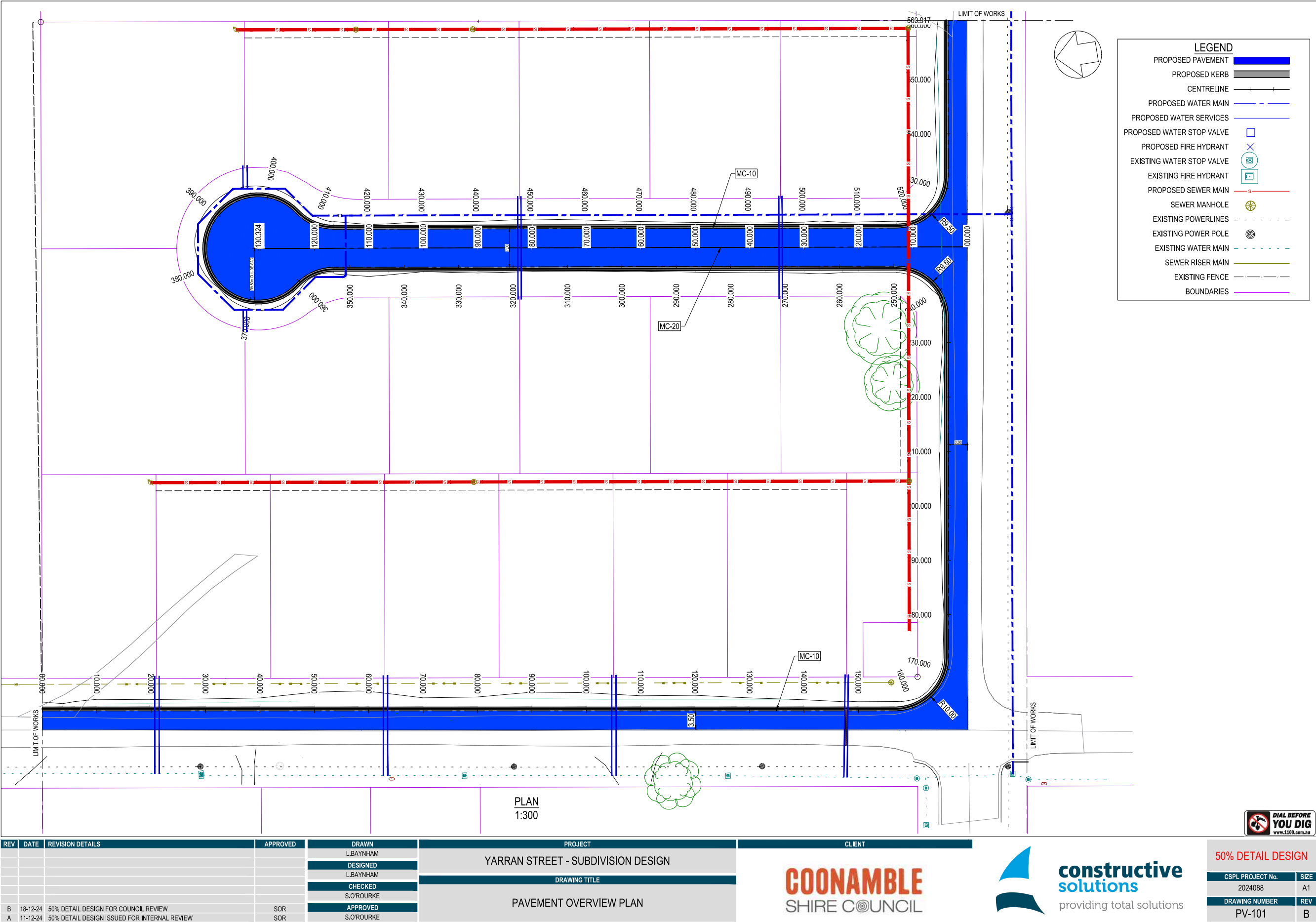
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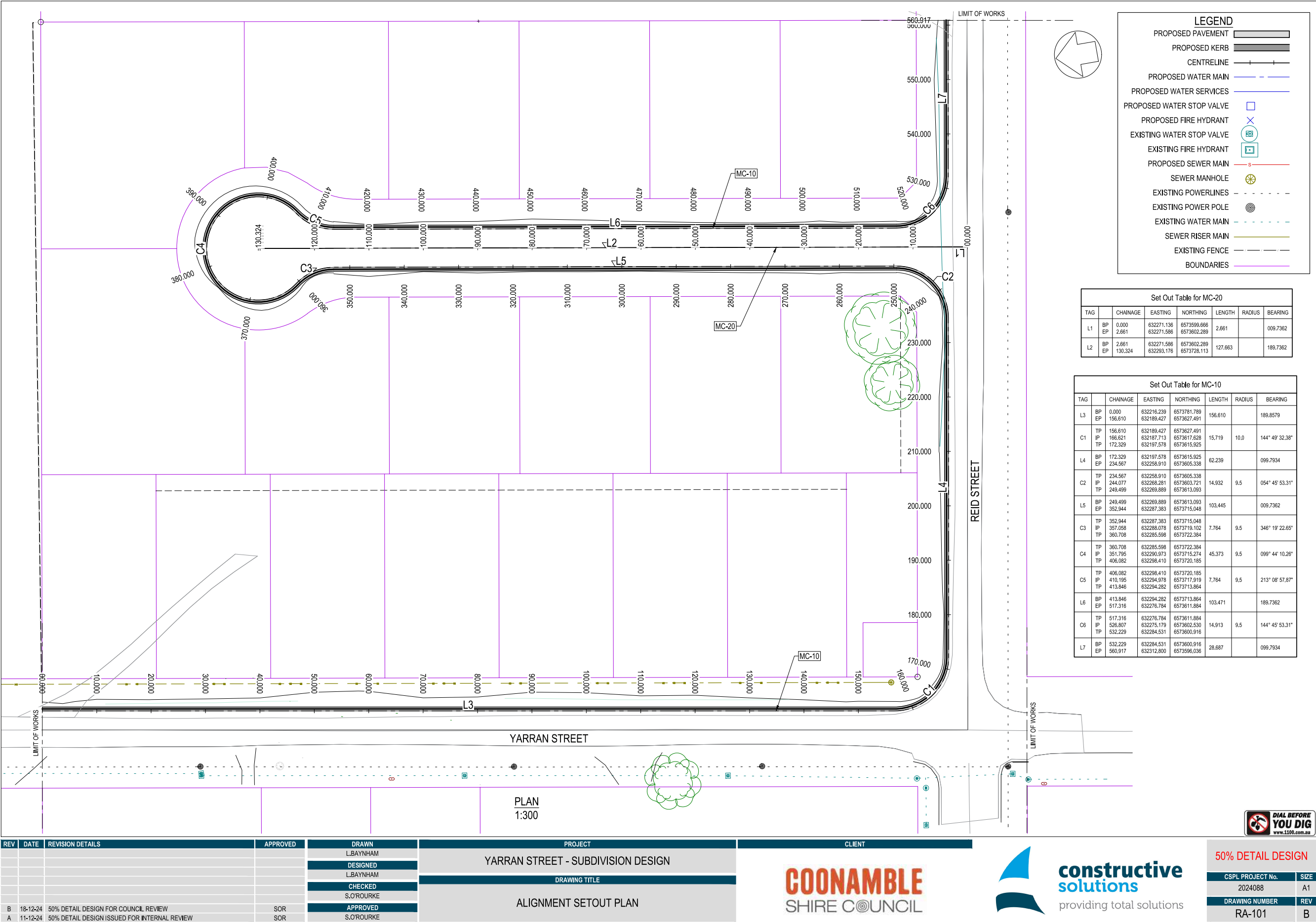
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L.BAYNHAM	L.BAYNHAM	S.O'ROURKE	S.O'ROURKE

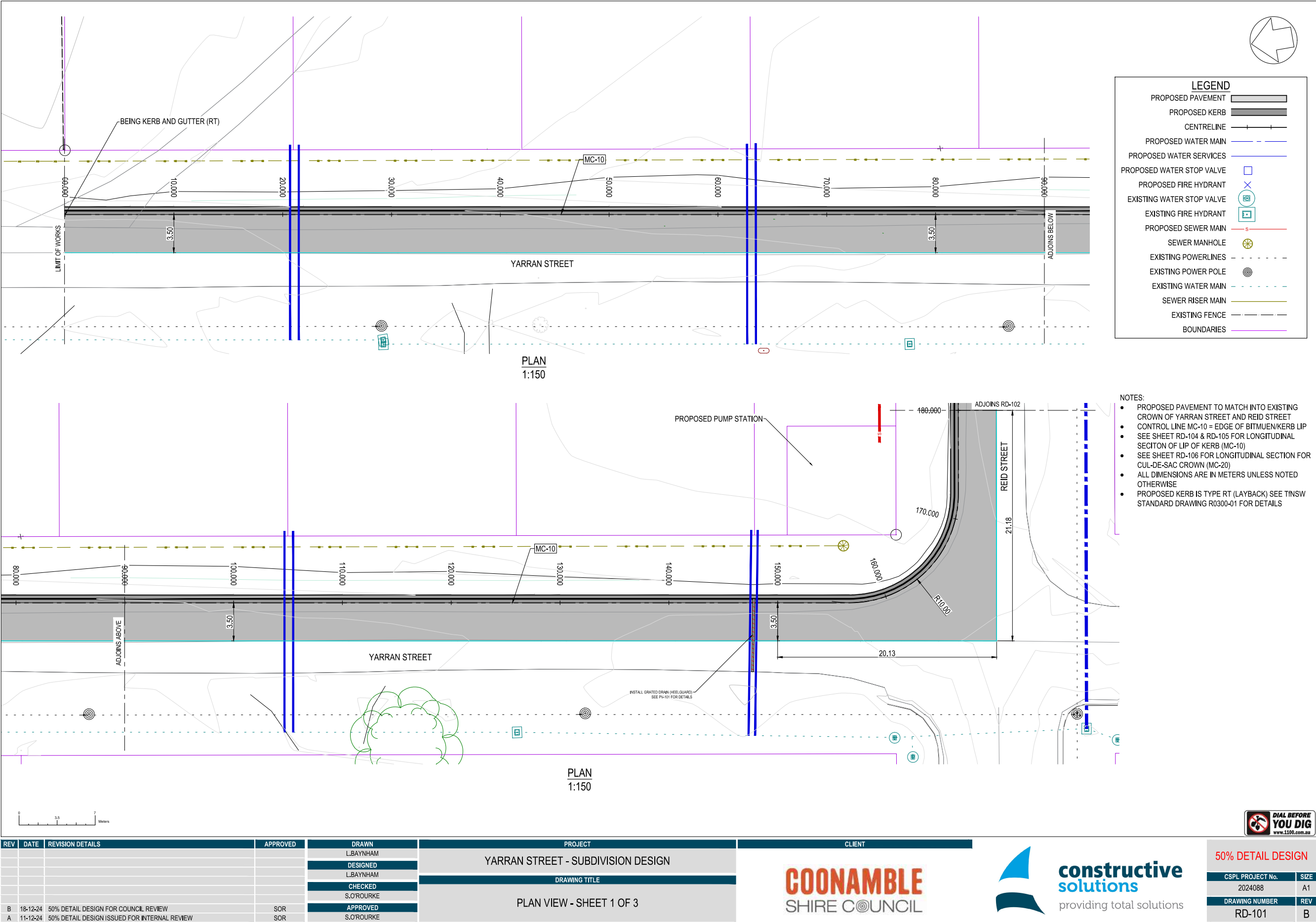
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YARRAN STREET - SUBDIVISION DESIGN	
DRAWING TITLE	
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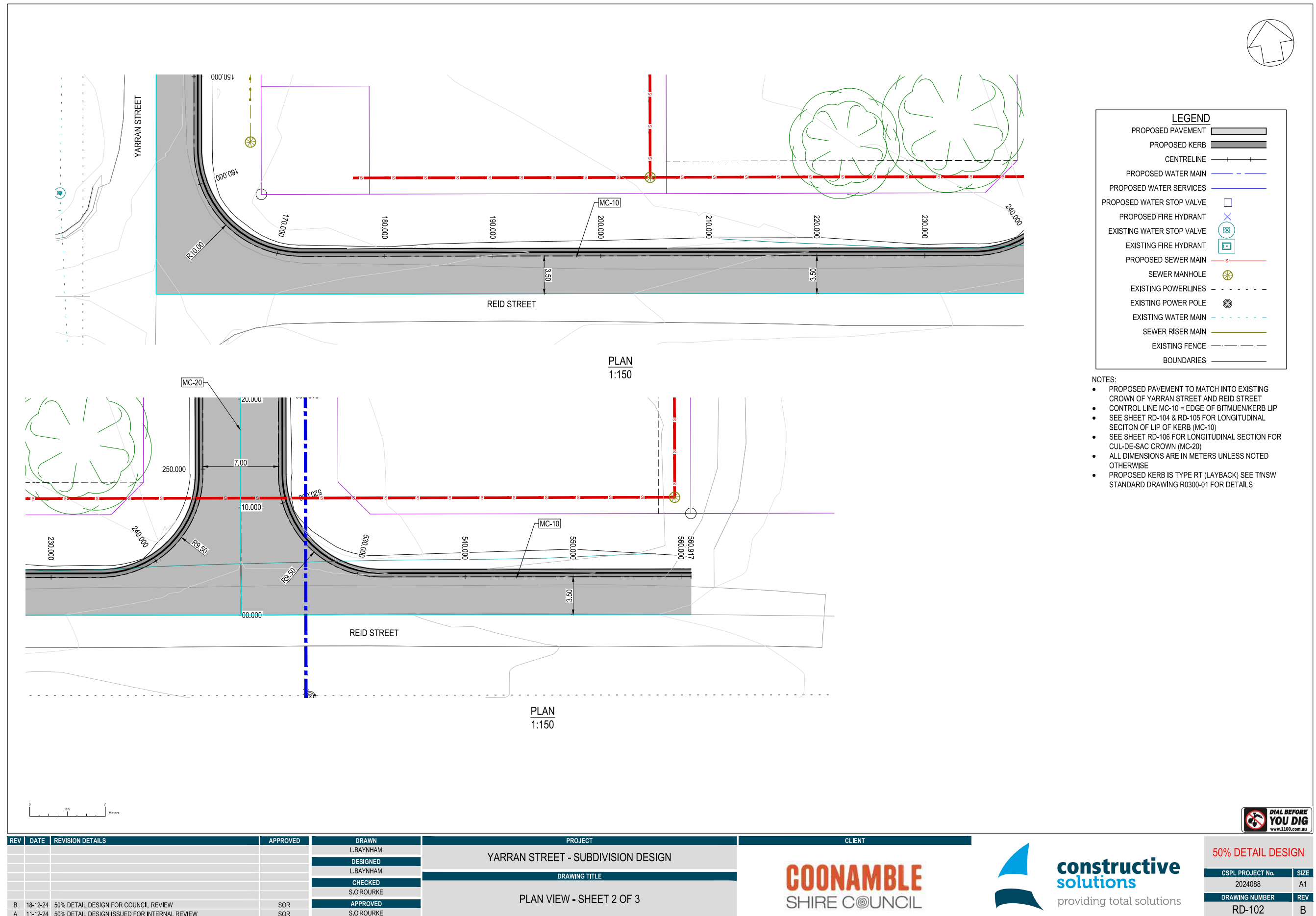


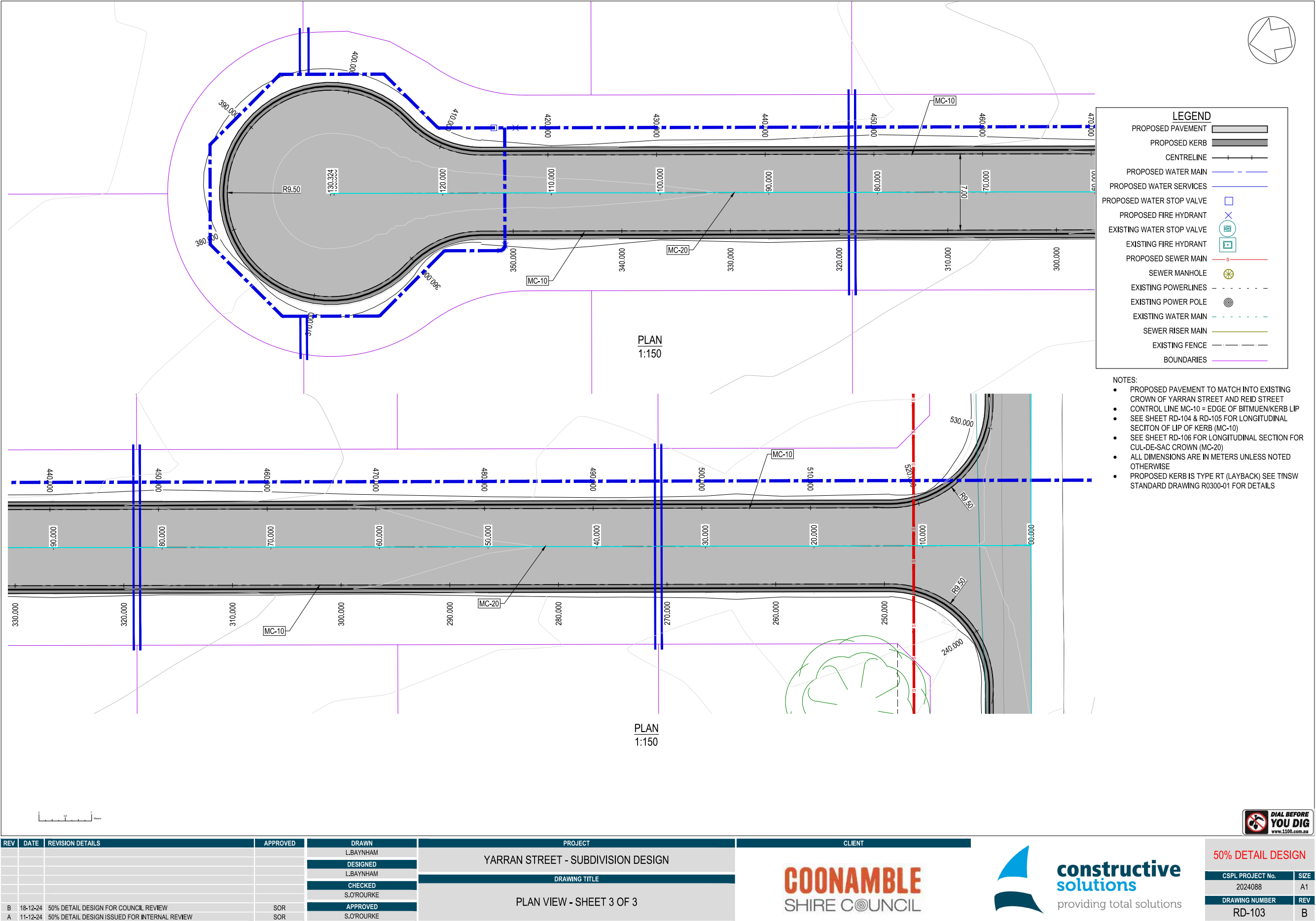
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DRAWING NUMBER	REV
PV-101	B

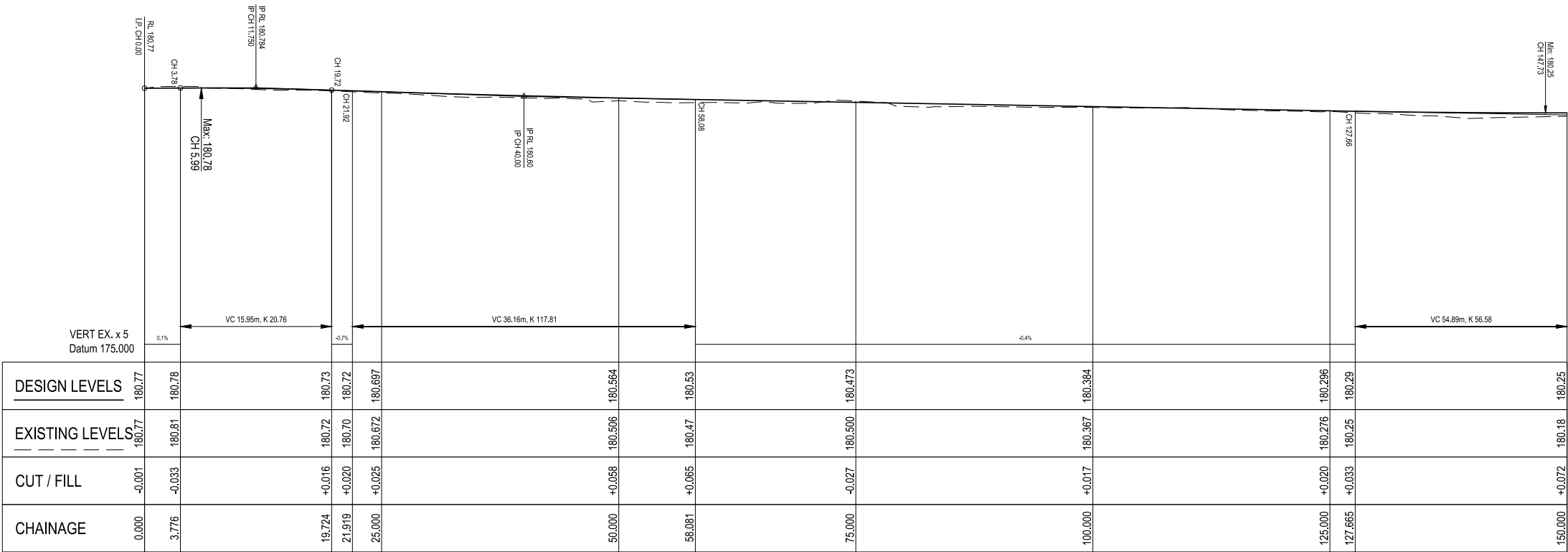




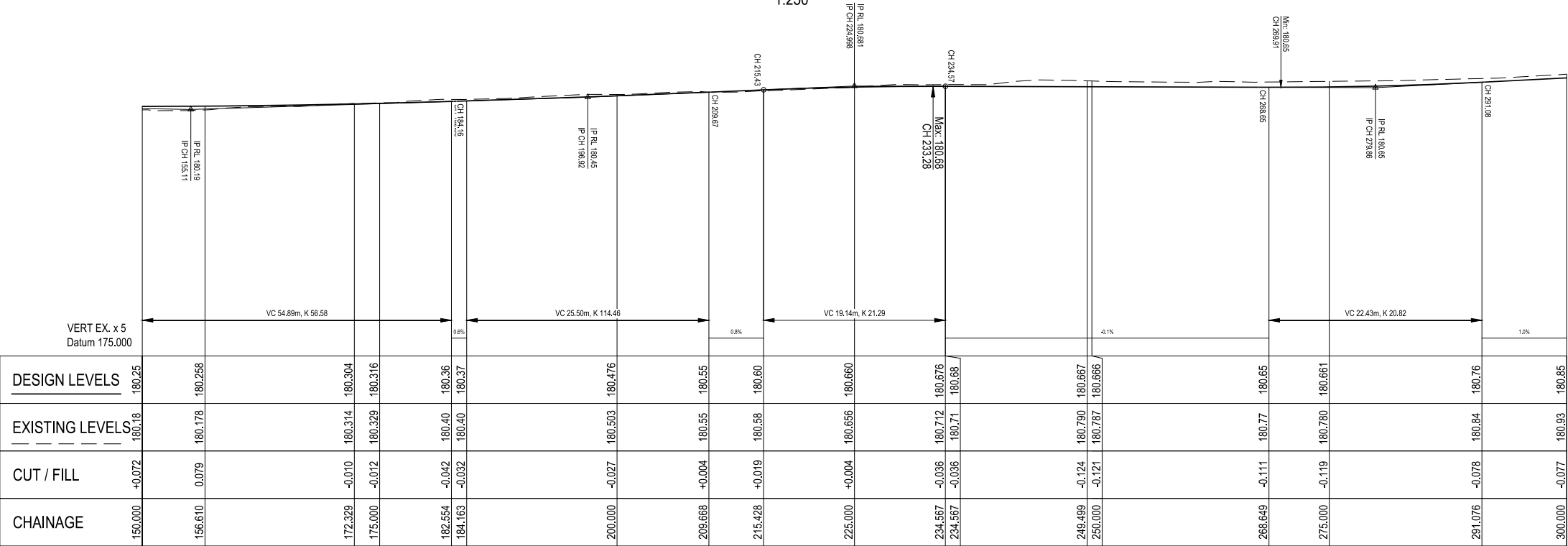








LONGITUDINAL SECTION (MC-10) - CH0-CH150
1:250



LONGITUDINAL SECTION (MC-10) - CH150-CH300
1:250



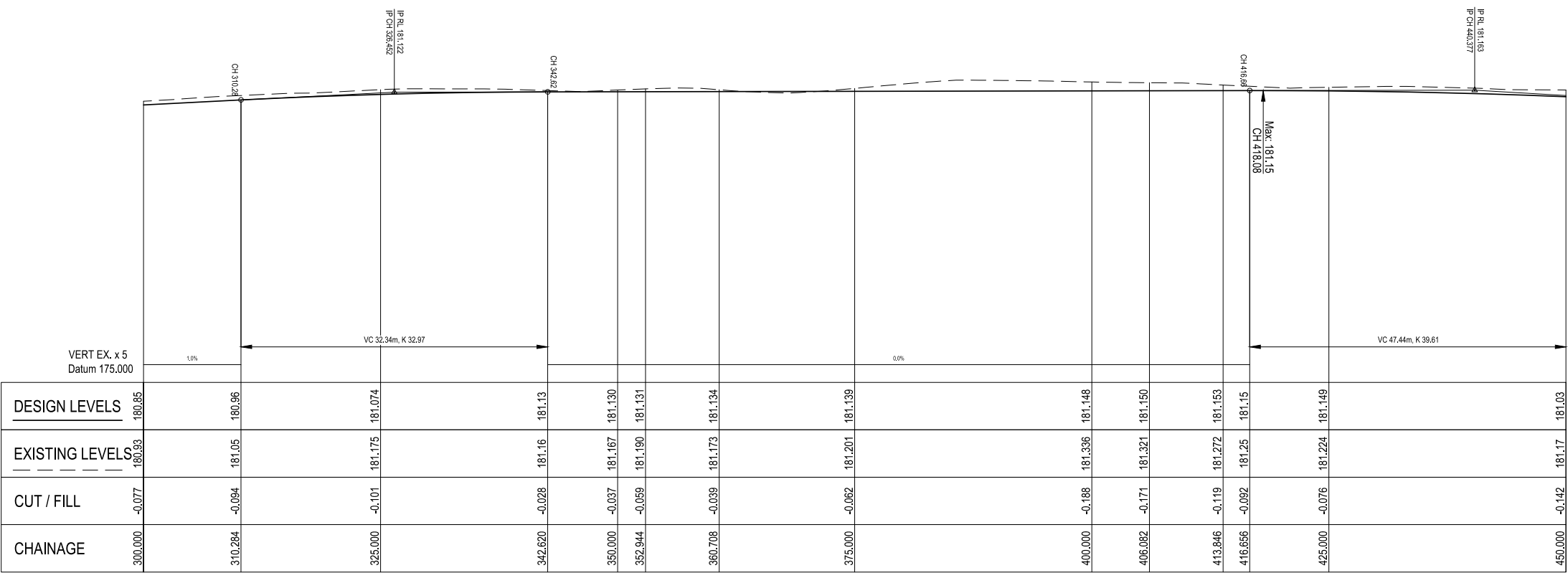
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A	11-12-24	50% DETAIL DESIGN ISSUED FOR INTERNAL REVIEW	SOR

DRAWN	L.BAYNHAM
DESIGNED	L.BAYNHAM
CHECKED	S.O'ROURKE
APPROVED	S.O'ROURKE

PROJECT	YARRAN STREET - SUBDIVISION DESIGN
DRAWING TITLE	LONGITUDINAL SECTION (MC-10) - SHEET 1 OF 2

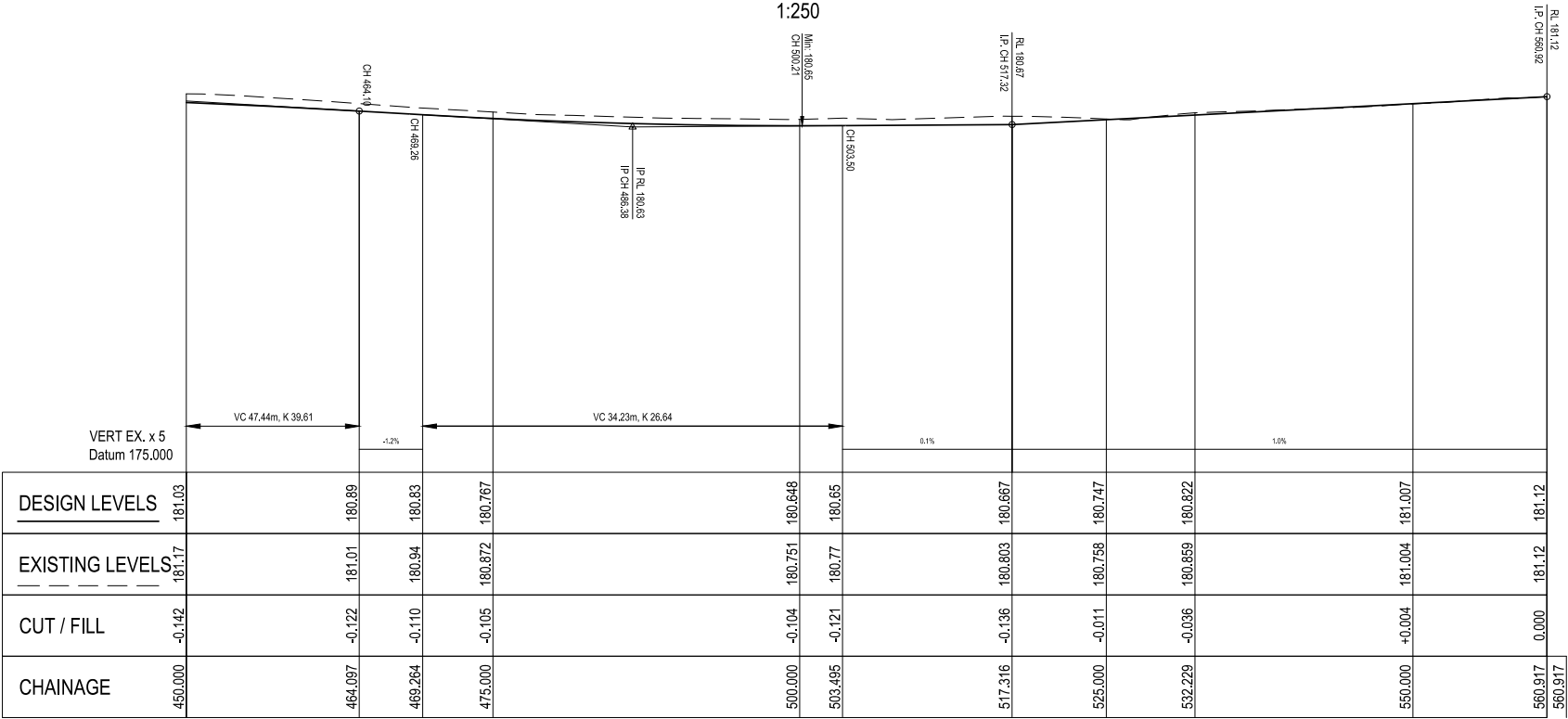


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CSPL PROJECT No.	2024088
DRAWING NUMBER	RD-104
SIZE	A1
REV	B



LONGITUDINAL SECTION (MC-10) - CH300-CH450

1:250



LONGITUDINAL SECTION (MC-10) - CH450-CH560.917

1:250



REV	DATE	REVISION DETAILS	APPROVED
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A	11-12-24	50% DETAIL DESIGN ISSUED FOR INTERNAL REVIEW	SOR

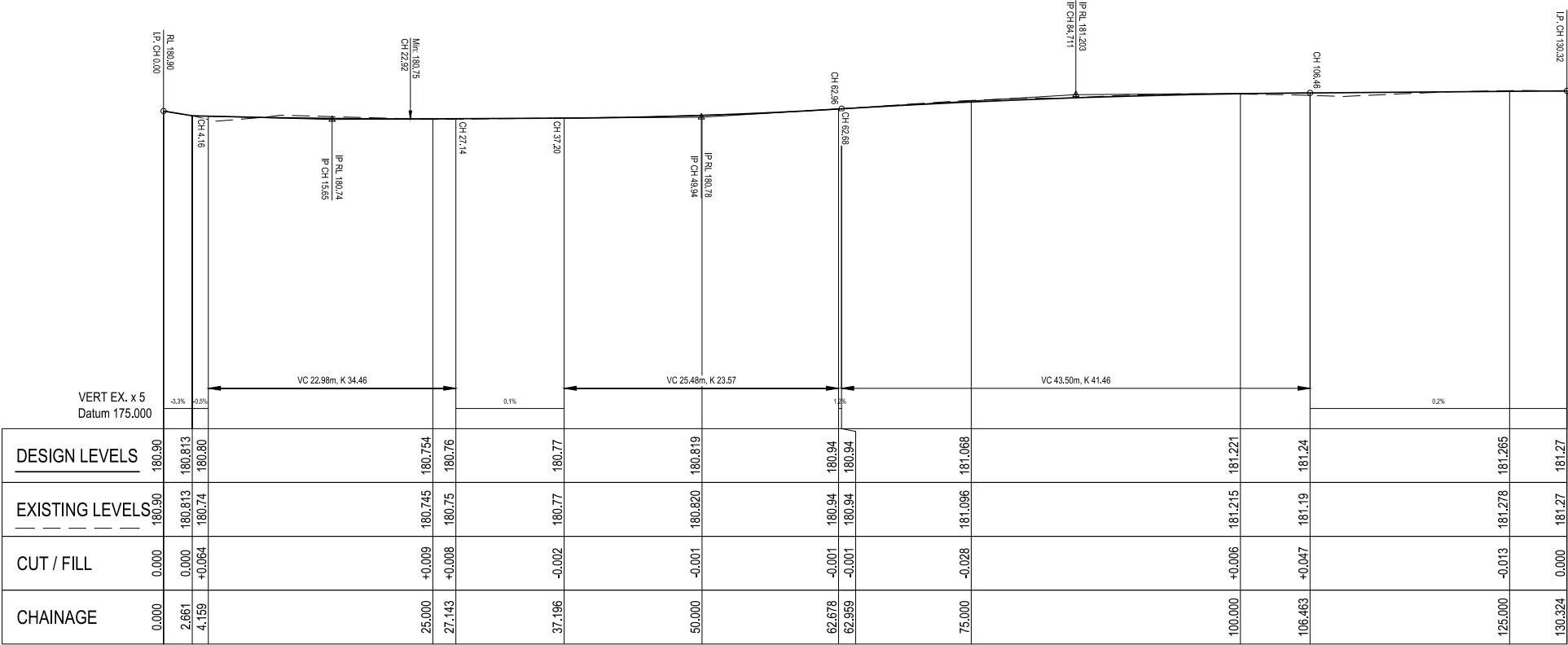
DRAWN	L.BAYNHAM
DESIGNED	L.BAYNHAM
CHECKED	S.O'ROURKE
APPROVED	S.O'ROURKE

PROJECT	YARRAN STREET - SUBDIVISION DESIGN
DRAWING TITLE	LONGITUDINAL SECTION (MC-10) - SHEET 2 OF 2

CLIENT	COONAMBLE SHIRE COUNCIL
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50% DETAIL DESIGN	
CSPL PROJECT No.	2024088
DRAWING NUMBER	RD-105
SIZE	A1
REV	B



LONGITUDINAL SECTION (MC-20) - CH0-CH130.324
1:250



REV	DATE	REVISION DETAILS	APPROVED
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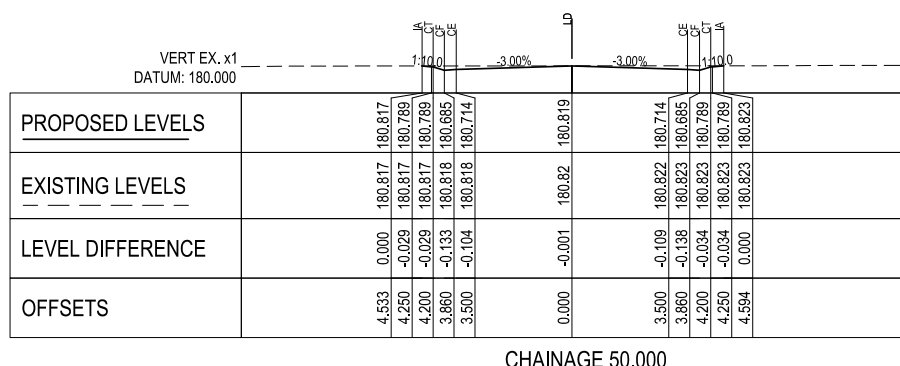
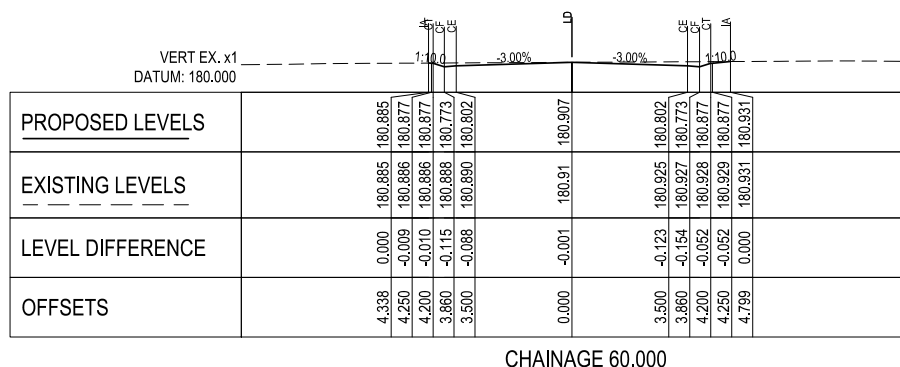
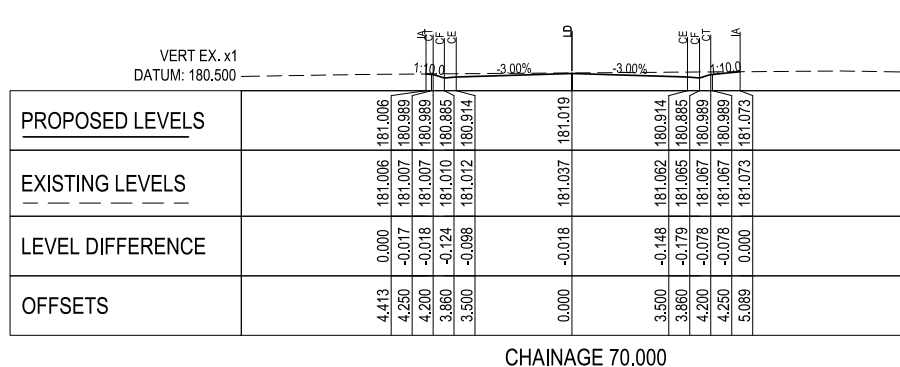
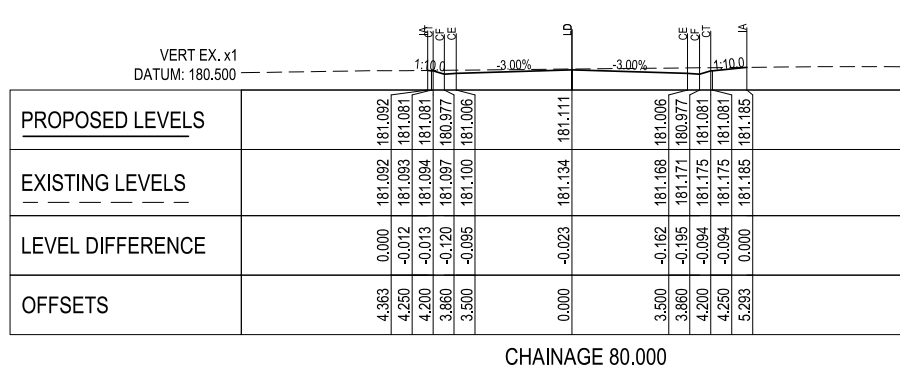
DRAWN	L.BAYNHAM
DESIGNED	L.BAYNHAM
CHECKED	S.O'ROURKE
APPROVED	S.O'ROURKE

PROJECT	YARRAN STREET - SUBDIVISION DESIGN
DRAWING TITLE	LONGITUDINAL SECTION (MC-20)

CLIENT

providing total solutions

50% DETAIL DESIGN	
CSPL PROJECT No.	SIZE
2024088	A1
DRAWING NUMBER	REV
RD-106	B



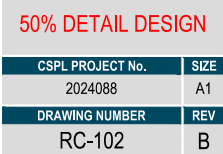
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				DESIGNED		
				L.BAYNHAM		
				CHECKED		
				S.OROURKE	DRAWING TITLE	
				APPROVED	CROSS SECTION - CUL-DE-SAC - SHEET 1 OF 2	
				S.OROURKE		
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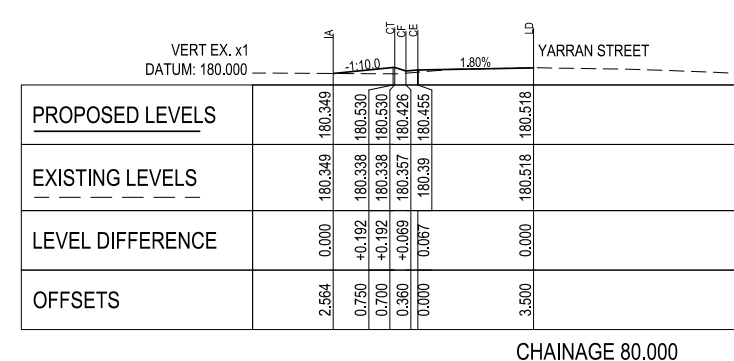
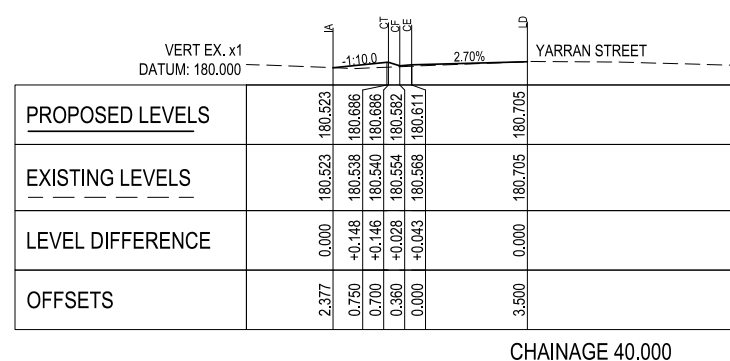
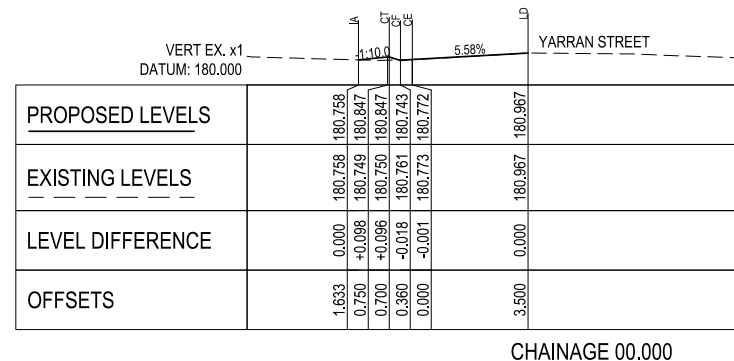
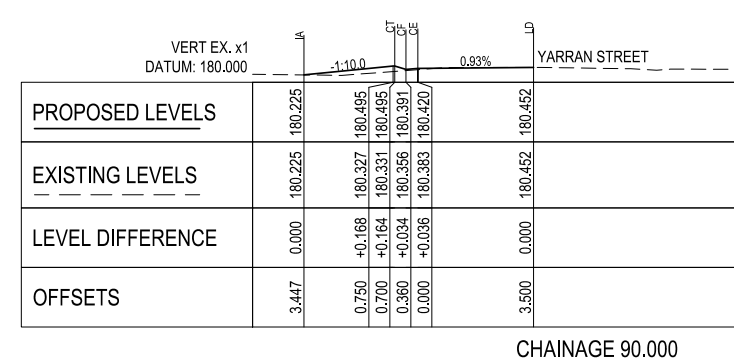
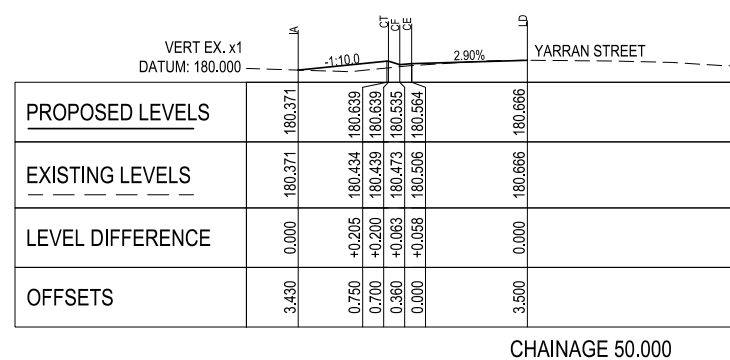
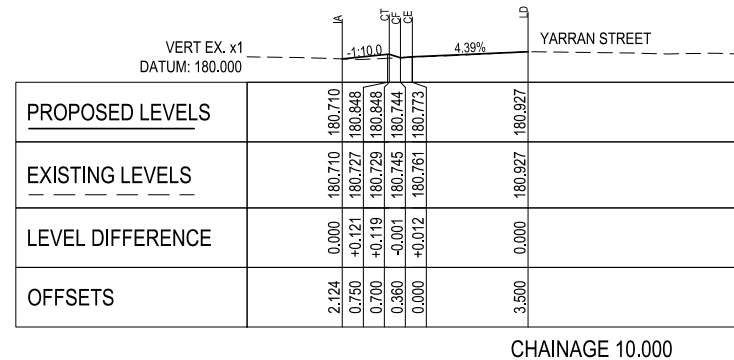
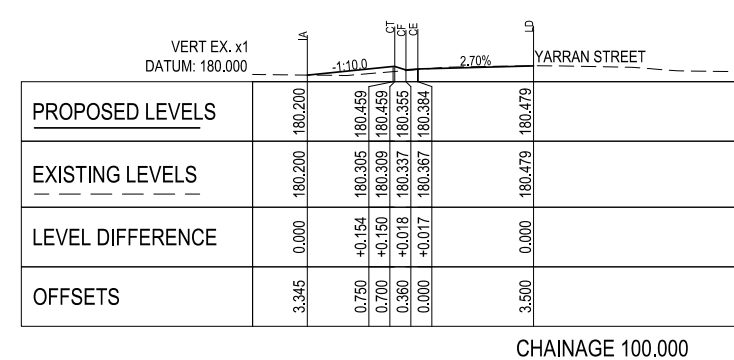
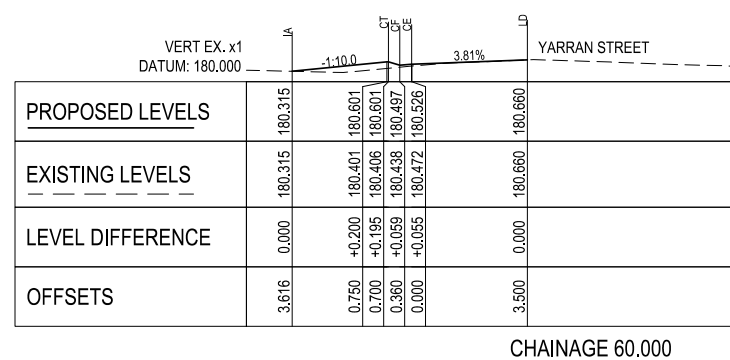
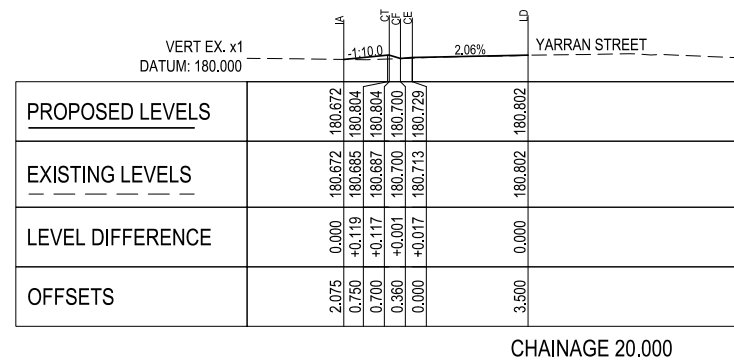
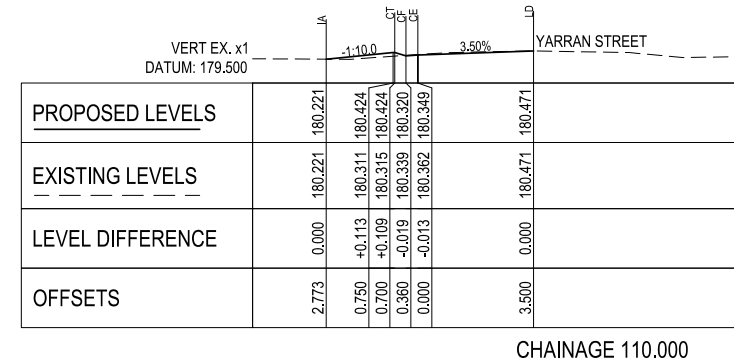
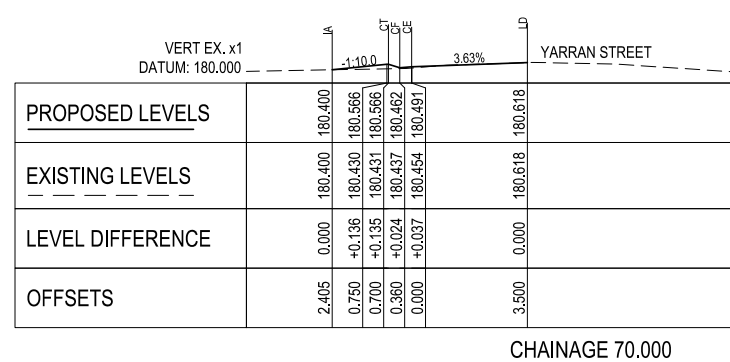
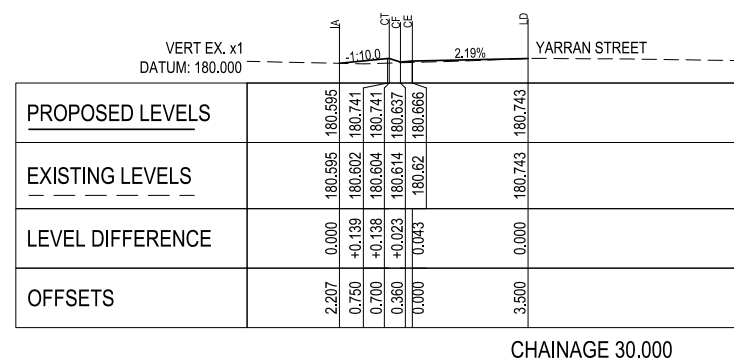
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DRAWING NUMBER	REV
RC-101	B



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YARRAN STREET - SUBDIVISION DESIGN	
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CROSS SECTION - CUL-DE-SAC - SHEET 2 OF 2	





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A	11-12-24	50% DETAIL DESIGN ISSUED FOR INTERNAL REVIEW	SOR

DRAWN	L.BAYNHAM
DESIGNED	L.BAYNHAM
CHECKED	S.O'ROURKE
APPROVED	S.O'ROURKE

PROJECT	
YARRAN STREET - SUBDIVISION DESIGN	
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CROSS SECTION - KERB (MC-10) - SHEET 1 OF 2	

CLIENT

COONAMBLE
SHIRE COUNCIL

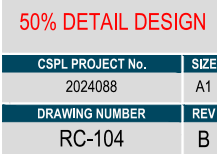


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DRAWING NUMBER	REV
RC-103	B



PROJECT
YARRAN STREET - SUBDIVISION DESIGN
DRAWING TITLE
CROSS SECTION - KERB (MC-10) - SHEET 1 OF 2





DRAWN
L.BAYNHAM
DESIGNED
L.BAYNHAM
CHECKED
S.O'ROURKE
APPROVED
S.O'ROURKE

CROSS SECTION - KERB (MC-10) - SHEET 1 OF 2

COONAMBLE
SHIRE COUNCIL

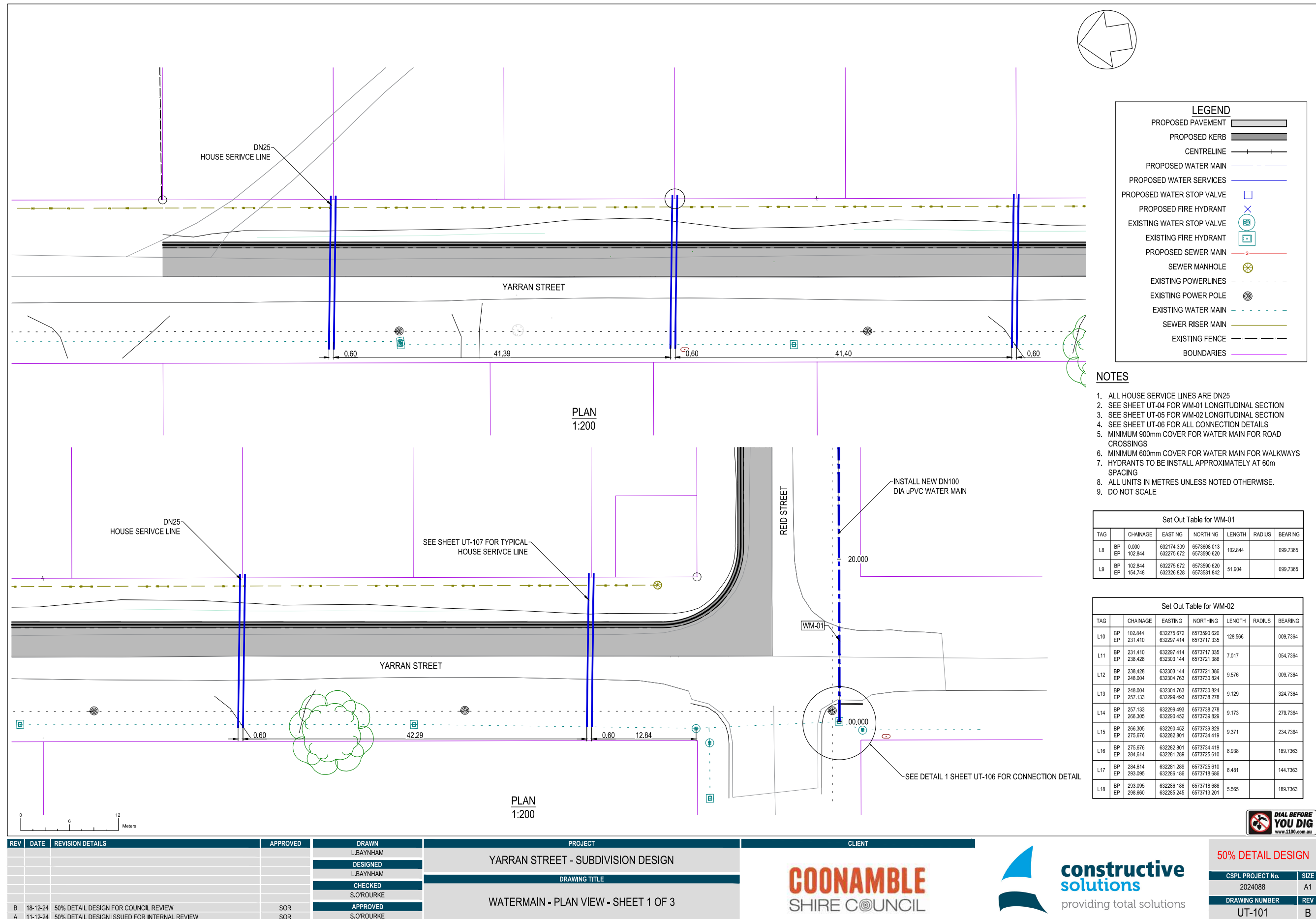


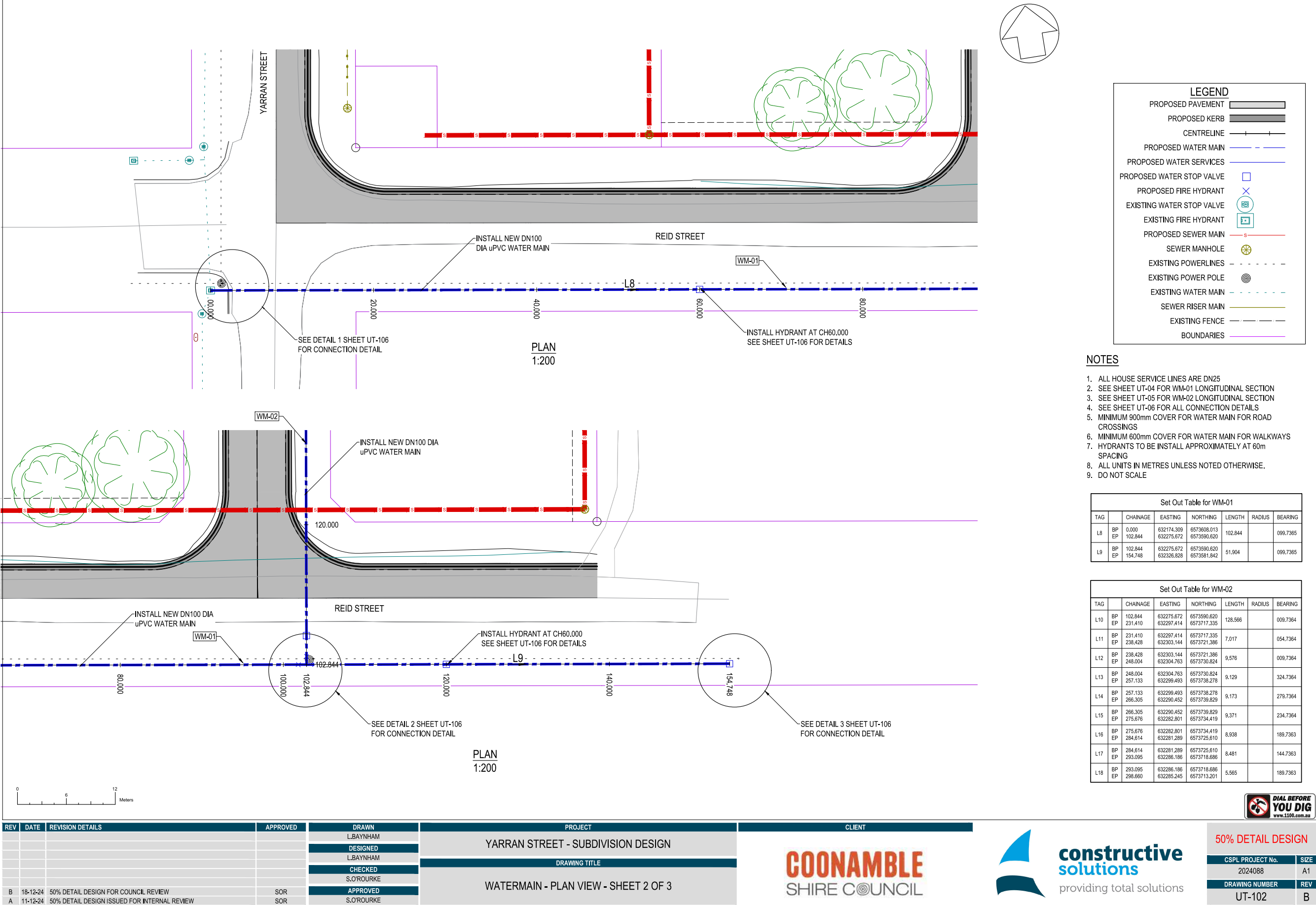
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solutions**
providing total solutions

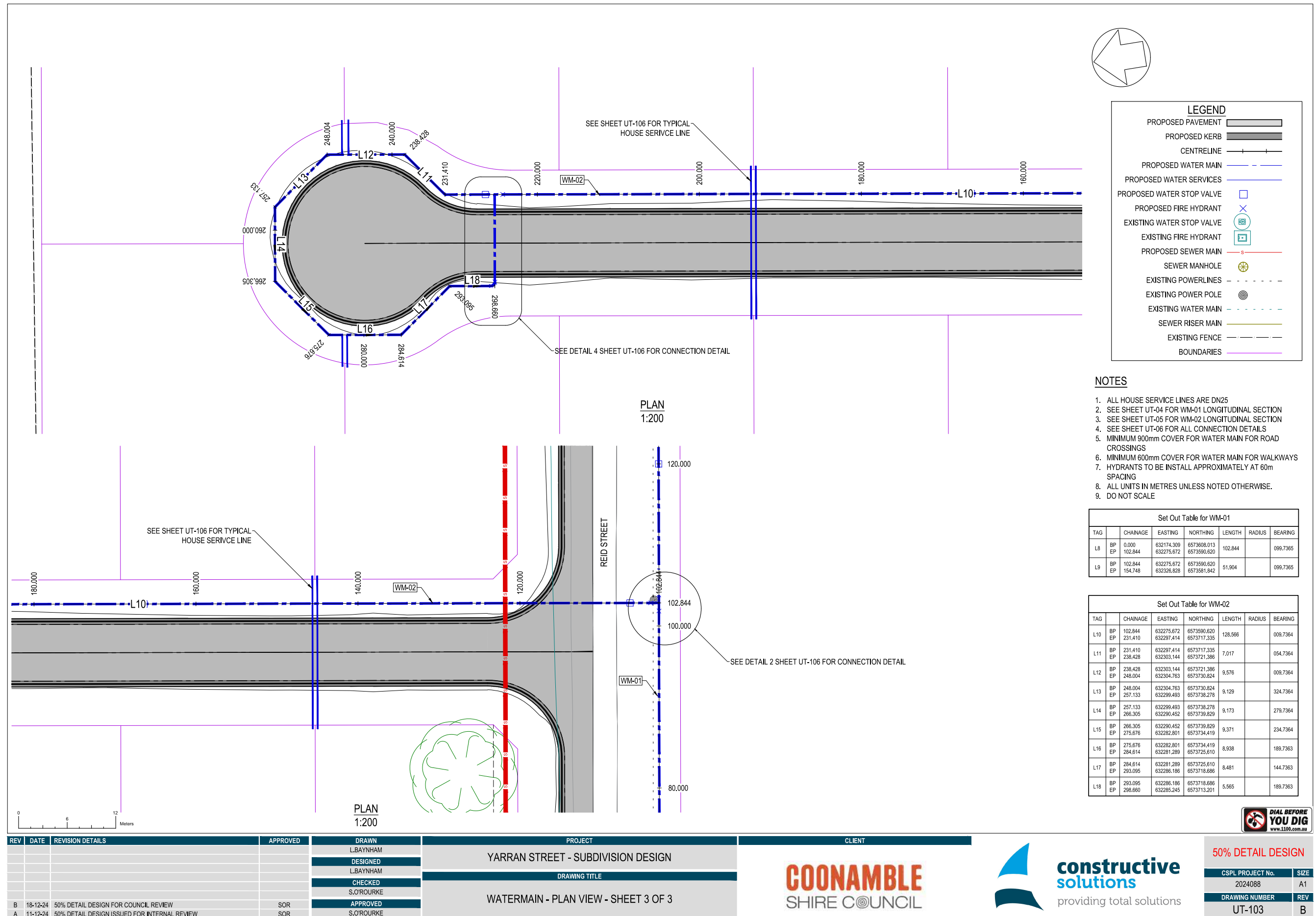


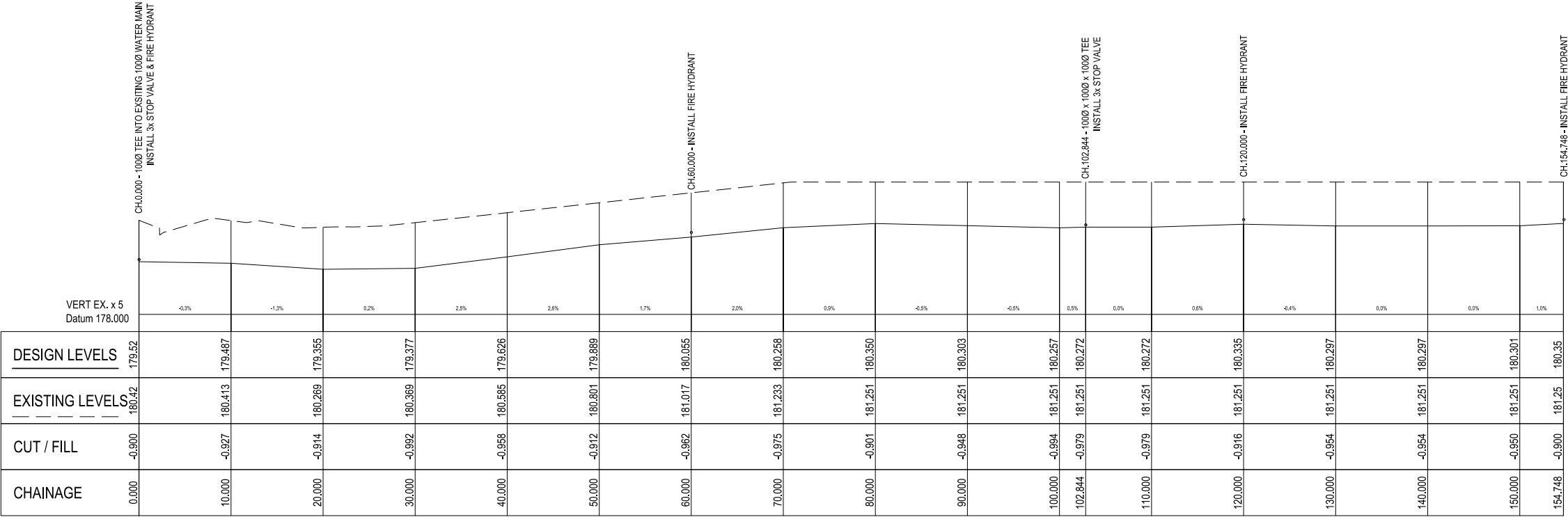
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RC-105	B









LONGITUDINAL SECTION - WM-01
HORZ - 1:250
VERT - 1:50



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L.BAYNHAM
DESIGNED
L.BAYNHAM
CHECKED
S.O'ROURKE
APPROVED
S.O'ROURKE

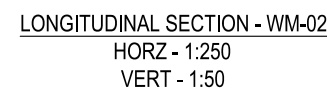
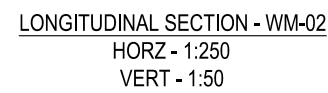
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CLIENT



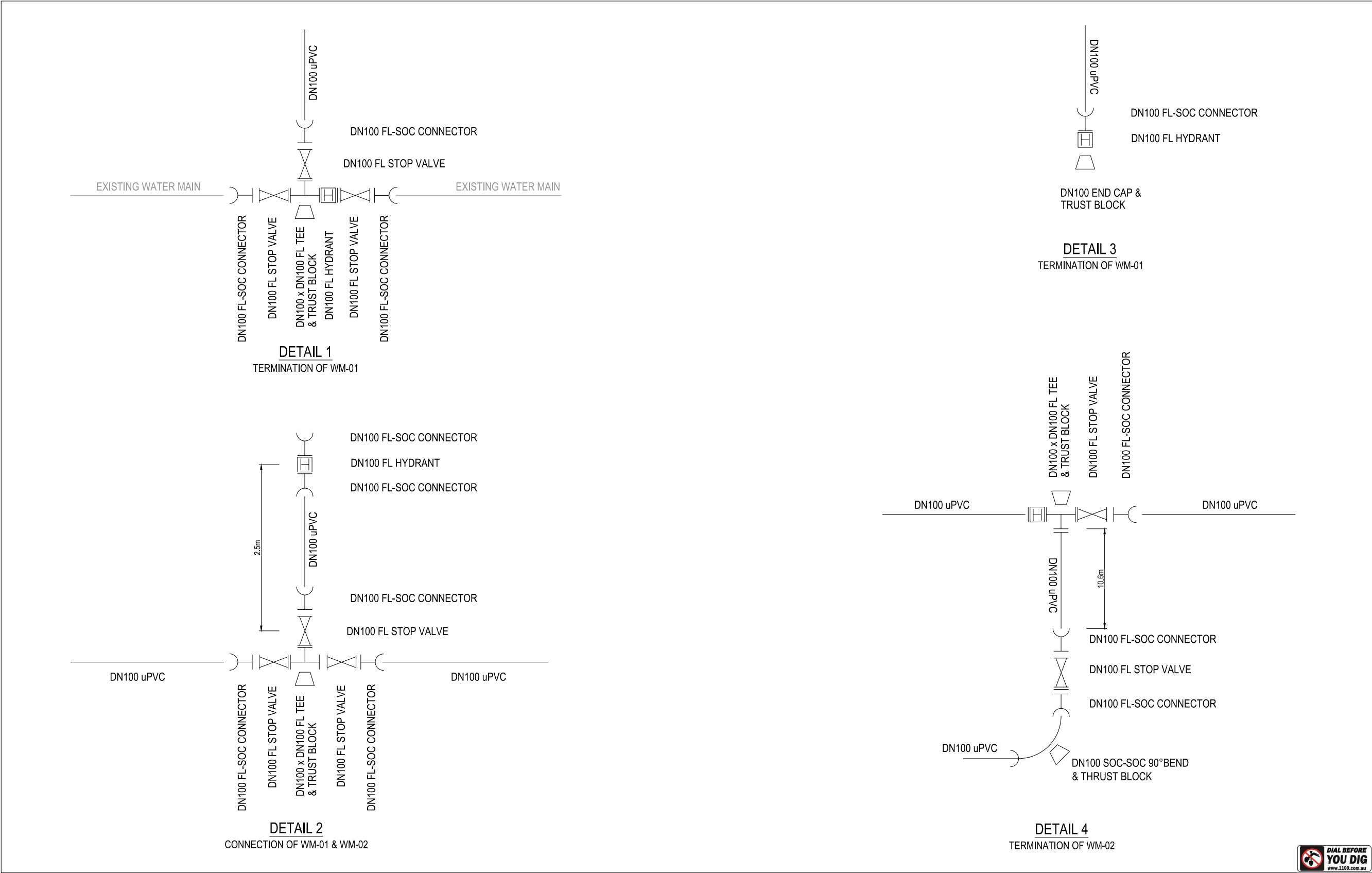
**constructive**
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DRAWING NUMBER	REV
UT-104	B



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CSPL PROJECT No.	SIZE
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DRAWING NUMBER	REV
UT-105	B





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A	11-12-24	50% DETAIL DESIGN ISSUED FOR INTERNAL REVIEW	SOR


DRAWN
L.BAYNHAM
DESIGNED
L.BAYNHAM
CHECKED
S.O'ROURKE
APPROVED
S.O'ROURKE

PROJECT
YARRAN STREET - SUBDIVISION DESIGN
DRAWING TITLE
WATERMAIN - CONNECTION DETAILS

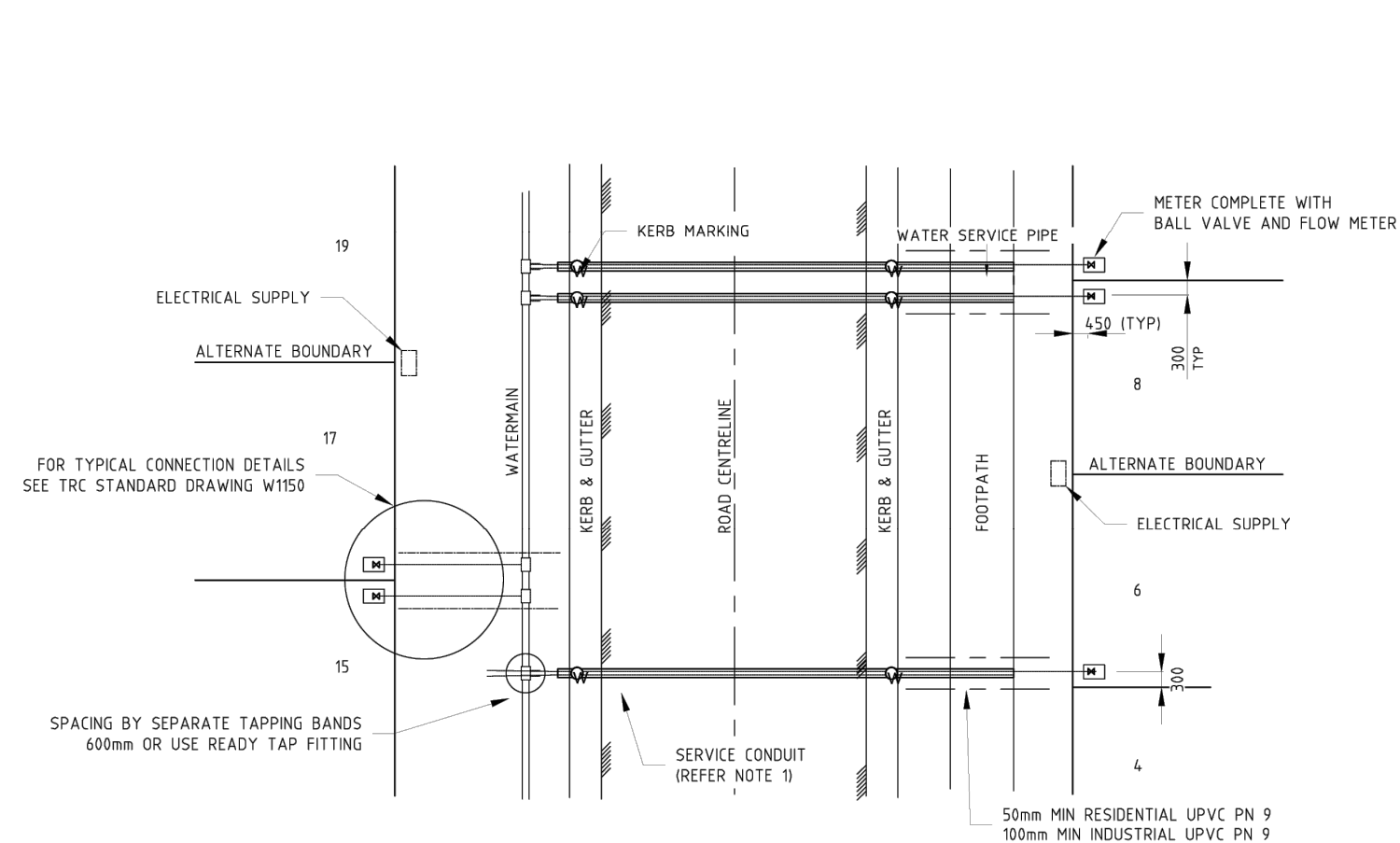
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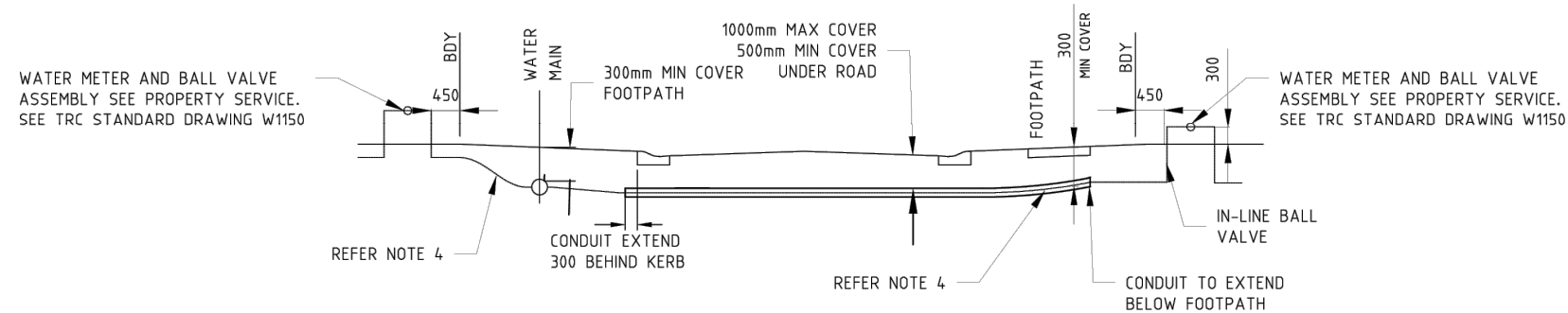
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**50% DETAIL DESIGN**

CSPL PROJECT No.	SIZE
2024088	A1
DRAWING NUMBER	REV
UT-106	B



TYPICAL PLAN



TYPICAL SECTION


- NOTES:**
- 1. WATER SERVICE CONDUITS TO BE uPVC PN 9. CONDUIT TO HAVE 500mm MIN COVER UNDER ROAD PAVEMENT AND TO BE 50mm MIN DIA FOR RESIDENTIAL SERVICES AND 100mm MIN DIA FOR COMMERCIAL AND INDUSTRIAL SERVICES. CONDUITS TO EXTEND BELOW FOOTPATH.
 - 2. ALL WATER SERVICE PIPEWORK AND ASSOCIATED FITTINGS SHALL BE JOINTED IN ACCORDANCE WITH THE MANUFACTURERS RECOMMENDATIONS
 - 3. KERB MARKERS SHALL BE SET IN THE KERB TO MARK THE LINE OF CONDUIT CROSSING THE ROAD.
 - 4. CHANGE OF DIRECTION IN SERVICE PIPES TO BE ACHIEVED USING SMOOTH LONG RADIUS TRANSITION CURVES. MINIMUM PIPE BENDING RADII TO BE OBSERVED PER THE MANUFACTURERS SPECIFICATIONS
 - 5. THE WATER SERVICE IS TO BE LOCATED ON THE OPPOSITE SIDE OF THE LOT TO THE ELECTRICAL SUPPLY, WHERE POSSIBLE.
 - 6. REFER TO TRC STANDARD DRAWINGS W1150 TO W1156 FOR PROPERTY SERVICE DETAILS

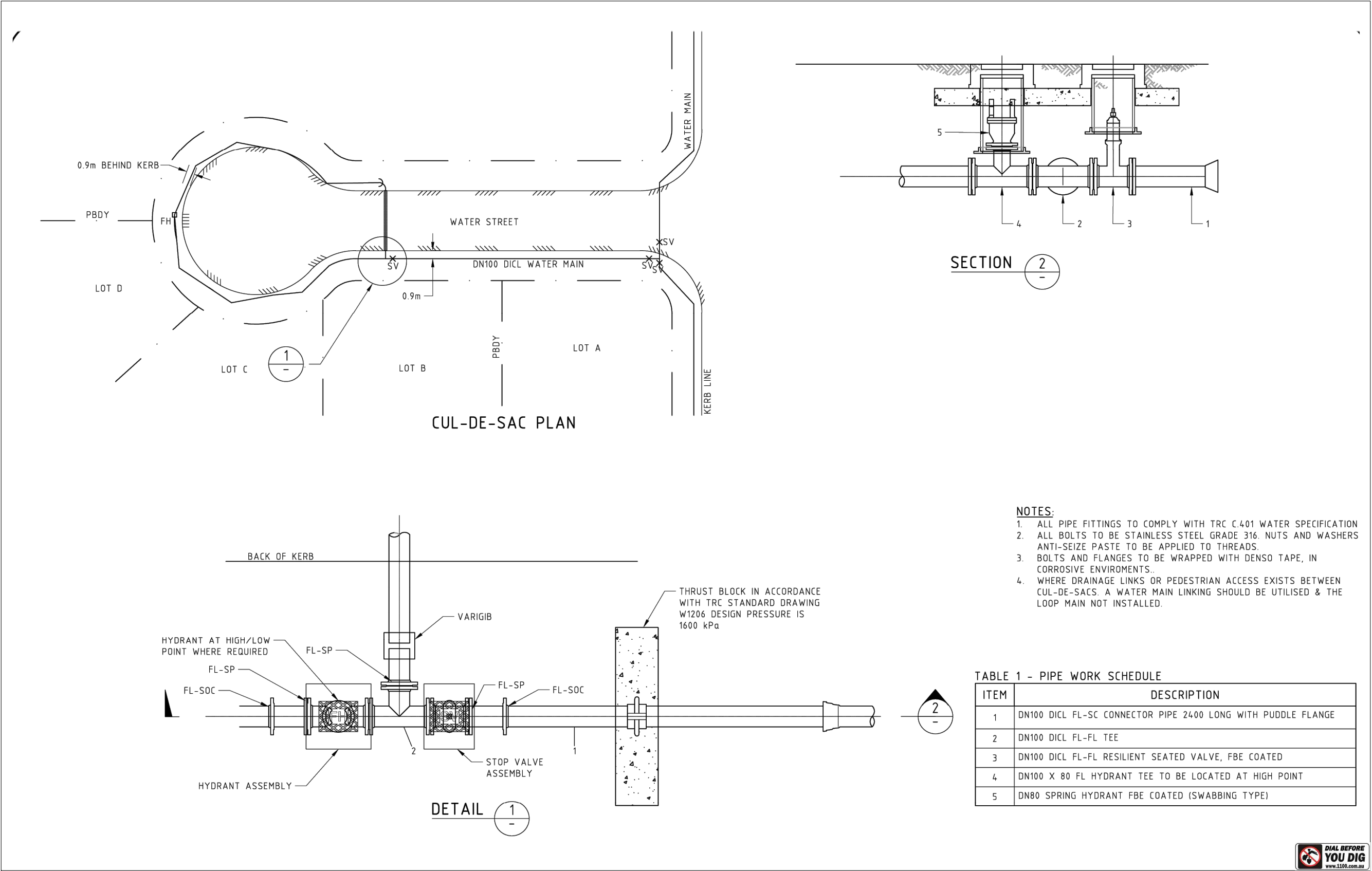
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A	11-12-24	50% DETAIL DESIGN ISSUED FOR INTERNAL REVIEW	SOR

DRAWN	DESIGNED	CHECKED	APPROVED
L.BAYNHAM	L.BAYNHAM	S.O'ROURKE	S.O'ROURKE

PROJECT	DRAWING TITLE
YARRAN STREET - SUBDIVISION DESIGN	STANDARD DRAWING - PROPERTY SERVICE LAYOUT

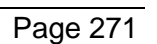


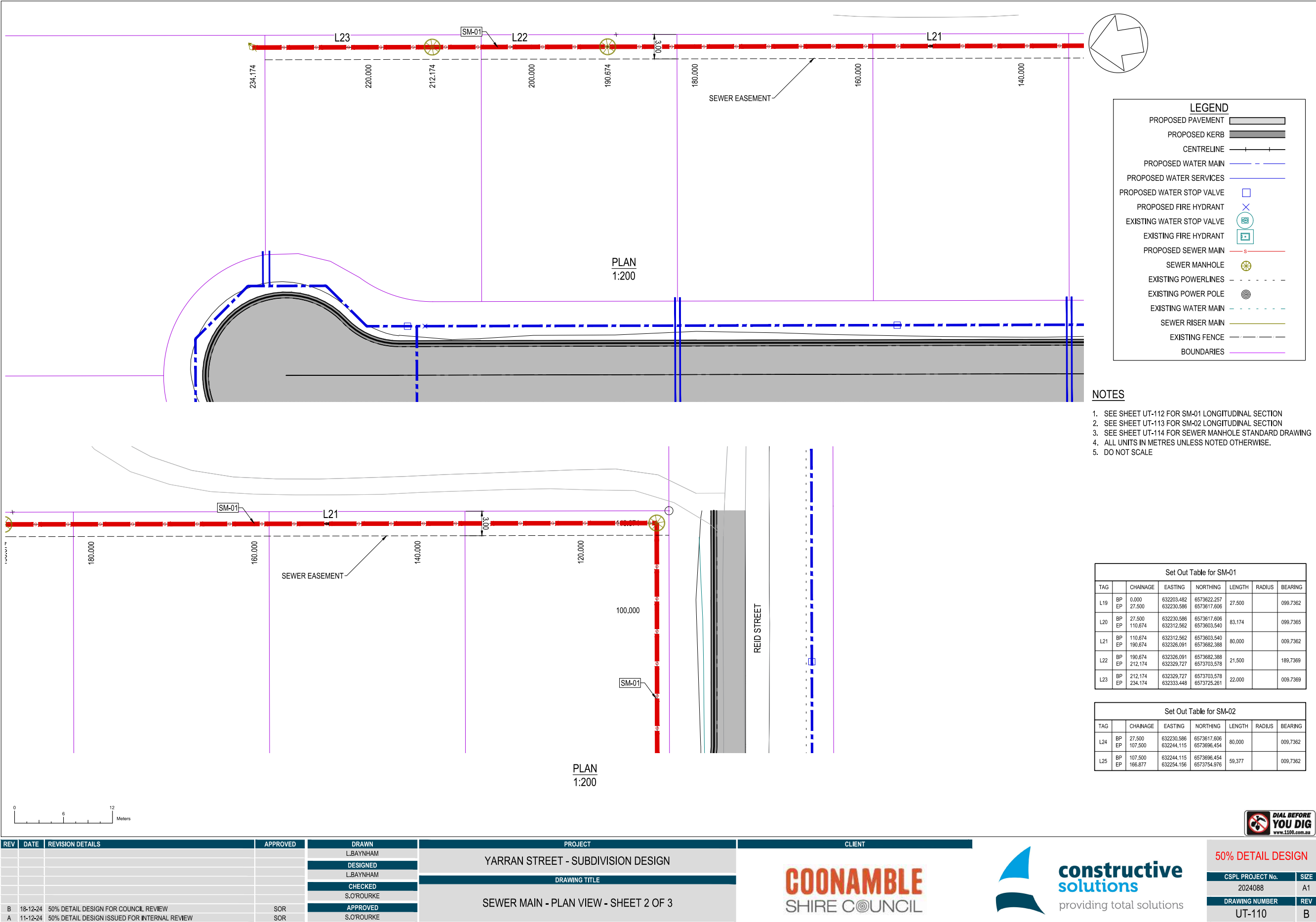
	
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DRAWING NUMBER	REV
UT-107	B

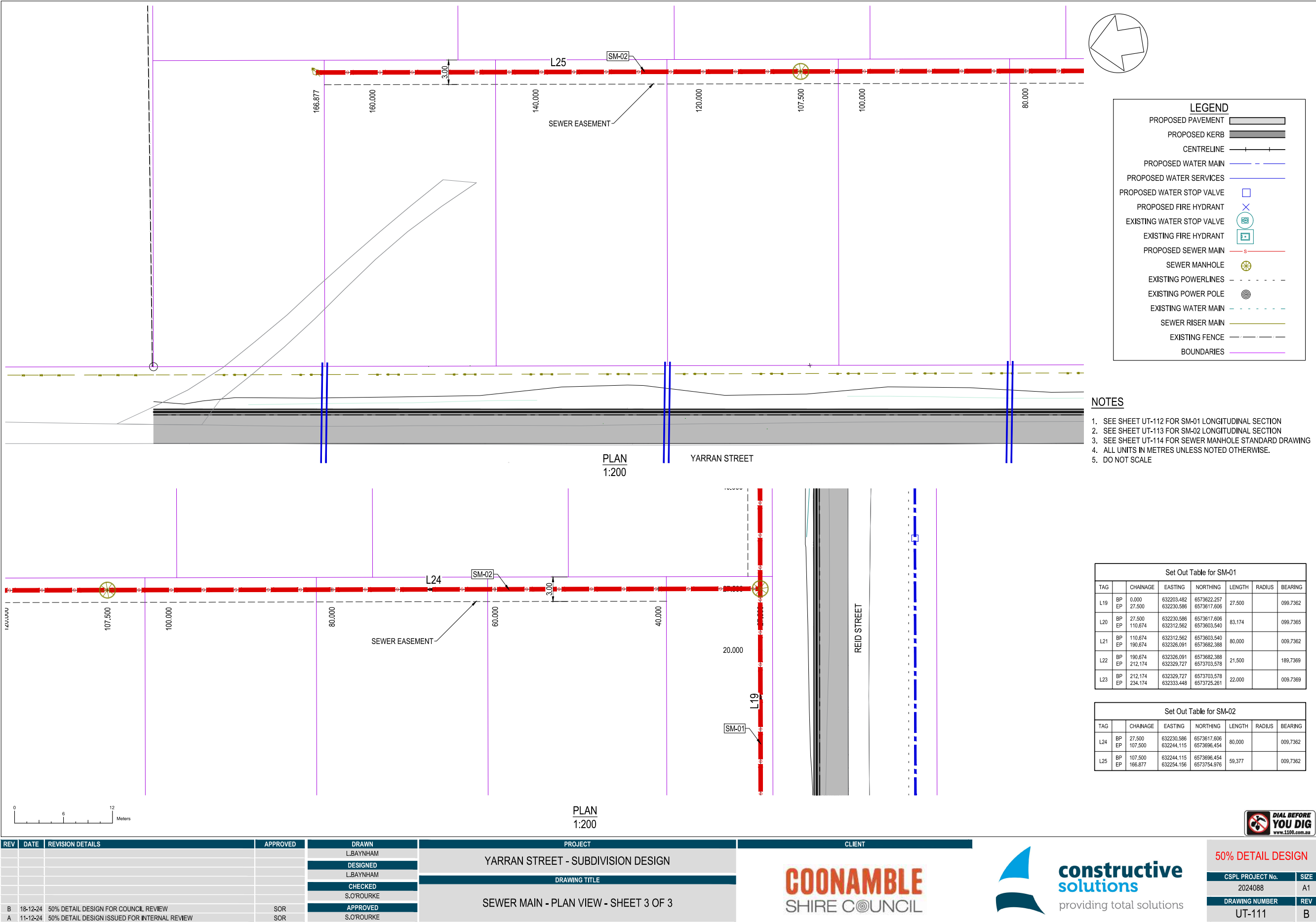


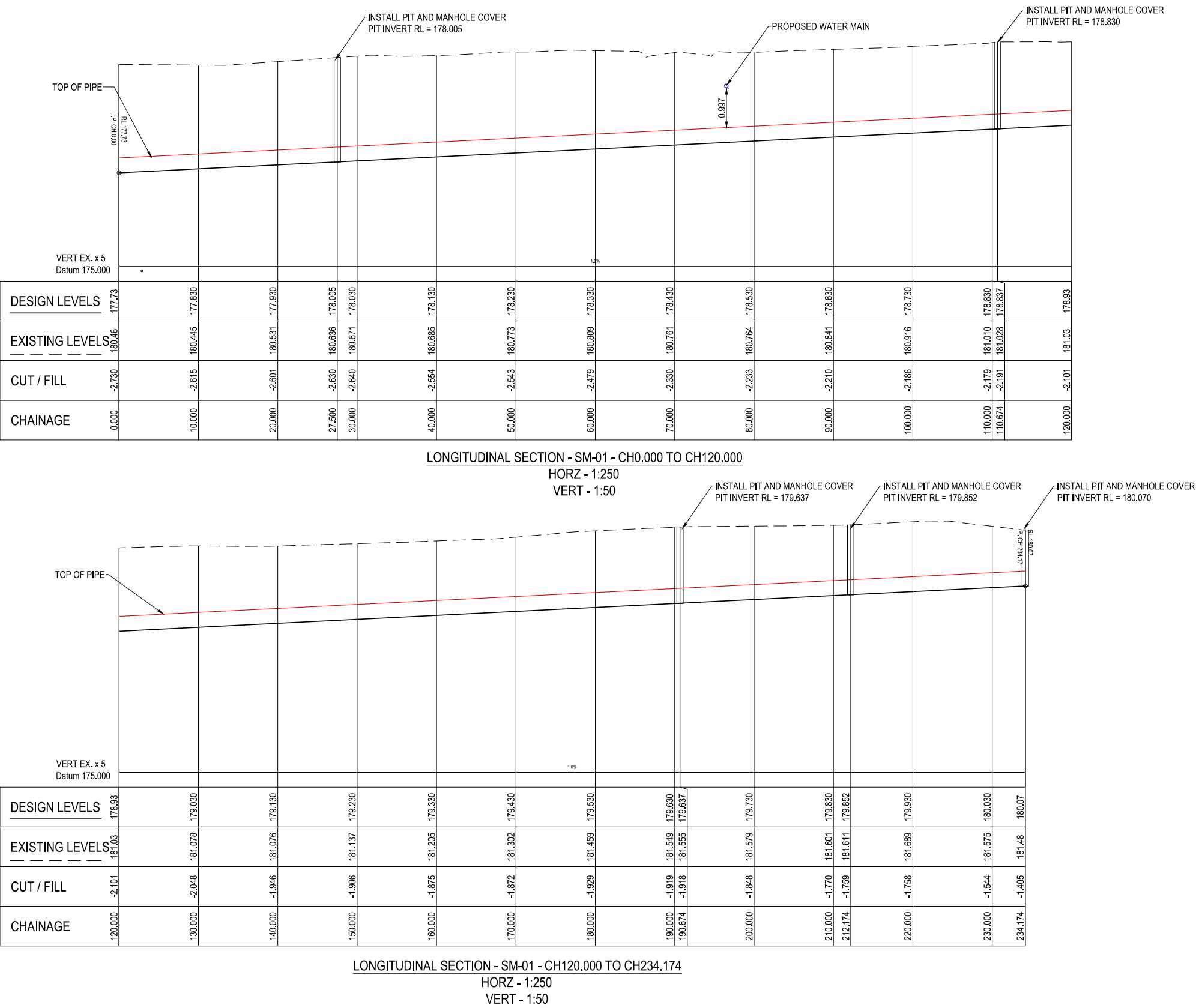
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				L.BAYNHAM	YARRAN STREET - SUBDIVISION DESIGN	
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				L.BAYNHAM		
				CHECKED		
				S.O'ROURKE		
				APPROVED		
				S.O'ROURKE		
B	18-12-24	50% DETAIL DESIGN FOR COUNCIL REVIEW	SOR			
A	11-12-24	50% DETAIL DESIGN ISSUED FOR INTERNAL REVIEW	SOR			

DRAWING TITLE	CONSTRUCTIVE solutions	50% DETAIL DESIGN
STANDARD DRAWING - CUL-DE-SAC LAYOUT	providing total solutions	CSPL PROJECT No. 2024088
		DRAWING NUMBER UT-108
		SIZE A1
		REV B









REV	DATE	REVISION DETAILS	APPROVED
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A	11-12-24	50% DETAIL DESIGN ISSUED FOR INTERNAL REVIEW	SOR


DRAWN	L.BAYNHAM
DESIGNED	L.BAYNHAM
CHECKED	S.O'ROURKE
APPROVED	S.O'ROURKE

PROJECT	YARRAN STREET - SUBDIVISION DESIGN
DRAWING TITLE	SEWER MAIN - LONGITUDINAL SECTION SM-01

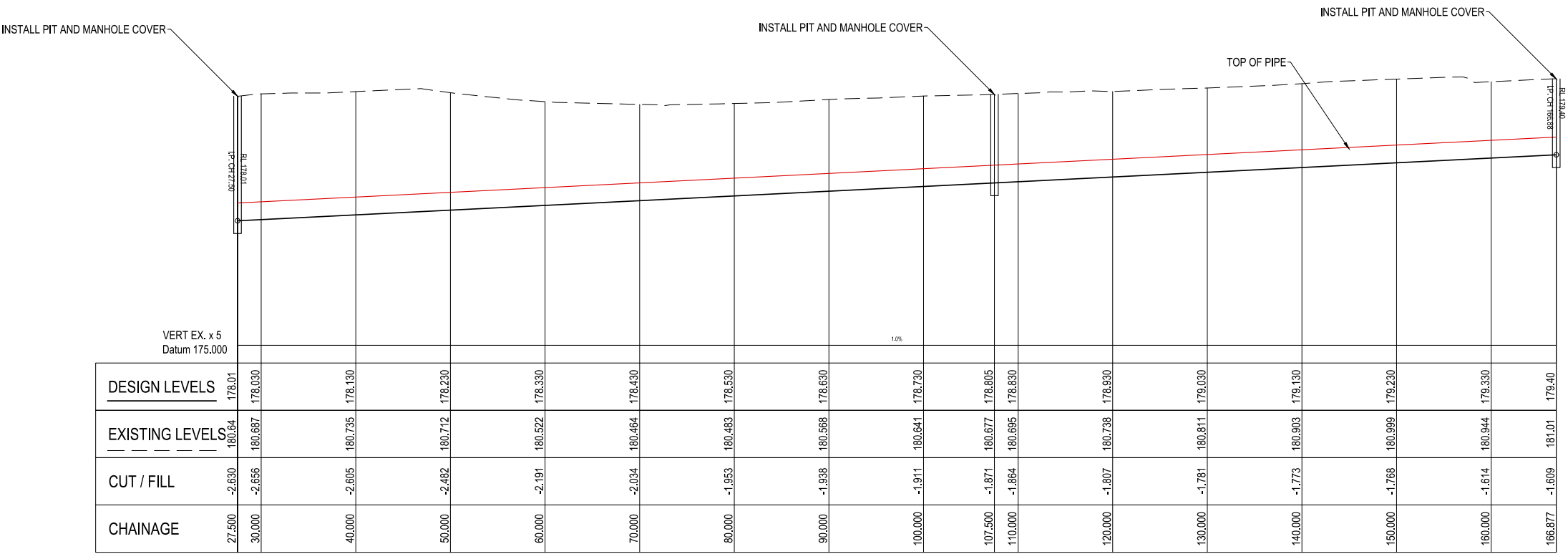
CLIENT

**COONAMBLE**
SHIRE COUNCIL

**constructive**
solutions
providing total solutions

**50% DETAIL DESIGN**

CSPL PROJECT No.	SIZE
2024088	A1
DRAWING NUMBER	REV
UT-112	B



LONGITUDINAL SECTION - WM-02
HORZ - 1:250
VERT - 1:50



REV	DATE	REVISION DETAILS
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A	11-12-24	50% DETAIL DESIGN ISSUED FOR INTERNAL REVIEW

APPROVED
SOR
SOR

DRAWN
L.BAYNHAM
DESIGNED
L.BAYNHAM
CHECKED
S.O'ROURKE
APPROVED
S.O'ROURKE

PROJECT
YARRAN STREET - SUBDIVISION DESIGN
DRAWING TITLE
SEWER MAIN - LONGITUDINAL SECTION (WM-02)

CLIENT

providing total solutions

50% DETAIL DESIGN	
CSPL PROJECT No.	SIZE
2024088	A1
DRAWING NUMBER	REV
UT-113	B

NOTES:

- 1. CONCRETE TO WALLS AND FLOOR TO BE GRADE N25.
- 2. MAINTENANCE HOLE DESIRABLE MINIMUM AND MAXIMUM DEPTHS TO 1200 AND 3000 RESPECTIVELY.
- 3. MAINTENANCE HOLES DEEPER THAN 3000 TO BE INDIVIDUALLY DESIGNED AND CERTIFIED BY A SUITABLY QUALIFIED REGISTERED PROFESSIONAL ENGINEER OF QUEENSLAND (RPEQ).
- 4. INSTALL STEP IRONS OR FIXED ACCESS LADDER TO MAINTENANCE HOLES ACCORDANCE WITH AS1657.
 - INSTALL STEP IRONS TO MAINTENANCE HOLES UP TO 3000 DEEP;
 - INSTALL FIXED ACCESS LADDER TO MAINTENANCE HOLES DEEPER THAN 3000 DEEP;
 - STAINLESS STEEL LADDERS TO BE USED IN AGGRESSIVE OR MARINE ENVIRONMENTS OR AS DIRECTED.
- 5. ALTERNATIVE STEP IRON OR LADDER MATERIALS COMPLYING TO AS1657 MAY BE USED UPON APPLICATION TO COUNCIL.
- 6. PROVIDE 150 MINIMUM CLEAR DISTANCE BETWEEN INLET PIPES. PROVIDE BENCHING AS REQUIRED BY DESIGN ON THE FLOOR OF MAINTENANCE HOLE (TO HALF THE DIAMETER OF THE OUTLET PIPE) FOR COMPLEX MAINTENANCE HOLES WITH MORE THAN 2 INLET PIPES.
- 7. FRAME AND RISER MAY BE BOLTED TO TOP SLAB WITH 4xM20 BOLTS AND NUTS WITH FLAT AND SPRING WASHERS. BOLTS TO BE EITHER CAST IN-SITU AS PART OF TOP SLAB OR CHEMICALLY FASTENED TO TOP SLAB POST CONSTRUCTION. REFER BSD-8031 FOR FRAME DETAILS AND BSD-8032 FOR RISER DETAILS.
- 8. PRINCIPLES TO MINIMISE HYDRAULIC HEAD LOSS AT MAINTENANCE HOLE:
 - REDUCE CHANGES IN DIRECTION TO A MINIMUM.
 - AVOID "OPPOSED LATERAL" SITUATIONS BY LOCATING ALL INCOMING PIPES WITHIN A 90° ARC.
 - AVOID VERTICAL MISALIGNMENT (DROP MAINTENANCE HOLES) IF POSSIBLE, UNLESS THERE IS A DELIBERATE ATTEMPT TO REDUCE VELOCITY.
 - WHERE POSSIBLE DIRECT INLET PIPES WHOLLY INTO THE BARREL OF OUTLET PIPE.
 - PROVIDE GEOMETRY SUCH THAT THE CHANGE OF DIRECTION OCCURS AT OR NEAR THE DOWNSTREAM FACE OF THE MAINTENANCE HOLE.
- 9. APPLY HEAVY GREASE TO FRAME SEAT PRIOR TO INSTALLING COVER.
- 10. RISER TO BE OMITTED FOR NON-ROADWAY MAINTENANCE HOLES.
- 11. DIMENSIONS IN MILLIMETRES (U.N.O.).

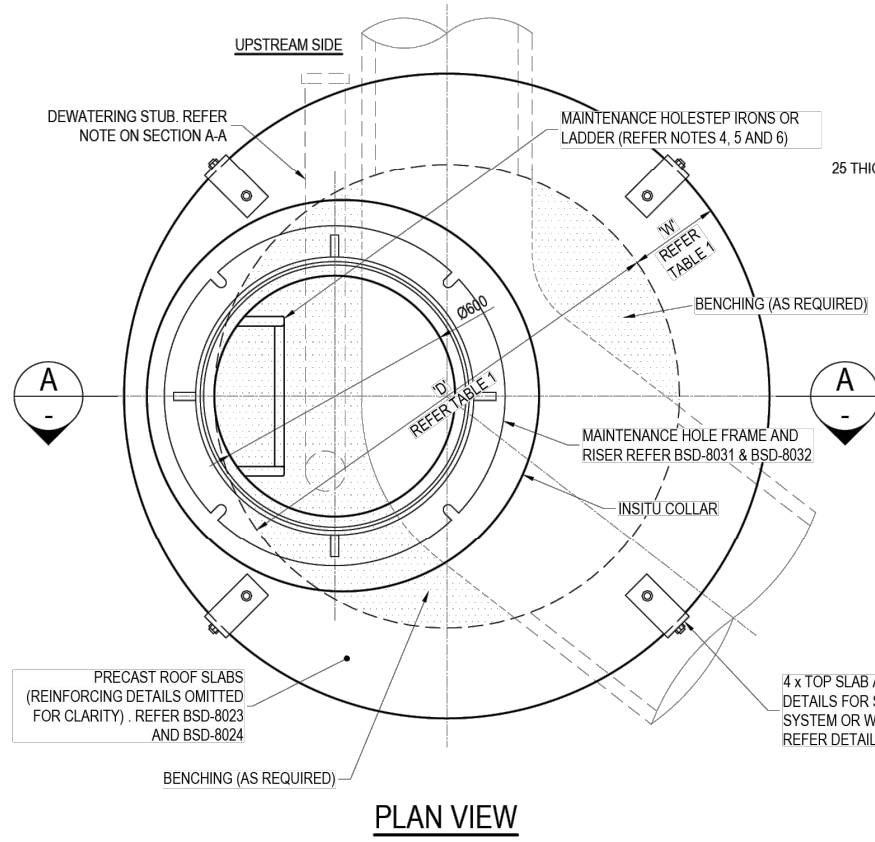
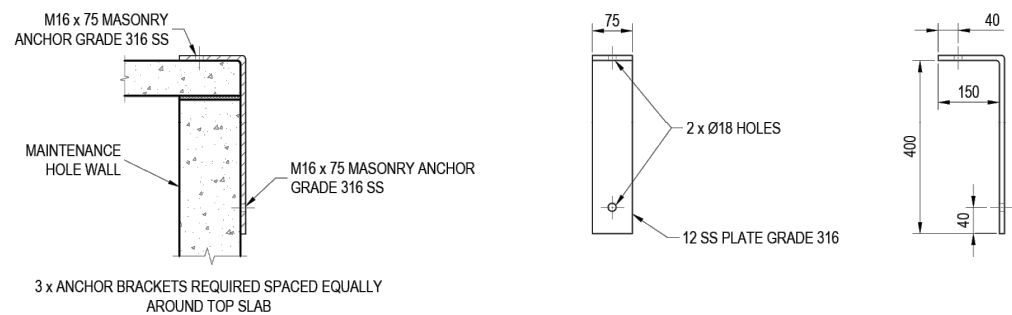
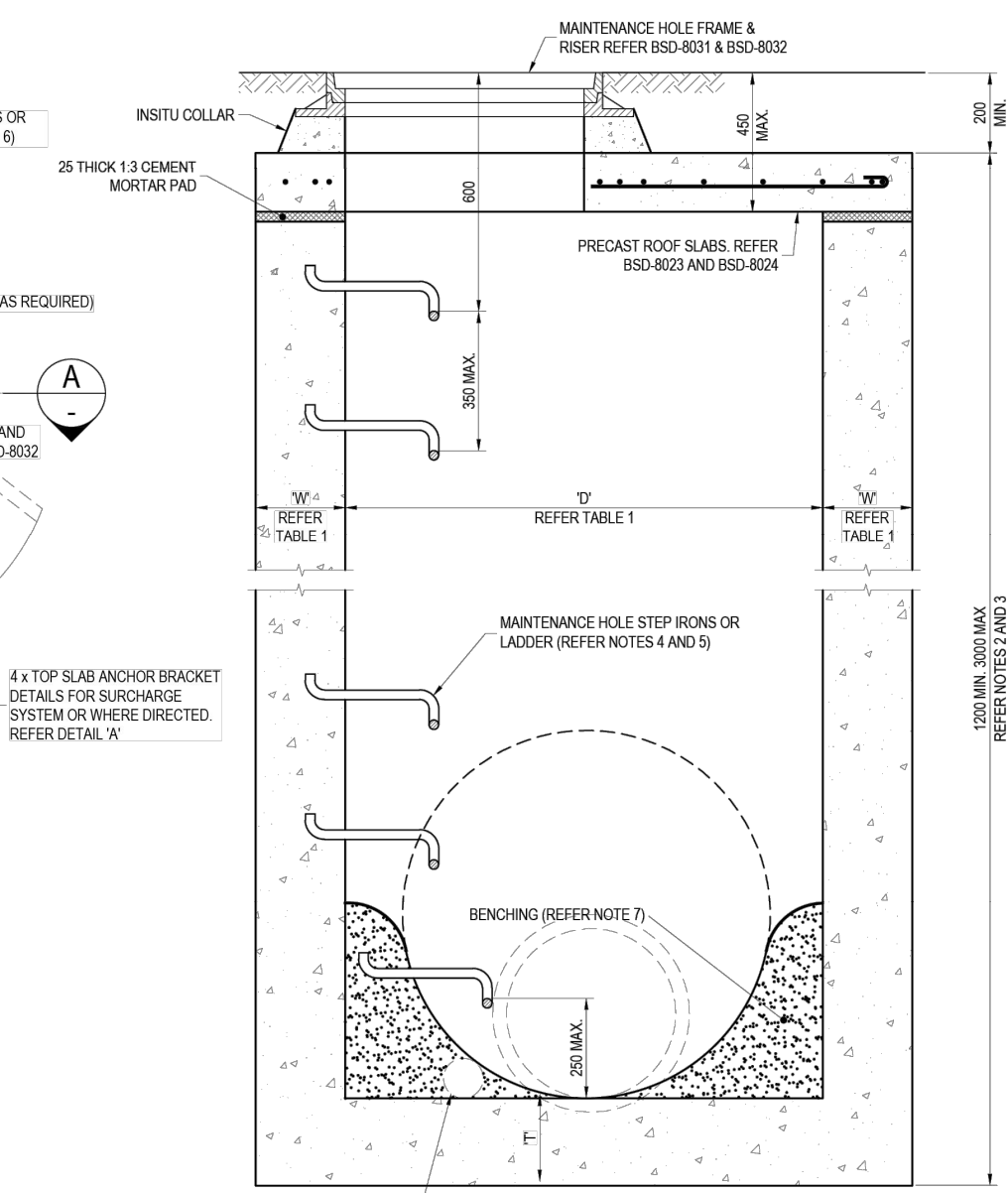


TABLE 1 - MAINTENANCE HOLE WALL THICKNESS

MANHOLE DIAMETER 'D'	ROOF SLAB DIAMETER	WALL THICKNESS 'W'	DIMENSION 'T' FOR MH INVERT GRADE	
			INLET/S	OUTLET
1050	1350	150	175	150
1200	1650	225	250	225
1350	1800			
1500	1950			



DETAIL 'A' - TOP SLAB ANCHOR BRACKET DETAILS FOR SURCHARGE SYSTEM OR WHERE DIRECTED



TYPICAL SECTION A-A



REV	DATE	REVISION DETAILS	APPROVED
B	18-12-24	50% DETAIL DESIGN FOR COUNCIL REVIEW	SOR
A	11-12-24	50% DETAIL DESIGN ISSUED FOR INTERNAL REVIEW	SOR

DRAWN	DESIGNED	CHECKED	APPROVED
L.BAYNHAM	L.BAYNHAM	S.O'ROURKE	S.O'ROURKE

PROJECT	CLIENT
YARRAN STREET - SUBDIVISION DESIGN	
DRAWING TITLE	
STANDARD DRAWING - SEWER MANHOLES	



50% DETAIL DESIGN	
CSPL PROJECT No.	SIZE
2024088	A1
DRAWING NUMBER	REV
UT-114	B

APPENDIX E – Database Searches

23/111-5 - SOEE

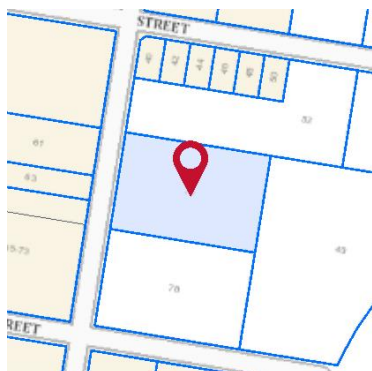
70 & 78 Yarran Street, Coonamble

26 of 26



Property Report

70 YARRAN STREET COONAMBLE 2829



Property Details

Address: 70 YARRAN STREET COONAMBLE 2829
 Lot/Section 85/-/DP3693
 /Plan No:
 Council: COONAMBLE SHIRE COUNCIL

Summary of planning controls

Planning controls held within the Planning Database are summarised below. The property may be affected by additional planning controls not outlined in this report. Please contact your council for more information.

Local Environmental Plans	Coonamble Local Environmental Plan 2011 (pub. 23-9-2011)
Land Zoning	R1 - General Residential: (pub. 24-2-2023)
Height Of Building	NA
Floor Space Ratio	NA
Minimum Lot Size	750 m ²
Heritage	NA
Land Reservation Acquisition	NA
Foreshore Building Line	NA

Detailed planning information

State Environmental Planning Policies which apply to this property

State Environmental Planning Policies can specify planning controls for certain areas and/or types of development. They can also identify the development assessment system that applies and the type of environmental assessment that is required.

This report provides general information only and does not replace a Section 10.7 Certificate (formerly Section 149)

16/10/2024 11:19 AM | 6d2e2017-b79c-4076-80bb-e64cc152e06a

1 / 2



Property Report

70 YARRAN STREET COONAMBLE 2829

- State Environmental Planning Policy (Biodiversity and Conservation) 2021: Excluded (pub. 21-10-2022)
- State Environmental Planning Policy (Biodiversity and Conservation) 2021: Land Application (pub. 2-12-2021)
- State Environmental Planning Policy (Exempt and Complying Development Codes) 2008: Land Application (pub. 12-12-2008)
- State Environmental Planning Policy (Housing) 2021: Land Application (pub. 26-11-2021)
- State Environmental Planning Policy (Industry and Employment) 2021: Land Application (pub. 2-12-2021)
- State Environmental Planning Policy (Planning Systems) 2021: Land Application (pub. 2-12-2021)
- State Environmental Planning Policy (Primary Production) 2021: Land Application (pub. 2-12-2021)
- State Environmental Planning Policy (Resilience and Hazards) 2021: Land Application (pub. 2-12-2021)
- State Environmental Planning Policy (Resources and Energy) 2021: Land Application (pub. 2-12-2021)
- State Environmental Planning Policy (Sustainable Buildings) 2022: Land Application (pub. 29-8-2022)
- State Environmental Planning Policy (Transport and Infrastructure) 2021: Land Application (pub. 2-12-2021)

Other matters affecting the property

Information held in the Planning Database about other matters affecting the property appears below. The property may also be affected by additional planning controls not outlined in this report. Please speak to your council for more information

Land near Electrical Infrastructure	This property may be located near electrical infrastructure and could be subject to requirements listed under ISEPP Clause 45. Please contact Essential Energy for more information.
Local Aboriginal Land Council	COONAMBLE
Regional Plan Boundary	Central West and Orana

This report provides general information only and does not replace a Section 10.7 Certificate (formerly Section 149)

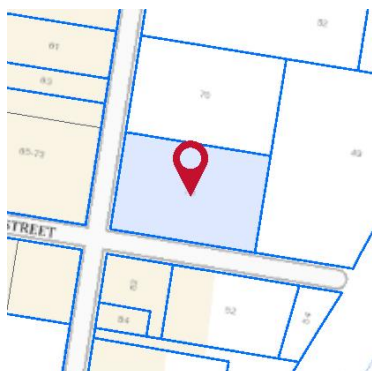
16/10/2024 11:19 AM | 6d2e2017-b79c-4076-80bb-e64cc152e06a

2 / 2



Property Report

78 YARRAN STREET COONAMBLE 2829



Property Details

Address: 78 YARRAN STREET COONAMBLE 2829
Lot/Section 87/-/DP3693
/Plan No:
Council: COONAMBLE SHIRE COUNCIL

Summary of planning controls

Planning controls held within the Planning Database are summarised below. The property may be affected by additional planning controls not outlined in this report. Please contact your council for more information.

Local Environmental Plans	Coonamble Local Environmental Plan 2011 (pub. 23-9-2011)
Land Zoning	R1 - General Residential: (pub. 24-2-2023)
Height Of Building	NA
Floor Space Ratio	NA
Minimum Lot Size	750 m ²
Heritage	NA
Land Reservation Acquisition	NA
Foreshore Building Line	NA

Detailed planning information

State Environmental Planning Policies which apply to this property

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This report provides general information only and does not replace a Section 10.7 Certificate (formerly Section 149)

16/10/2024 11:19 AM | 8b2b6fa5-7999-47cc-95e0-9ac23cf3e4cb

1 / 2



Property Report

78 YARRAN STREET COONAMBLE 2829

- State Environmental Planning Policy (Biodiversity and Conservation) 2021: Excluded (pub. 21-10-2022)
- State Environmental Planning Policy (Biodiversity and Conservation) 2021: Land Application (pub. 2-12-2021)
- State Environmental Planning Policy (Exempt and Complying Development Codes) 2008: Land Application (pub. 12-12-2008)
- State Environmental Planning Policy (Housing) 2021: Land Application (pub. 26-11-2021)
- State Environmental Planning Policy (Industry and Employment) 2021: Land Application (pub. 2-12-2021)
- State Environmental Planning Policy (Planning Systems) 2021: Land Application (pub. 2-12-2021)
- State Environmental Planning Policy (Primary Production) 2021: Land Application (pub. 2-12-2021)
- State Environmental Planning Policy (Resilience and Hazards) 2021: Land Application (pub. 2-12-2021)
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Regional Plan Boundary	Central West and Orana

This report provides general information only and does not replace a Section 10.7 Certificate (formerly Section 149)

16/10/2024 11:19 AM | 8b2b6fa5-7999-47cc-95e0-9ac23cf3e4cb

2 / 2



LAND
REGISTRY
SERVICES

NEW SOUTH WALES LAND REGISTRY SERVICES - TITLE SEARCH

Title Search

Information Provided Through
Aussearch
Ph. 02 9129 6777

FOLIO: 85/3693

SEARCH DATE	TIME	EDITION NO	DATE
16/10/2024	11:39 AM	2	3/12/2003

LAND

LOT 85 IN DEPOSITED PLAN 3693
LOCAL GOVERNMENT AREA COONAMBLE
PARISH OF COONAMBLE COUNTY OF LEICHHARDT
TITLE DIAGRAM DP3693

FIRST SCHEDULE

COONAMBLE SHIRE COUNCIL

(T AA217469)

SECOND SCHEDULE (1 NOTIFICATION)

1 RESERVATIONS AND CONDITIONS IN THE CROWN GRANT(S)

NOTATIONS

UNREGISTERED DEALINGS: NIL

*** END OF SEARCH ***

23111-5

PRINTED ON 16/10/2024

* Any entries preceded by an asterisk do not appear on the current edition of the Certificate of Title. Warning: the information appearing under notations has not been formally recorded in the Register. InfoTrack an approved NSW Information Broker hereby certifies that the information contained in this document has been provided electronically by the Registrar General in accordance with Section 96B(2) of the Real Property Act 1900.

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Received: 16/10/2024 11:39:27



LAND
REGISTRY
SERVICES

NEW SOUTH WALES LAND REGISTRY SERVICES - TITLE SEARCH

Title Search

Information Provided Through
Aussearch
Ph. 02 9129 6777

FOLIO: 87/3693

SEARCH DATE	TIME	EDITION NO	DATE
16/10/2024	11:39 AM	3	3/12/2003

LAND

LOT 87 IN DEPOSITED PLAN 3693
LOCAL GOVERNMENT AREA COONAMBLE
PARISH OF COONAMBLE COUNTY OF LEICHHARDT
TITLE DIAGRAM DP3693

FIRST SCHEDULE

COONAMBLE SHIRE COUNCIL

(T AA217399)

SECOND SCHEDULE (1 NOTIFICATION)

1 RESERVATIONS AND CONDITIONS IN THE CROWN GRANT(S)

NOTATIONS

UNREGISTERED DEALINGS: NIL

*** END OF SEARCH ***

23111-5

PRINTED ON 16/10/2024

* Any entries preceded by an asterisk do not appear on the current edition of the Certificate of Title. Warning: the information appearing under notations has not been formally recorded in the Register. InfoTrack an approved NSW Information Broker hereby certifies that the information contained in this document has been provided electronically by the Registrar General in accordance with Section 96B(2) of the Real Property Act 1900.

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Received: 16/10/2024 11:39:27

CONANABLE

portions 24, 25, 26, 27, 28, 29, and part of Por: 30.

E ——— COUNTY OF LEICHHARDT

le 4 Chains to an inch

11-17 Annie McMahon

Vol. 1242 fol. 118

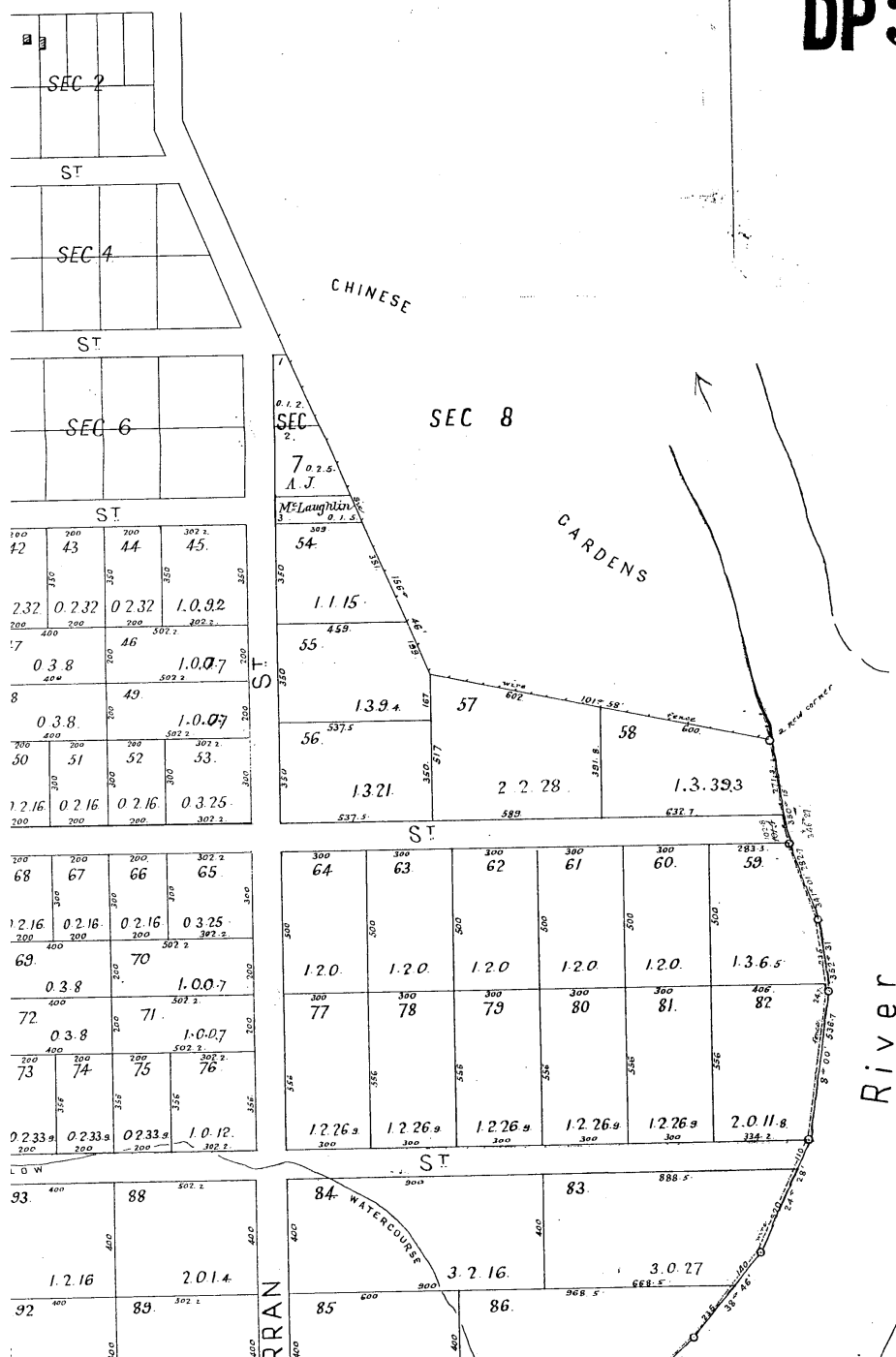
1242 FOL. 118
lodged by S. R. Skuthorpe

By ^{Solo Coon} Neal Collins

Solr Sydney

3693 6

DP 3693 (E)



57/25 at "A"

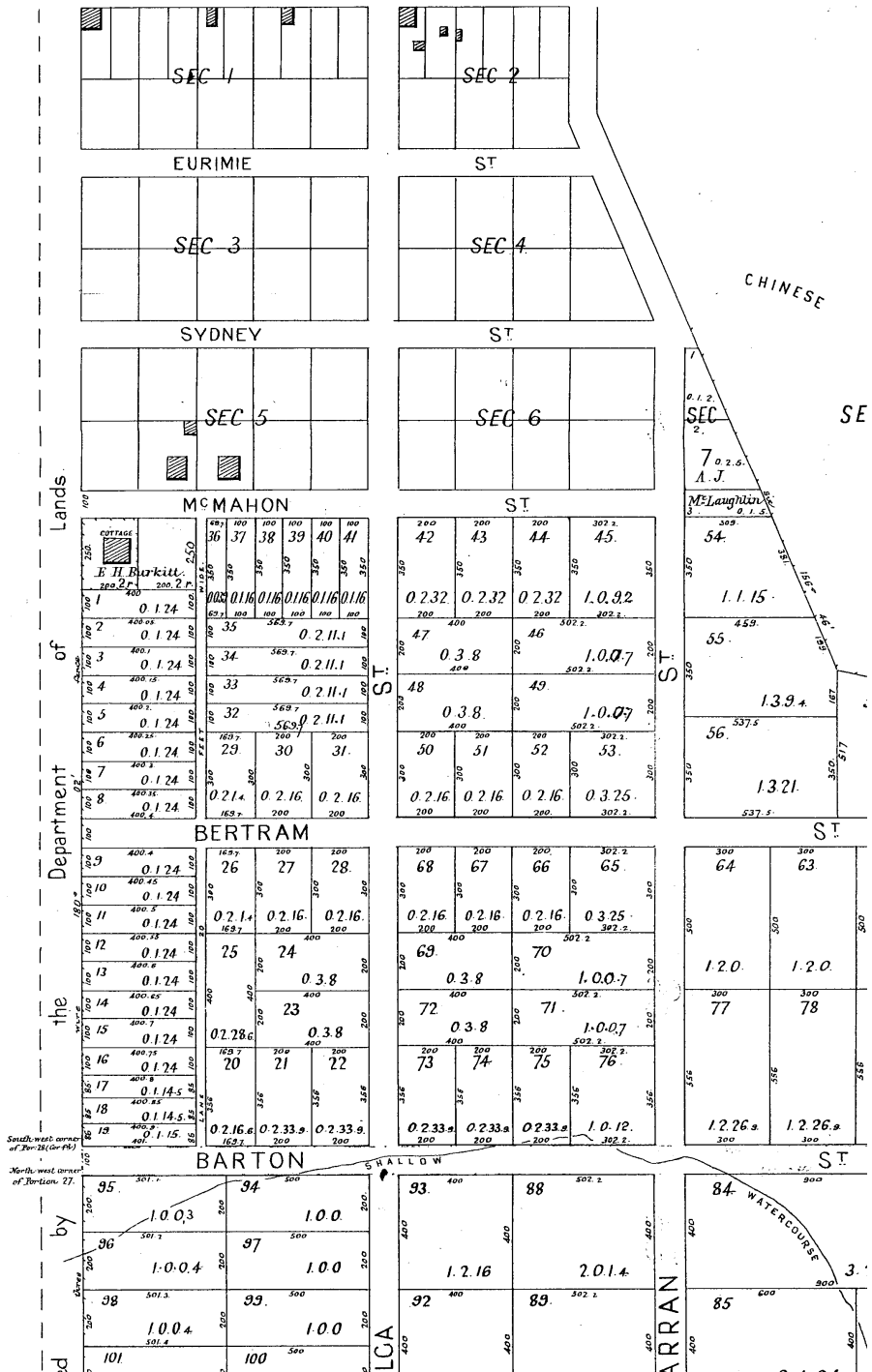


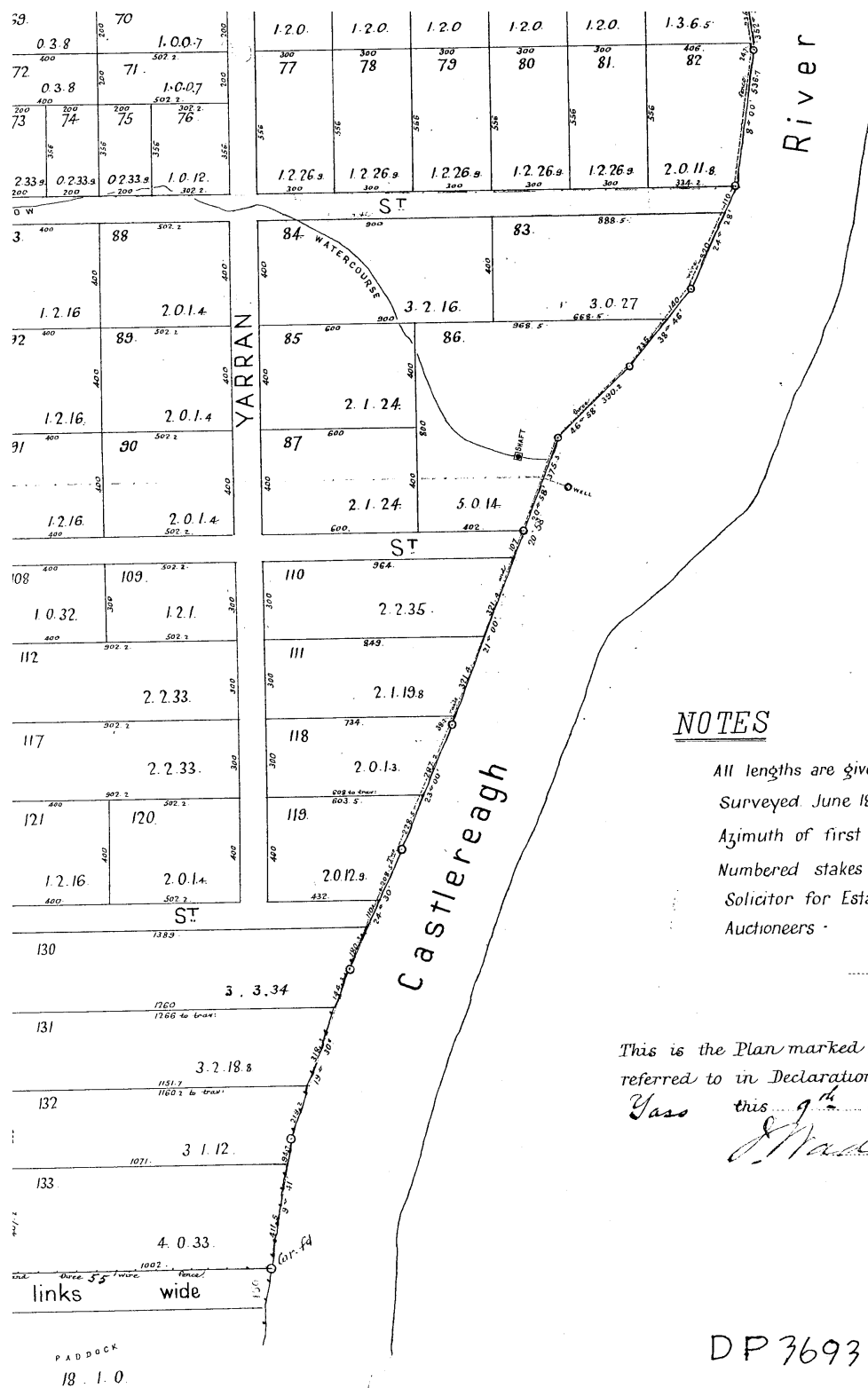
DP 3693 (E)

showing Subdivision of Portions 24, 25, 26, 27, 28, 29 and part of Port. 30.

PARISH OF COONAMBLE — COUNTY OF LEIC

Scale 4 Chains to an inch





NOTES

All lengths are given in links

Surveyed June 1899.

Azimuth of first Subdivision adopted

Numbered stakes lockspitted at all corners

Solicitor for Estate S. R. Skuthorpe, Coonamble.

Auctioneers - Wetton and Co

H. M. Insh
Licensed Surveyor under R.P.A.

This is the Plan marked 'A' (drawn in duplicate)
referred to in Declaration signed before me at
Yaso this 9th day of January 1900
J. P.

DP 3693 ©



DP 3693 (E)

PR 57 p. 16 to 20
HED
15/9/00

REGISTRAR GENERAL'S DEPARTMENT

DP 3693	
LINKS	METRES
10	2.01
24.7	4.97
28.27	5.605
38.2	7.605
69.7	14.02
85	17.1
86	17.3
94.7	19.05
100	20.115
102.8	20.68
107	21.525
110	22.13
140	28.165
144.3	29.03
150	30.175
167	33.595
169.7	34.14
180.3	36.27
199	40.03
200	40.235
208.5	41.945
217	43.655
219.2	44.095
228.5	45.965
235	47.275
250	50.29
271.3	54.58
282.7	56.87
285.3	56.99
287.2	57.78
300	60.35
302.2	60.79
309	62.16
318.3	64.03
320	64.37
321.4	64.66
334.2	67.23
346	69.6
350	70.41
375.3	75.5
381	76.64
390.2	78.5
391.8	78.82
400	80.47
400.1	80.49
400.15	80.5
400.2	80.51
400.25	80.52
400.3	80.53
400.35	80.54
400.4	80.55
400.45	80.56
400.5	80.57
400.55	80.58
400.6	80.59
400.65	80.6
400.7	80.61
400.75	80.62
400.8	80.63
400.85	80.64
400.9	80.65
401	80.67
402	80.87
406	81.67
407.2	81.92
411.5	82.75
432	86.9
459	92.34
500	100.58
501.1	100.81
501.2	100.83
501.3	100.85
501.4	100.87
501.5	100.89
501.6	100.91
501.7	100.93
501.9	100.97

REGISTRAR GENERAL'S DEPARTMENT

DP 3693 CONTINUED	
LINKS	METRES
502.1	101.01
502.2	101.03
502.3	101.05
502.5	101.09
502.8	101.15
503.1	101.21
503.3	101.25
507.3	102.05
507.6	102.11
508	102.19
517	104
536.7	107.97
537.5	108.13
569.7	114.61
589	118.49
600	120.7
602	121.1
603.5	121.4
608	122.31
632.7	127.28
668.5	134.48
734	147.66
800	160.93
849	170.79
888.5	178.74
900	181.05
902	181.45
902.2	181.49
964	193.93
968.5	194.83
1002	201.57
1071	215.45
1151.7	231.69
1160.2	233.4
1260	253.47
1266	254.68
1389	279.42

AC	RD	P	SQ M
-	1	2	1062
-	14	1/2	1378
-	15		1391
-	16		1416
-	124		1619
-	2	-	2023
-	2	1.4	2059
-	2	5	2150
-	2	11.1	2304
-	2	16	2428
-	2	16.6	2443
-	2	28.6	2747
-	2	32	2833
-	2	33.9	2881
-	3	8	3237
-	3	25	3667
1	-	-	4047
1	-	.07	4049
1	-	.3	4054
1	-	.4	4057
1	-	1/2	4060
1	-	.7	4065
1	-	4	4248
1	-	9.2	4280
1	-	12	4350
1	-	32	4856
1	1	15	5438
1	2	-	6070
1	2	.8	6091
1	2	.96	6095
1	2	1	6096
1	2	16	6475
1	2	26.9	6751
1	3	6 1/2	7246
1	3	9.4	7320
1	3	21	7613
1	3	39.3	8076

REGISTRAR GENERAL'S DEPARTMENT

DP 3693			CONTINUED
AC	RD	P	SQ M
2	-	-	8094
2	-	1.3	8127
2	-	1.4	8129
2	-	1.6	8134
2	-	1.8	8139
2	-	11.8	8392
2	-	12.9	8420
2	1	19.8	9606
2	1	24	9712

AC	RD	P	HA
2	2	3 1/2	1.02
2	2	5.9	1.027
2	2	8.8	1.034
2	2	28	1.082
2	2	33	1.095
2	2	35	1.1
3	-	27	1.282
3	1	12	1.346
3	2	16	1.457
3	2	18.8	1.464
3	3	34	1.6
4	-	33	1.7
5	-	14	2.059
18	1	-	7.586



AHIMS Web Services (AWS)

Search Result

Your Ref/PO Number : 23/111-5

Client Service ID : 924774

Upper Hunter Planning

Date: 28 August 2024

10 Topknot Place

Muswellbrook New South Wales 2333

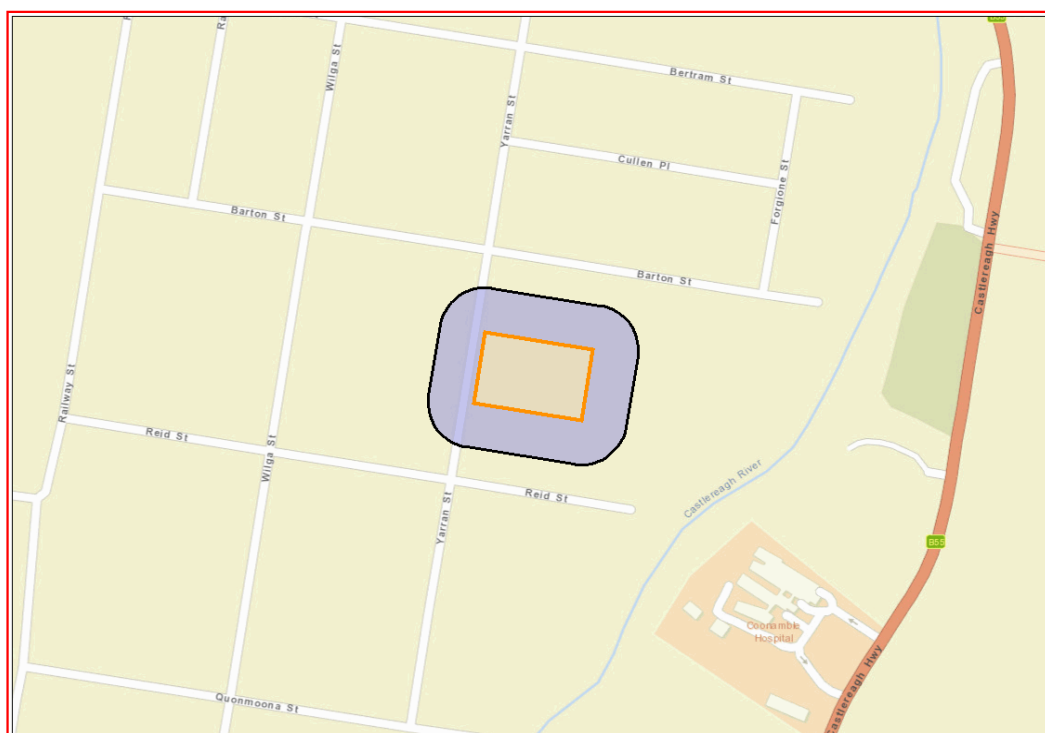
Attention: Sally Cottom

Email: sally@uhplanning.com.au

Dear Sir or Madam:

AHIMS Web Service search for the following area at Lot : 85, DP:DP3693, Section : - with a Buffer of 50 meters, conducted by Sally Cottom on 28 August 2024.

The context area of your search is shown in the map below. Please note that the map does not accurately display the exact boundaries of the search as defined in the paragraph above. The map is to be used for general reference purposes only.



A search of Heritage NSW AHIMS Web Services (Aboriginal Heritage Information Management System) has shown that:

0	Aboriginal sites are recorded in or near the above location.
0	Aboriginal places have been declared in or near the above location. *

If your search shows Aboriginal sites or places what should you do?

- You must do an extensive search if AHIMS has shown that there are Aboriginal sites or places recorded in the search area.
- If you are checking AHIMS as a part of your due diligence, refer to the next steps of the Due Diligence Code of practice.
- You can get further information about Aboriginal places by looking at the gazettal notice that declared it. Aboriginal places gazetted after 2001 are available on the [NSW Government Gazette](https://www.legislation.nsw.gov.au/gazette) (<https://www.legislation.nsw.gov.au/gazette>) website. Gazettal notices published prior to 2001 can be obtained from Heritage NSW upon request

Important information about your AHIMS search

- The information derived from the AHIMS search is only to be used for the purpose for which it was requested. It is not to be made available to the public.
- AHIMS records information about Aboriginal sites that have been provided to Heritage NSW and Aboriginal places that have been declared by the Minister;
- Information recorded on AHIMS may vary in its accuracy and may not be up to date. Location details are recorded as grid references and it is important to note that there may be errors or omissions in these recordings,
- Some parts of New South Wales have not been investigated in detail and there may be fewer records of Aboriginal sites in those areas. These areas may contain Aboriginal sites which are not recorded on AHIMS.
- Aboriginal objects are protected under the National Parks and Wildlife Act 1974 even if they are not recorded as a site on AHIMS.
- This search can form part of your due diligence and remains valid for 12 months.



AHIMS Web Services (AWS)

Search Result

Your Ref/PO Number : 23/111-5

Client Service ID : 924775

Upper Hunter Planning

Date: 28 August 2024

10 Topknot Place

Muswellbrook New South Wales 2333

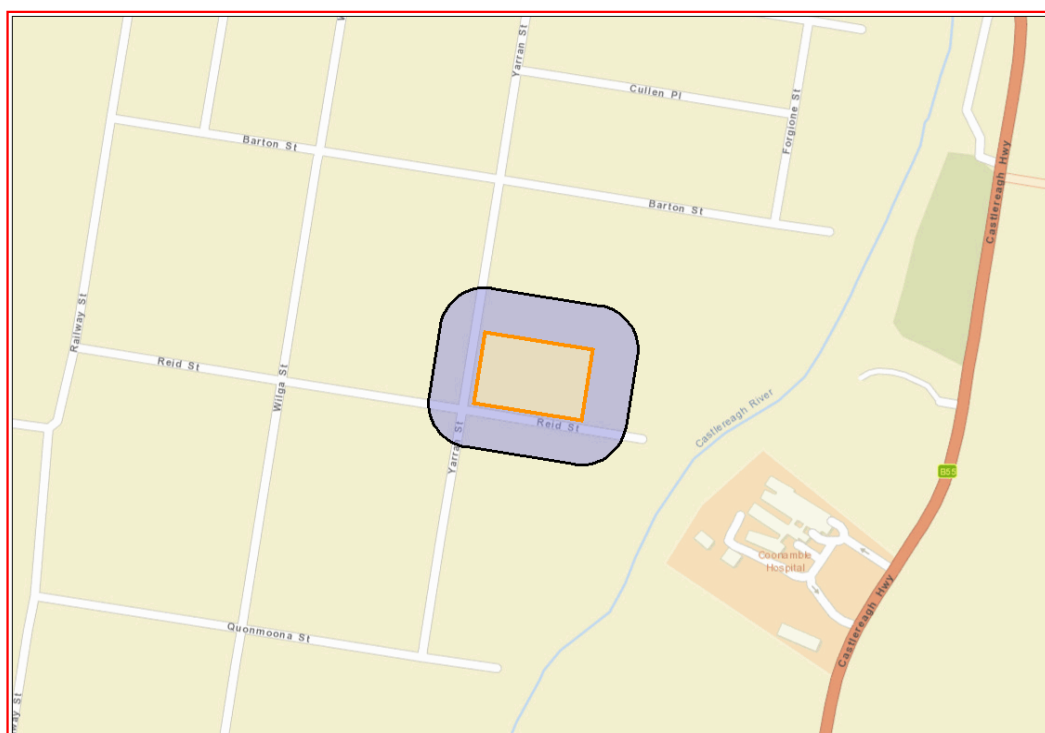
Attention: Sally Cottom

Email: sally@uhplanning.com.au

Dear Sir or Madam:

AHIMS Web Service search for the following area at Lot : 87, DP:DP3693, Section : - with a Buffer of 50 meters, conducted by Sally Cottom on 28 August 2024.

The context area of your search is shown in the map below. Please note that the map does not accurately display the exact boundaries of the search as defined in the paragraph above. The map is to be used for general reference purposes only.



A search of Heritage NSW AHIMS Web Services (Aboriginal Heritage Information Management System) has shown that:

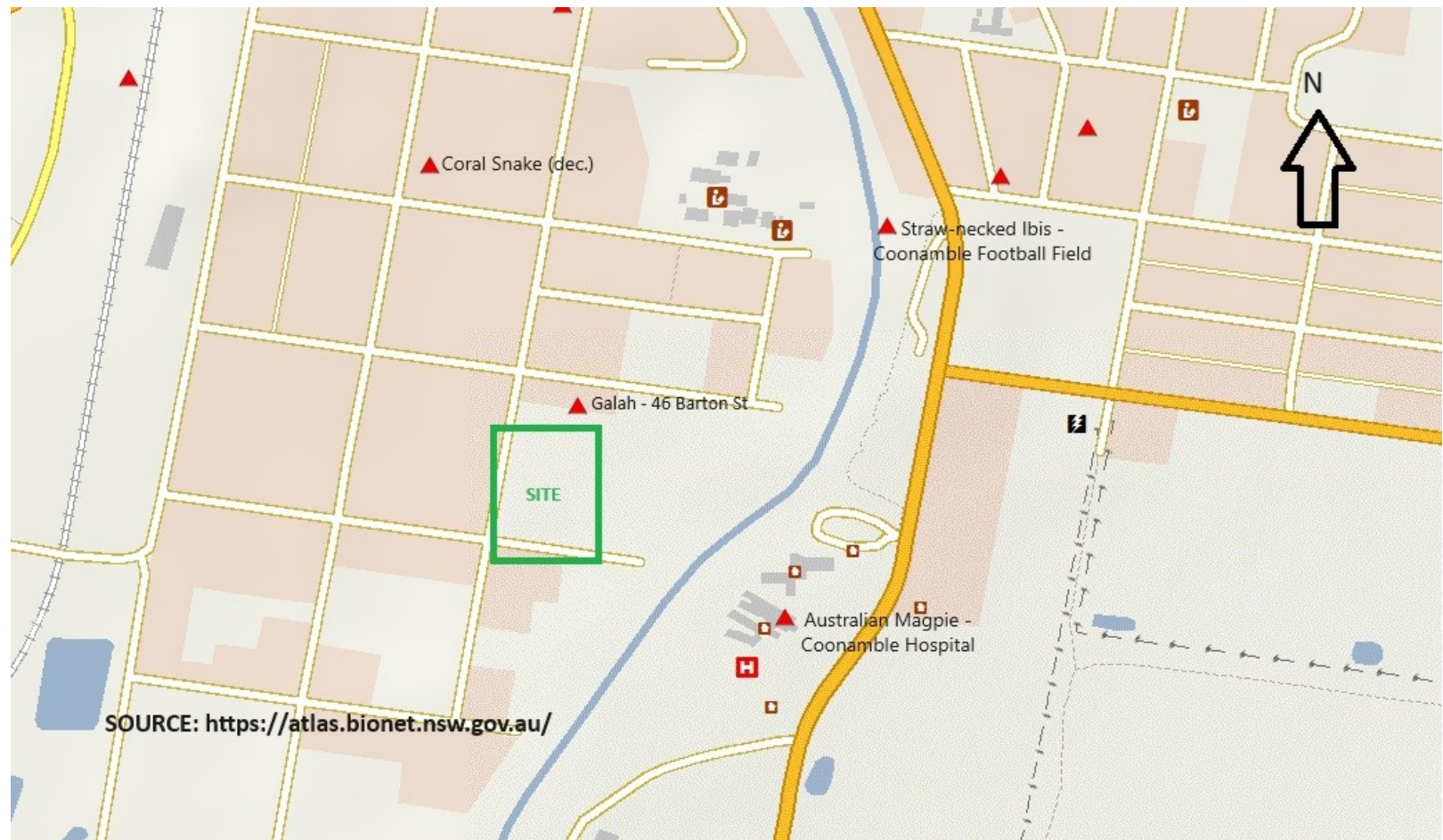
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Department of Planning and Environment

Biodiversity Values Map and Threshold Report

This report is generated using the Biodiversity Values Map and Threshold (BMAT) tool. The BMAT tool is used by proponents to supply evidence to your local council to determine whether or not a Biodiversity Development Assessment Report (BDAR) is required under [the Biodiversity Conservation Regulation 2017 \(Cl. 7.2 & 7.3\)](#).

The report provides results for the proposed development footprint area identified by the user and displayed within the blue boundary on the map.

There are two pathways for determining whether a BDAR is required for the proposed development:

1. Is there Biodiversity Values Mapping?
2. Is the 'clearing of native vegetation area threshold' exceeded?

Biodiversity Values Map and Threshold Report		
Date of Report Generation		28/08/2024 1:00 PM
1. Biodiversity Values (BV) Map - Results Summary (Biodiversity Conservation Regulation Section 7.3)		
1.1	Does the development Footprint intersect with BV mapping?	no
1.2	Was <u>ALL</u> BV Mapping within the development footprint added in the last 90 days? (dark purple mapping only, no light purple mapping present)	no
1.3	Date of expiry of dark purple 90 day mapping	N/A
1.4	Is the Biodiversity Values Map threshold exceeded?	no
2. Area Clearing Threshold - Results Summary (Biodiversity Conservation Regulation Section 7.2)		
2.1	Size of the development or clearing footprint	20,825.2 sqm
2.2	Native Vegetation Area Clearing Estimate (NVACE) (within development/clearing footprint)	19,937.1 sqm
2.3	Method for determining Minimum Lot Size	LEP
2.4	Minimum Lot Size (10,000sqm = 1ha)	750 sqm
2.5	Area Clearing Threshold (10,000sqm = 1ha)	2,500 sqm
2.6	Does the estimate exceed the Area Clearing Threshold? (NVACE results are an estimate and can be reviewed using the Guidance)	yes
REPORT RESULT: Is the Biodiversity Offset Scheme (BOS) Threshold exceeded for the proposed development footprint area? (Your local council will determine if a BDAR is required)		yes

Page 1 of 4



Department of Planning and Environment

What do I do with this report?

- If the result above indicates the BOS Threshold has been exceeded, your local council may require a Biodiversity Development Assessment Report with your development application. Seek further advice from Council. An accredited assessor can apply the Biodiversity Assessment Method and prepare a BDAR for you. For a list of accredited assessors go to: <https://customer.lmbc.nsw.gov.au/assessment/AccreditedAssessor>.
- If the result above indicates the BOS Threshold has not been exceeded, you may not require a Biodiversity Development Assessment Report. This BMAT report can be provided to Council to support your development application. Council can advise how the area clearing threshold results should be considered. Council will review these results and make a determination if a BDAR is required. Council may ask you to review the area clearing threshold results. You may also be required to assess whether the development is “likely to significantly affect threatened species” as determined under the test in Section 7.3 of the *Biodiversity Conservation Act 2016*.
- If a BDAR is not required by Council, you may still require a permit to clear vegetation from your local council.
- If all Biodiversity Values mapping within your development footprint was less than 90 days old, i.e. areas are displayed as dark purple on the BV map, a BDAR may not be required if your Development Application is submitted within that 90 day period. Any BV mapping less than 90 days old on this report will expire on the date provided in Line item 1.3 above.

For more detailed advice about actions required, refer to the Interpreting the evaluation report section of the [Biodiversity Values Map Threshold Tool User Guide](#).

Review Options:

- If you believe the Biodiversity Values mapping is incorrect please refer to our [BV Map Review webpage](#) for further information.
- If you or Council disagree with the area clearing threshold estimate results from the NVACE in Line Item 2.6 above (i.e. area of Native Vegetation within the Development footprint proposed to be cleared), review the results using the [Guide for reviewing area clearing threshold results from the BMAT Tool](#).

Acknowledgement

I, as the applicant for this development, submit that I have correctly depicted the area that will be impacted or likely to be impacted as a result of the proposed development.

Signature: _____

(Typing your name in the signature field will be considered as your signature for the purposes of this form)

Date: _____

28/08/2024 01:00 PM



Department of Planning and Environment

Biodiversity Values Map and Threshold Tool

The Biodiversity Values (BV) Map and Threshold Tool identifies land with high biodiversity value, particularly sensitive to impacts from development and clearing.

The BV map forms part of the Biodiversity Offsets Scheme threshold, which is one of the factors for determining whether the Scheme applies to a clearing or development proposal. You have used the Threshold Tool in the map viewer to generate this BV Threshold Report for your nominated area. This report calculates results for your proposed development footprint and indicates whether Council may require you to engage an accredited assessor to prepare a Biodiversity Development Assessment Report (BDAR) for your development.

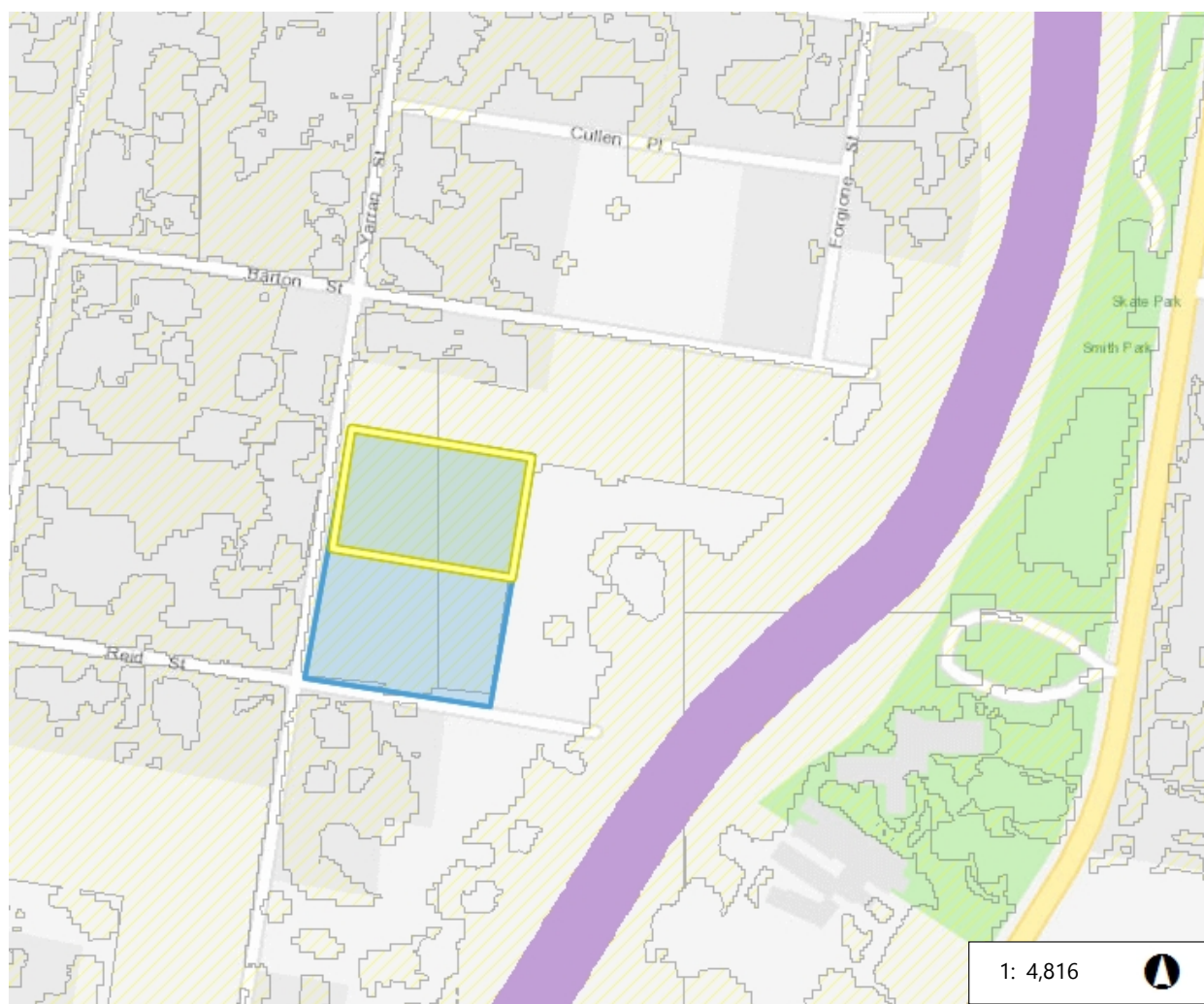
This report may be used as evidence for development applications submitted to councils. You may also use this report when considering native vegetation clearing under the State Environmental Planning Policy (Biodiversity and Conservation) 2021 - Chapter 2 vegetation in non-rural areas.

What's new? For more information about the latest updates to the Biodiversity Values Map and Threshold Tool go to the updates section on the [Biodiversity Values Map webpage](#).

Map Review: Landholders can request a review of the BV Map where they consider there is an error in the mapping on their property. For more information about the map review process and an application form for a review go to the [Biodiversity Values Map Review webpage](#).

If you need help using this map tool see our [Biodiversity Values Map and Threshold Tool User Guide](#) or contact the Map Review Team at map.review@environment.nsw.gov.au or on 1800 001 490.

Biodiversity Values Map



244.7 0 122.33 244.7 Metres

WGS_1984_Web_Mercator_Auxiliary_Sphere

Legend

- Biodiversity Values that have been mapped for more than 90 days
 - Biodiversity Values added within last 90 days
 - Native Vegetation Area Clearing Estimate (NVACE)
 - Development area selected by proponent
- 28/08/2024 01:00 PM

Imagery © Airbus DS/Spot Image 2016

© NSW Department of Customer Service, Basemaps 2019

© NSW Department of Planning and Environment

This map is a user generated static output from an Internet mapping site and is for reference only. Data layers that appear on this map may or may not be accurate, current, or otherwise reliable.

The results provided in this tool are generated using the best available mapping and knowledge of species habitat requirements.

This map is valid as at the date the report was generated. Checking the [Biodiversity Values Map viewer](#) for mapping updates is recommended.

**Australian Government****Department of Climate Change, Energy,
the Environment and Water**

EPBC Act Protected Matters Report

This report provides general guidance on matters of national environmental significance and other matters protected by the EPBC Act in the area you have selected. Please see the caveat for interpretation of information provided here.

Report created: 28-Aug-2024

[Summary](#)

[Details](#)

[Matters of NES](#)

[Other Matters Protected by the EPBC Act](#)

[Extra Information](#)

[Caveat](#)

[Acknowledgements](#)

Summary

Matters of National Environment Significance

This part of the report summarises the matters of national environmental significance that may occur in, or may relate to, the area you nominated. Further information is available in the detail part of the report, which can be accessed by scrolling or following the links below. If you are proposing to undertake an activity that may have a significant impact on one or more matters of national environmental significance then you should consider the [Administrative Guidelines on Significance](#).

World Heritage Properties:	None
National Heritage Places:	None
Wetlands of International Importance (Ramsar)	3
Great Barrier Reef Marine Park:	None
Commonwealth Marine Area:	None
Listed Threatened Ecological Communities:	4
Listed Threatened Species:	25
Listed Migratory Species:	9

Other Matters Protected by the EPBC Act

This part of the report summarises other matters protected under the Act that may relate to the area you nominated. Approval may be required for a proposed activity that significantly affects the environment on Commonwealth land, when the action is outside the Commonwealth land, or the environment anywhere when the action is taken on Commonwealth land. Approval may also be required for the Commonwealth or Commonwealth agencies proposing to take an action that is likely to have a significant impact on the environment anywhere.

The EPBC Act protects the environment on Commonwealth land, the environment from the actions taken on Commonwealth land, and the environment from actions taken by Commonwealth agencies. As heritage values of a place are part of the 'environment', these aspects of the EPBC Act protect the Commonwealth Heritage values of a Commonwealth Heritage place. Information on the new heritage laws can be found at <https://www.dcceew.gov.au/parks-heritage/heritage>

A [permit](#) may be required for activities in or on a Commonwealth area that may affect a member of a listed threatened species or ecological community, a member of a listed migratory species, whales and other cetaceans, or a member of a listed marine species.

Commonwealth Lands:	2
Commonwealth Heritage Places:	None
Listed Marine Species:	16
Whales and Other Cetaceans:	None
Critical Habitats:	None
Commonwealth Reserves Terrestrial:	None
Australian Marine Parks:	None
Habitat Critical to the Survival of Marine Turtles:	None

Extra Information

This part of the report provides information that may also be relevant to the area you have

State and Territory Reserves:	None
Regional Forest Agreements:	None
Nationally Important Wetlands:	None
EPBC Act Referrals:	1
Key Ecological Features (Marine):	None
Biologically Important Areas:	None
Bioregional Assessments:	1
Geological and Bioregional Assessments:	None

Details

Matters of National Environmental Significance

Wetlands of International Importance (Ramsar Wetlands)		[Resource Information]
Ramsar Site Name	Proximity	Buffer Status
Banrock station wetland complex	800 - 900km upstream from Ramsar site	In feature area
Riverland	700 - 800km upstream from Ramsar site	In feature area
The coorong, and lakes alexandrina and albert wetland	900 - 1000km upstream from Ramsar site	In feature area

Listed Threatened Ecological Communities

[Resource Information]

For threatened ecological communities where the distribution is well known, maps are derived from recovery plans, State vegetation maps, remote sensing imagery and other sources. Where threatened ecological community distributions are less well known, existing vegetation maps and point location data are used to produce indicative distribution maps.

Status of Vulnerable, Disallowed and Ineligible are not MNES under the EPBC Act.

Community Name	Threatened Category	Presence Text	Buffer Status
Coolibah - Black Box Woodlands of the Darling Riverine Plains and the Brigalow Belt South Bioregions	Endangered	Community likely to occur within area	In feature area
Grey Box (<i>Eucalyptus microcarpa</i>) Grassy Woodlands and Derived Native Grasslands of South-eastern Australia	Endangered	Community likely to occur within area	In feature area
Poplar Box Grassy Woodland on Alluvial Plains	Endangered	Community likely to occur within area	In feature area
Weeping Myall Woodlands	Endangered	Community likely to occur within area	In feature area

Listed Threatened Species		[Resource Information]	
Status of Conservation Dependent and Extinct are not MNES under the EPBC Act. Number is the current name ID.			
Scientific Name	Threatened Category	Presence Text	Buffer Status
BIRD			
Aphelocephala leucopsis			
Southern Whiteface [529]	Vulnerable	Species or species habitat likely to occur within area	In feature area

Scientific Name	Threatened Category	Presence Text	Buffer Status
Botaurus poiciloptilus Australasian Bittern [1001]	Endangered	Species or species habitat may occur within area	In feature area
Calidris acuminata Sharp-tailed Sandpiper [874]	Vulnerable	Species or species habitat may occur within area	In feature area
Calidris ferruginea Curlew Sandpiper [856]	Critically Endangered	Species or species habitat may occur within area	In feature area
Calyptorhynchus lathami lathami South-eastern Glossy Black-Cockatoo [67036]	Vulnerable	Species or species habitat likely to occur within area	In feature area
Falco hypoleucos Grey Falcon [929]	Vulnerable	Species or species habitat likely to occur within area	In feature area
Gallinago hardwickii Latham's Snipe, Japanese Snipe [863]	Vulnerable	Species or species habitat may occur within area	In feature area
Grantiella picta Painted Honeyeater [470]	Vulnerable	Species or species habitat known to occur within area	In feature area
Hirundapus caudacutus White-throated Needletail [682]	Vulnerable	Species or species habitat may occur within area	In feature area
Lathamus discolor Swift Parrot [744]	Critically Endangered	Species or species habitat may occur within area	In feature area
Leipoa ocellata Malleefowl [934]	Vulnerable	Species or species habitat likely to occur within area	In buffer area only
Lophochroa leadbeateri leadbeateri Major Mitchell's Cockatoo (eastern), Eastern Major Mitchell's Cockatoo, Pink Cockatoo (eastern) [82926]	Endangered	Species or species habitat likely to occur within area	In feature area

Scientific Name	Threatened Category	Presence Text	Current Status
Melanodryas cucullata cucullata South-eastern Hooded Robin, Hooded Robin (south-eastern) [67093]	Endangered	Species or species habitat likely to occur within area	In feature area
Neophema chrysostoma Blue-winged Parrot [726]	Vulnerable	Species or species habitat may occur within area	In feature area
Pedionomus torquatus Plains-wanderer [906]	Critically Endangered	Species or species habitat may occur within area	In feature area
Polytelis swainsonii Superb Parrot [738]	Vulnerable	Species or species habitat known to occur within area	In feature area
Rostratula australis Australian Painted Snipe [77037]	Endangered	Species or species habitat likely to occur within area	In feature area
Stagonopleura guttata Diamond Firetail [59398]	Vulnerable	Species or species habitat may occur within area	In feature area
MAMMAL			
Nyctophilus corbeni Corben's Long-eared Bat, South-eastern Long-eared Bat [83395]	Vulnerable	Species or species habitat may occur within area	In feature area
Phascolarctos cinereus (combined populations of Qld, NSW and the ACT) Koala (combined populations of Queensland, New South Wales and the Australian Capital Territory) [85104]	Endangered	Species or species habitat likely to occur within area	In feature area
PLANT			
Lepidium aschersonii Spiny Peppercress [10976]	Vulnerable	Species or species habitat may occur within area	In feature area
Lepidium monoplacoides Winged Pepper-cress [9190]	Endangered	Species or species habitat likely to occur within area	In feature area
Swainsona murrayana Slender Darling-pea, Slender Swainson, Murray Swainson-pea [6765]	Vulnerable	Species or species habitat may occur within area	In feature area

Scientific Name	Threatened Category	Presence Text	Buffer Status
REPTILE			
Anomalopus mackayi Five-clawed Worm-skink, Long-legged Worm-skink [25934]	Vulnerable	Species or species habitat may occur within area	In feature area
Hemiaspis damelii Grey Snake [1179]	Endangered	Species or species habitat likely to occur within area	In feature area

Listed Migratory Species

[Resource Information]

Scientific Name	Threatened Category	Presence Text	Buffer Status
Migratory Marine Birds			
Apus pacificus Fork-tailed Swift [678]		Species or species habitat likely to occur within area	In feature area

Migratory Terrestrial Species

Hirundapus caudacutus White-throated Needletail [682]	Vulnerable	Species or species habitat may occur within area	In feature area
Motacilla flava Yellow Wagtail [644]		Species or species habitat may occur within area	In feature area
Myiagra cyanoleuca Satin Flycatcher [612]		Species or species habitat may occur within area	In feature area

Migratory Wetlands Species

Actitis hypoleucos Common Sandpiper [59309]		Species or species habitat may occur within area	In feature area
Calidris acuminata Sharp-tailed Sandpiper [874]	Vulnerable	Species or species habitat may occur within area	In feature area
Calidris ferruginea Curlew Sandpiper [856]	Critically Endangered	Species or species habitat may occur within area	In feature area
Calidris melanotos Pectoral Sandpiper [858]		Species or species habitat may occur within area	In feature area

Scientific Name	Threatened Category	Presence Text	Buffer Status
Gallinago hardwickii			
Latham's Snipe, Japanese Snipe [863]	Vulnerable	Species or species habitat may occur within area	In feature area

Other Matters Protected by the EPBC Act

Commonwealth Lands

[Resource Information]

The Commonwealth area listed below may indicate the presence of Commonwealth land in this vicinity. Due to the unreliability of the data source, all proposals should be checked as to whether it impacts on a Commonwealth area, before making a definitive decision. Contact the State or Territory government land department for further information.

Commonwealth Land Name	State	Buffer Status
Communications, Information Technology and the Arts - Telstra Corporation Limited		
Commonwealth Land - Australian Telecommunications Commission [15216]	NSW	In buffer area only
Commonwealth Land - Telstra Corporation Limited [15215]	NSW	In buffer area only

Listed Marine Species

[Resource Information]

Scientific Name	Threatened Category	Presence Text	Buffer Status
Bird			
Actitis hypoleucos			
Common Sandpiper [59309]		Species or species habitat may occur within area	In feature area
Apus pacificus			
Fork-tailed Swift [678]		Species or species habitat likely to occur within area overfly marine area	In feature area
Bubulcus ibis as Ardea ibis			
Cattle Egret [66521]		Species or species habitat may occur within area overfly marine area	In feature area
Calidris acuminata			
Sharp-tailed Sandpiper [874]	Vulnerable	Species or species habitat may occur within area	In feature area

Scientific Name	Threatened Category	Presence Text	Current Status
Calidris ferruginea Curlew Sandpiper [856]	Critically Endangered	Species or species habitat may occur within area overfly marine area	In feature area
Calidris melanotos Pectoral Sandpiper [858]		Species or species habitat may occur within area overfly marine area	In feature area
Chalcites osculans as Chrysococcyx osculans Black-eared Cuckoo [83425]		Species or species habitat likely to occur within area overfly marine area	In feature area
Gallinago hardwickii Latham's Snipe, Japanese Snipe [863]	Vulnerable	Species or species habitat may occur within area overfly marine area	In feature area
Haliaeetus leucogaster White-bellied Sea-Eagle [943]		Species or species habitat may occur within area	In feature area
Hirundapus caudacutus White-throated Needletail [682]	Vulnerable	Species or species habitat may occur within area overfly marine area	In feature area
Lathamus discolor Swift Parrot [744]	Critically Endangered	Species or species habitat may occur within area overfly marine area	In feature area
Merops ornatus Rainbow Bee-eater [670]		Species or species habitat may occur within area overfly marine area	In feature area
Motacilla flava Yellow Wagtail [644]		Species or species habitat may occur within area overfly marine area	In feature area

Scientific Name	Threatened Category	Presence Text	Buffer Status
Myiagra cyanoleuca Satin Flycatcher [612]		Species or species habitat may occur within area overfly marine area	In feature area
Neophema chrysostoma Blue-winged Parrot [726]	Vulnerable	Species or species habitat may occur within area overfly marine area	In feature area
Rostratula australis as Rostratula benghalensis (sensu lato) Australian Painted Snipe [77037]	Endangered	Species or species habitat likely to occur within area overfly marine area	In feature area

Extra Information

EPBC Act Referrals				[Resource Information]
Title of referral	Reference	Referral Outcome	Assessment Status	Buffer Status
Not controlled action				
Improving rabbit biocontrol: releasing another strain of RHDV, sthrn two thirds of Australia	2015/7522	Not Controlled Action	Completed	In feature area

Bioregional Assessments			[Resource Information]
SubRegion	BioRegion	Website	Buffer Status
Central West	Northern Inland Catchments	BA website	In feature area

Caveat

1 PURPOSE

This report is designed to assist in identifying the location of matters of national environmental significance (MNES) and other matters protected by the Environment Protection and Biodiversity Conservation Act 1999 (Cth) (EPBC Act) which may be relevant in determining obligations and requirements under the EPBC Act.

The report contains the mapped locations of:

- World and National Heritage properties;
- Wetlands of International and National Importance;
- Commonwealth and State/Territory reserves;
- distribution of listed threatened, migratory and marine species;
- listed threatened ecological communities; and
- other information that may be useful as an indicator of potential habitat value.

2 DISCLAIMER

This report is not intended to be exhaustive and should only be relied upon as a general guide as mapped data is not available for all species or ecological communities listed under the EPBC Act (see below). Persons seeking to use the information contained in this report to inform the referral of a proposed action under the EPBC Act should consider the limitations noted below and whether additional information is required to determine the existence and location of MNES and other protected matters.

Where data are available to inform the mapping of protected species, the presence type (e.g. known, likely or may occur) that can be determined from the data is indicated in general terms. It is the responsibility of any person using or relying on the information in this report to ensure that it is suitable for the circumstances of any proposed use. The Commonwealth cannot accept responsibility for the consequences of any use of the report or any part thereof. To the maximum extent allowed under governing law, the Commonwealth will not be liable for any loss or damage that may be occasioned directly or indirectly through the use of, or reliance

3 DATA SOURCES

Threatened ecological communities

For threatened ecological communities where the distribution is well known, maps are generated based on information contained in recovery plans, State vegetation maps and remote sensing imagery and other sources. Where threatened ecological community distributions are less well known, existing vegetation maps and point location data are used to produce indicative distribution maps.

Threatened, migratory and marine species

Threatened, migratory and marine species distributions have been discerned through a variety of methods. Where distributions are well known and if time permits, distributions are inferred from either thematic spatial data (i.e. vegetation, soils, geology, elevation, aspect, terrain, etc.) together with point locations and described habitat; or modelled (MAXENT or BIOCLIM habitat modelling) using

Where little information is available for a species or large number of maps are required in a short time-frame, maps are derived either from 0.04 or 0.02 decimal degree cells; by an automated process using polygon capture techniques (static two kilometre grid cells, alpha-hull and convex hull); or captured manually or by using topographic features (national park boundaries, islands, etc.).

In the early stages of the distribution mapping process (1999-early 2000s) distributions were defined by degree blocks, 100K or 250K map sheets to rapidly create distribution maps. More detailed distribution mapping methods are used to update these distributions

4 LIMITATIONS

The following species and ecological communities have not been mapped and do not appear in this report:

- threatened species listed as extinct or considered vagrants;
- some recently listed species and ecological communities;
- some listed migratory and listed marine species, which are not listed as threatened species; and
- migratory species that are very widespread, vagrant, or only occur in Australia in small numbers.

The following groups have been mapped, but may not cover the complete distribution of the species:

- listed migratory and/or listed marine seabirds, which are not listed as threatened, have only been mapped for recorded
- seals which have only been mapped for breeding sites near the Australian continent

The breeding sites may be important for the protection of the Commonwealth Marine environment.

Refer to the metadata for the feature group (using the Resource Information link) for the currency of the information.

Acknowledgements

This database has been compiled from a range of data sources. The department acknowledges the following custodians who have contributed valuable data and advice:

- [-Office of Environment and Heritage, New South Wales](#)
- [-Department of Environment and Primary Industries, Victoria](#)
- [-Department of Primary Industries, Parks, Water and Environment, Tasmania](#)
- [-Department of Environment, Water and Natural Resources, South Australia](#)
- [-Department of Land and Resource Management, Northern Territory](#)
- [-Department of Environmental and Heritage Protection, Queensland](#)
- [-Department of Parks and Wildlife, Western Australia](#)
- [-Environment and Planning Directorate, ACT](#)
- [-Birdlife Australia](#)
- [-Australian Bird and Bat Banding Scheme](#)
- [-Australian National Wildlife Collection](#)
- Natural history museums of Australia
- [-Museum Victoria](#)
- [-Australian Museum](#)
- [-South Australian Museum](#)
- [-Queensland Museum](#)
- [-Online Zoological Collections of Australian Museums](#)
- [-Queensland Herbarium](#)
- [-National Herbarium of NSW](#)
- [-Royal Botanic Gardens and National Herbarium of Victoria](#)
- [-Tasmanian Herbarium](#)
- [-State Herbarium of South Australia](#)
- [-Northern Territory Herbarium](#)
- [-Western Australian Herbarium](#)
- [-Australian National Herbarium, Canberra](#)
- [-University of New England](#)
- [-Ocean Biogeographic Information System](#)
- [-Australian Government, Department of Defence](#)
- [Forestry Corporation, NSW](#)
- [-Geoscience Australia](#)
- [-CSIRO](#)
- [-Australian Tropical Herbarium, Cairns](#)
- [-eBird Australia](#)
- [-Australian Government – Australian Antarctic Data Centre](#)
- [-Museum and Art Gallery of the Northern Territory](#)
- [-Australian Government National Environmental Science Program](#)
- [-Australian Institute of Marine Science](#)
- [-Reef Life Survey Australia](#)
- [-American Museum of Natural History](#)
- [-Queen Victoria Museum and Art Gallery, Inveresk, Tasmania](#)
- [-Tasmanian Museum and Art Gallery, Hobart, Tasmania](#)
- Other groups and individuals

The Department is extremely grateful to the many organisations and individuals who provided expert advice and information on numerous draft distributions.

Please feel free to provide feedback via the [Contact us](#) page.

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CLAUSE 4.6 – REQUEST TO VARY A DEVELOPMENT STANDARD


TWENTY LOT SUBDIVISION
70 & 78 YARRAN STREET, COONAMBLE
For
Coonamble Shire Council

23/111-5 – CL4.6

70 & 78 Yarran Street, Coonamble

1 of 19



Our Ref:	23/111-5
Project Name:	Clause 4.6 Request to Vary a Development Standard - Twenty Lot Subdivision – 70 & 78 Yarran Street, Coonamble
Client:	Coonamble Shire Council
Author:	Sally Cottom Senior Planner BURP
Certification:	<i>I hereby certify that this report has been prepared in accordance with the requirements of the Environmental Planning and Assessment Act 1979 and its associated Regulations. I certify to the best of my knowledge the information contained within this report is neither false nor misleading.</i>
Signature:	

This report was prepared by Upper Hunter Planning a business of RA PEASLEY Consulting Pty Ltd.

Revision	Date	Revision Details	Author
Draft	16/10/2024	Draft	SC
Client Review	15/11/2024	Client Review	Client
Final	08/01/2025	Final	SC

Disclaimer

This report has been prepared for **Coonamble Shire Council** (the client) in accordance with the scope provided by the client and for the purpose(s) as outlined throughout this report. RAP Surveying accepts no liability or responsibility for any matter that may cause a loss or damage from the misuse of this document, including third and subsequent parties.



TABLE OF CONTENTS

1. INTRODUCTION.....	4
2. SITE & SURROUNDING LOCALITY.....	5
2.1 SUBJECT SITE.....	5
2.2 LOCALITY & WIDER CONTEXT.....	6
3. PROPOSED DEVELOPMENT.....	7
3.1 OVERVIEW.....	7
4. SECTION 4.15 ASSESSMENT.....	9
4.1 COONAMBLE LOCAL ENVIRONMENTAL PLAN 2011.....	9
4.2 NSW LAND & ENVIRONMENT COURT CASE LAW.....	11
5. PROPOSED VARIATION TO SUBDIVISION LOT SIZE.....	11
6. ASSESSMENT OF CLAUSE 4.6 VARIATION.....	11
7. SUMMARY AND CONCLUSION.....	18

APPENDIX A: PROPOSED SUBDIVISION PLAN



1. INTRODUCTION

This Clause 4.6 variation request has been prepared by Upper Hunter Planning on behalf of Coonamble Shire Council (the Applicant) in association with a Development Application for a Proposed Subdivision of Two (2) Lots into Twenty (20) Lots at 70 and 78 Yarran Street, Coonamble.

The proposed subdivision plan shows that the development creates nineteen (19) residential lots which fully comply with the minimum subdivision lot size of 750m² standards in the R1 General Residential zone as prescribed by Clause 4.1 of the Coonamble Local Environmental Plan 2011 (CLEP 2011).

However, the lot created for the future public reserve and new sewer pump station located at the corner of Yarran Street and Reid Street, identified as Lot 20 has an area of 487.5m² which is below the minimum prescribed lot size of 750m² and a variation is sought under clause 4.6 of CLEP 2011.

This variation request is made in accordance with clause 4.6 of CLEP 2011. This report should be read in conjunction with the Statement of Environmental Effects (SEE) prepared by Upper Hunter Planning and the Proposed Subdivision Plan at **Appendix A** of the SEE.



2. SITE & SURROUNDING LOCALITY

2.1 SUBJECT SITE

The site comprises two lots located on the southern side of the Coonamble township (Figure 1).



Figure 1: Subject Site (Source: Six Maps)

**Schedule of Affected Lots**

Address/Lot/DP	Area
70 Yarran Street, Coonamble Lot 85 DP3693	9,712.73m ²
78 Yarran Street, Coonamble Lot 87 DP3693	9,712.73m ²
Total	19,425.46m²

The site is vacant maintained residential land.

The site has direct access to Yarran Street and Reid Street.

The site is relatively flat and clear of any significant vegetation.

The site is not affected by: -

- Local, State or Aboriginal Heritage
- High Biodiversity, Native Vegetation or Terrestrial Biodiversity
- Flooding
- Bushfire
- Groundwater, wetlands or riparian land and watercourses

2.2 LOCALITY & WIDER CONTEXT

- The site is approximately 1.2km southwest of the Coonamble Central Business District
- The site is located within a general residential zone within the township of Coonamble
- Adjoining development consists of residential land containing residential development and ancillary residential development (sheds, garages, etc).



3. PROPOSED DEVELOPMENT

3.1 OVERVIEW

In accordance with Section 4.15 of the EP&A Act, the proposal is for a Subdivision of Two (2) Lots into Twenty (20) Lots of which consent is sought comprising: -

Schedule of New Lots and Proposed Lot Areas

New Lot Number	Area	Access	Description
1	1,419m ²	New Proposed Road	Vacant – Residential Lot
2	797m ²	New Proposed Road	Vacant – Residential Lot
3	784m ²	New Proposed Road	Vacant – Residential Lot
4	784m ²	New Proposed Road	Vacant – Residential Lot
5	784m ²	New Proposed Road	Vacant – Residential Lot
6	812m ²	New Proposed Road Reid Street	Vacant – Residential Lot
7	808m ²	New Proposed Road Reid Street	Vacant – Residential Lot
8	780m ²	New Proposed Road	Vacant – Residential Lot
9	780m ²	New Proposed Road	
10	780m ²	New Proposed Road	Vacant – Residential Lot
11	792m ²	New Proposed Road	Vacant – Residential Lot
12	1,413m ²	New Proposed Road	Vacant – Residential Lot
13	787m ²	Yarran Street	Vacant – Residential Lot
14	787m ²	Yarran Street	Vacant – Residential Lot
15	787m ²	Yarran Street	Vacant – Residential Lot
16	787m ²	Yarran Street	Vacant – Residential Lot
17	787m ²	Yarran Street	Vacant – Residential Lot
18	787m ²	Yarran Street	Vacant – Residential Lot
19	821m ²	Yarran Street	Vacant – Residential Lot
20	487.5m ²	Yarran Street Reid Street	Public Reserve – New Sewer Pump Station

Refer **Appendix A** and **Figure 3** for Proposed Subdivision Plan.



Proposed Subdivision Plan

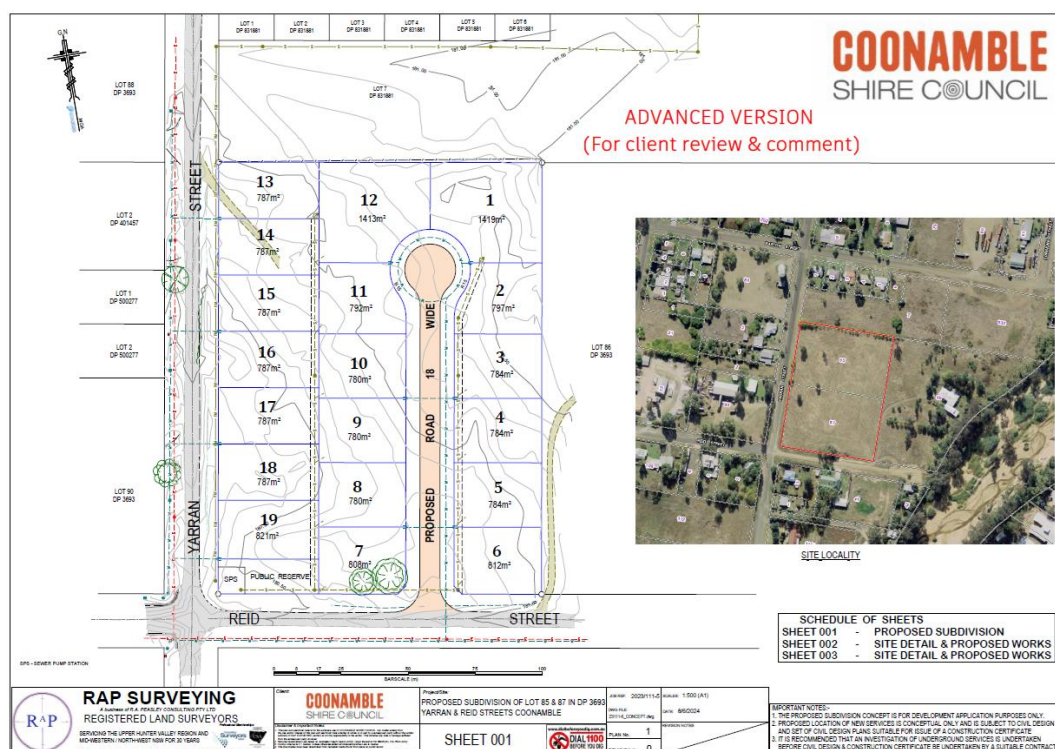


Figure 2: Proposed Subdivision Plan (Source: RAP Surveying)

23/111-5 – CL4.6

70 & 78 Yarran Street, Coonamble

8 of 19



4. SECTION 4.15 ASSESSMENT

4.1 COONAMBLE LOCAL ENVIRONMENTAL PLAN 2011

This clause 4.6 request seeks to vary the minimum subdivision lot size control within clause 4.1 of CLEP 2011 and the associated Minimum Subdivision Lot Size Map applied to the land identified in **Figure 3**.

Clause 4.1 of the CLEP 2011 states:

4.1 Minimum subdivision lot size

- (1) The objectives of this clause are as follows—
 - (a) to ensure that new subdivisions reflect lot sizes that provide for adequate servicing of the land and respond to any environmental constraints,
 - (b) to ensure that lot sizes are of a sufficient size and shape to accommodate development,
 - (c) to prevent the fragmentation of rural lands.
- (2) This clause applies to a subdivision of any land shown on the *Lot Size Map* that requires development consent and that is carried out after the commencement of this Plan.
- (3) The size of any lot resulting from a subdivision of land to which this clause applies is not to be less than the minimum size shown on the *Lot Size Map* in relation to that land.
- (4) This clause does not apply in relation to the subdivision of any land—
 - (a) by the registration of a strata plan or strata plan of subdivision under the *Strata Schemes Development Act 2015*, or
 - (b) by any kind of subdivision under the *Community Land Development Act 2021*.
- (4A) Despite subclause (3), land identified as “Area A” or “Area B” on the *Lot Size Map* may be subdivided to create lots of not less than 750 square metres if the lots will be serviced by a reticulated sewerage scheme.

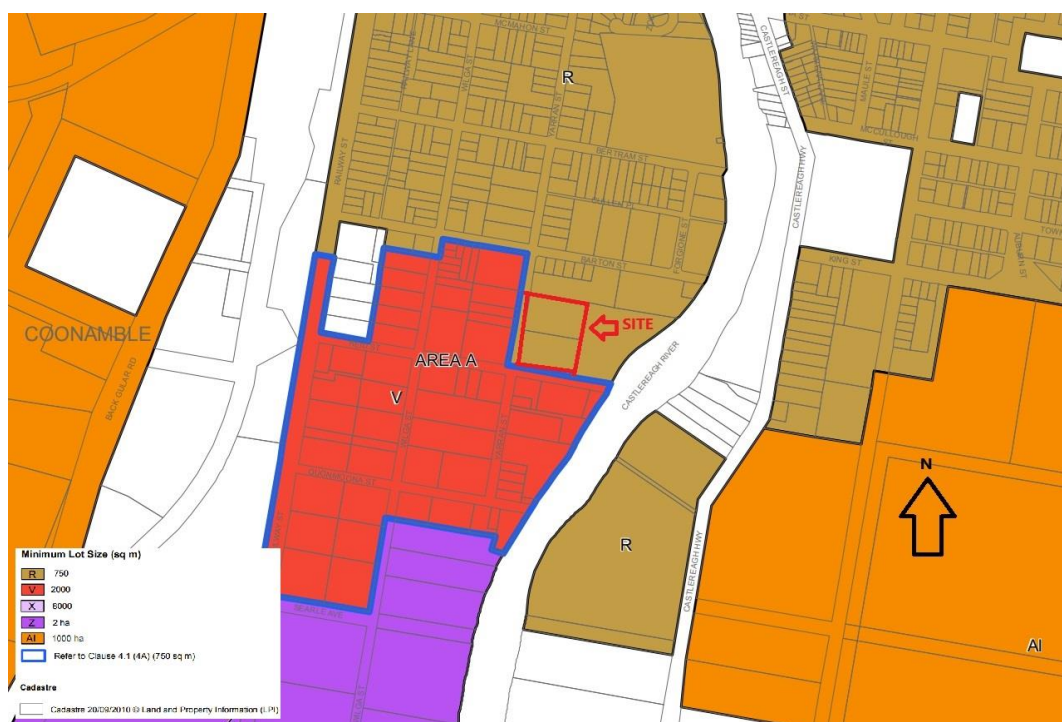


Figure 3: Minimum Subdivision Lot Size Map (Source: CLEP 2011)

Clause 4.6 of the CLEP 2011 includes provisions that allow for exceptions to development standards in certain circumstances. The objectives of clause 4.6 are listed within the LEP as:

- (a) to provide an appropriate degree of flexibility in applying certain development standards to particular development,
- (b) to achieve better outcomes for and from development by allowing flexibility in particular circumstances.

The clause 4.6 provisions enable development consent to be granted for a proposal that contravenes a development standard within the CLEP 2011. The consent authority is required to consider a written request from the applicant that justifies the contravention of the development standard by showing:

- (a) that compliance with the development standard is unreasonable or unnecessary in the circumstances, and
- (b) that there are sufficient environmental planning grounds to justify the contravention of the development standard.

The consent authority must be satisfied that the written request adequately addresses the matters required to be demonstrated by clause 4.6 (3)(a,b) and that the proposed development will be in the public interest because it is consistent with the objectives of the standard and the objectives for development within the zone.



4.2 NSW LAND & ENVIRONMENT COURT CASE LAW

Guidance in relation to requests to vary a development standard are provided by the planning principles and judgements issued by the Land and Environment Court (NSW LEC). NSW Case Law relevant to the preparation of this clause 4.6 variation are as follows: -

- Bardwell v Northern Beaches Council [2022] NSWLEC 1271

The relevant findings of the abovementioned cases have been considered in the preparation of this clause 4.6 request.

5. PROPOSED VARIATION TO SUBDIVISION LOT SIZE

The vision for the proposed development is to provide a high-quality residential subdivision to provide new residential lots in the township of Coonamble to enable better housing choices within proximity to the townships existing services and facilities which suit the needs of residents.

One key design component of the development is the inclusion of an undersized lot (Lot 20) which is proposed to be used for a public reserve and a sewer pump station which services the development. Lot 20 is 487.5m² which is below the prescribed minimum lot size of 750m² under clause 4.1 of the CLEP 2011.

Notwithstanding, the area of proposed lot 20 is considerably less than 740m², the lot on completion will enable the relevant infrastructure to service the proposed subdivision of the remaining 19 lots in the development and will also comply with the objectives of clause 4.1 and the R1 General Residential zone objectives, therefore, the proposed variation to the minimum subdivision lot size control in clause 4.1 is necessary under clause 4.6 of the CLEP 2011.

6. ASSESSMENT OF CLAUSE 4.6 VARIATION

The following sections of the report provide a comprehensive assessment of the request to vary the development standard relating to the minimum subdivision lot size in accordance with clause 4.6 of CLEP 2011.

Consideration has been given to the following matters within this assessment:

- Varying development standards: A Guide, prepared by the Department of Planning and Environment dated November 2023.
- Relevant planning principles and judgements issued by the Land and Environment Court.

The following sections of the report provide detailed responses to the key questions required to be addressed within the above documents.



Is the Planning Control a Development Standard?

The minimum subdivision lot size control prescribed under clause 4.1 is a development standard capable of being varied under clause 4.6 of the CLEP 2011.

Is the Development Standard Excluded from the Operation of Clause 4.6?

Clause 4.6(6) restricts a subdivision of land in a number of zonings if the subdivision will result in 2 or more lots of less than the minimum lot size or will result in at least one lot less 90% of the minimum lot size required.

However, R1 General Residential zone is not identified as being restricted within clause 4.6(6) and therefore the minimum lot size development standard applicable to this request may be varied as proposed.

What is the Underlying Objective or Purpose of the Standard?

The objectives of clause 4.1 of CLEP 2011 are as follows: -

- (a) to ensure that new subdivisions reflect lot sizes that provide for adequate servicing of the land and respond to any environmental constraints,
- (b) to ensure that lot sizes are of a sufficient size and shape to accommodate development,
- (c) to prevent the fragmentation of rural lands.

The underlying objectives or purpose of the development standard is to ensure that new subdivisions provide lot sizes which are adequate for servicing the land including accommodating future development on the land, whilst also minimizing environmental impacts in the locality and preventing the fragmentation of rural land.

Is compliance with the Development Standard unreasonable or unnecessary in the circumstances of the case?

The proposed subdivision plan has been designed to create nineteen (19) general residential allotments and one (1) public reserve and sewer infrastructure allotment to service the residents of the subdivision.

The proposed variation to the minimum subdivision lot size is limited to the creation of Lot 20 being 487.5m² in area which will incorporate the public reserve and sewer pump station.

Strict compliance with the minimum subdivision lot size development standard would be unreasonable and unnecessary having regard to the circumstances of the case as outlined below:-



- The subject R1 General Residential zoned land with a minimum subdivision lot size of 750m² will never satisfy the requirements of land used for the purpose of public reserves or infrastructure in the township and surrounds. This type of development for infrastructure is not afforded a minimum subdivision lot size under the CLEP 2011.
- The non-compliance with minimum subdivision lot size is negligible as the development does not alter the local amenity or environmental impact and is compatible with surrounding residential development in the area.
- The proposed lots are of similar size and dimension to other subdivisions in the locality and the subdivision is compatible with the desired future residential character of the area.
- The proposed Lot 20 can be developed in compliance with the relevant DCP controls. There are sufficient environmental planning grounds to satisfy the zone objectives, whereby the development can be undertaken that does not contribute adversely to overshadowing, acoustic or visual impact and can comply with future building and scale.
- The proposal achieves the objectives of the development standard as outlined below:-
 - The size of Lot 20 remains a substantially sized lot held as one parcel for the purpose of providing a public reserve and crucial sewer infrastructure to support the development and residents of Lots 1 to 19.
 - The public reserve will have a positive social impact on the community, whilst not conflicting with adjoining residential land uses or impact on the environment.
 - The land is wholly residential land and does not impact on rural land.



In accordance with the *Guide to Varying Development Standards*, the common way to establish whether the compliance with the development standard is unreasonable or unnecessary is known as the '5-part test' or the 'Wehbe test' (from the case of *Wehbe v Pittwater Council* [2007] NSWLEC 827), summarized as follows:

1. objectives of the development standard are achieved notwithstanding the non-compliance

The proposed development addresses the objectives of the minimum subdivision lot size standards as outlined below: -

- The proposed subdivision plan is compatible and consistent with the vision for the site as outlined in the Coonamble DCP for the township and surrounds by creating lot sizes that provide adequate servicing of the land and respond to environmental constraints.
- The development is compliant with the minimum subdivision lot size controls for general residential lots aside from the proposed variation to Lot 20, notwithstanding that Lot 20 will remain a single lot being 487.5m² in area and will achieve the intended objective to accommodate a public reserve and essential sewer infrastructure for residents.
- The proposed undersized lot and its future use has been assessed regarding its intended function and potential impact on the amenity of adjoining residential land and does not fragment any rural land.

2. underlying objective or purpose is not relevant to the development

The underlying objectives of the minimum subdivision lot size control have been achieved as outlined above. Proposed Lot 20 continues to achieve the underlying objective and intent of the zone and the minimum subdivision lot size.

3. underlying objective or purpose would be defeated or thwarted if compliance was required

Strict compliance with the minimum subdivision lot size is unreasonable as the lot is proposed to be used as a public reserve and for essential infrastructure for the needs of residents, if the development were to increase the lot size to the minimum of 750m² it would result in a reserve that is too large for the locality and/or result in the site being undeveloped.

4. development standard has been virtually abandoned or destroyed by the council's own actions in granting consents departing from the standard

The minimum subdivision lot size control has been applied to the existing zoned land.

The proposed development is considered to be compatible with the existing and likely future development within the locality and compliance with the development standard is unnecessary and unreasonable in the circumstances of this case.



5. Compliance with the development standard is unreasonable or inappropriate due to the existing use of land and current environmental character of the particular parcel of land. That is, the particular parcel of land should not have been included in the zone.

This consideration is not relevant to this case.

Are there sufficient environmental planning grounds to justify contravening the Development Standard?

There are sufficient environmental planning grounds to justify the proposed variations to the development standard, including:

- The provision of public benefits, including:
 - Providing nineteen (19) new residential allotments and infrastructure to support the local community and growth of Coonamble.
 - Provide a new public reserve for the provision of sewer infrastructure to support the subdivision and local community
- The proposed variation to Lot 20 is unavoidable and unnecessary as the lot will only be used for a public reserve and sewer infrastructure to facilitate the needs of the residential area.
- The proposed subdivision creates residential lots to support development growth in the region and a future constructed public sealed road to ensure safe vehicle and pedestrian access for residents.
- It has been demonstrated that there will be no negative environmental impacts arising from the proposed variation to the minimum subdivision lot size.

Based on the above, it is considered that there are sufficient environmental planning grounds to justify the contravention of the development standard.

Will the proposed development be in the public interest because it is consistent with the objectives of the particular standard and objectives for development within the zone in which the development is proposed to be carried out?

The proposed development addresses the underlying objectives of the minimum subdivision lot size development standard as outlined in this report.

The overall site comprises R1 General Residential **Figure 4**. The objectives of the R1 General Residential are considered within **Table 1**.

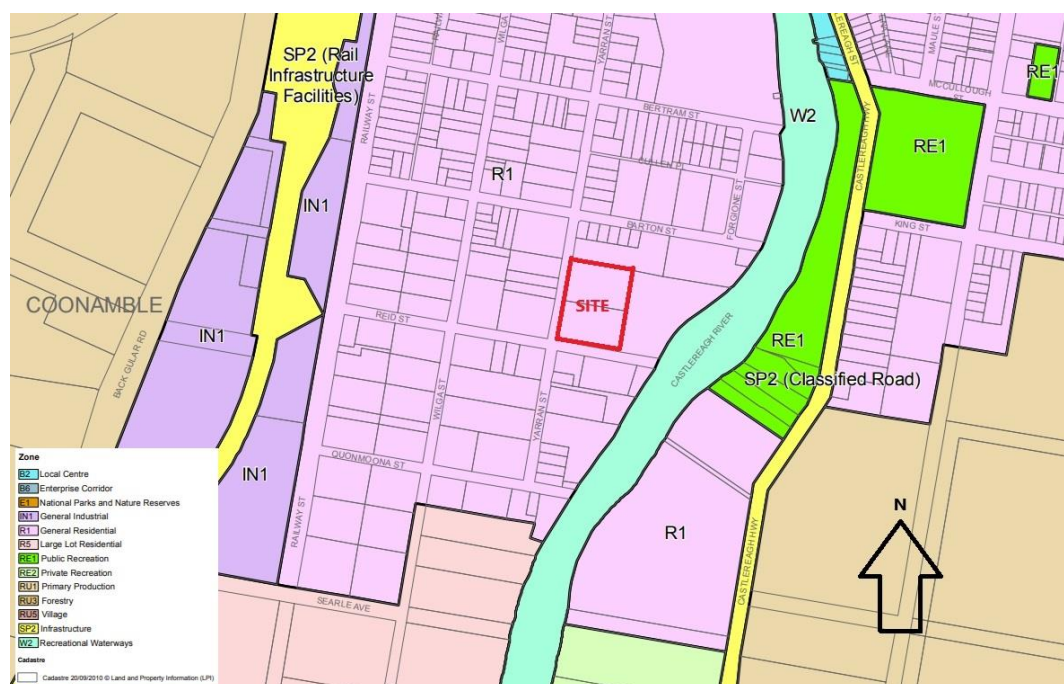


Figure 4: Land Zoning Map (Source: CLEP 2011)

Table 1 – Assessment of R1 General Residential zone objectives

Objective	Comment
<ul style="list-style-type: none"> 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. To avoid potential land use conflict and protect the amenity of residents. 	<p>Proposed Lot 20 subject to this request will be used as a public reserve and provide essential sewer infrastructure to support the residents of the residential subdivision being developed and greater community and avoid potential land use conflicts to protect the amenity of residents.</p>

**Would non-compliance with the development standard raise any matter of significance for State or regional environmental planning?**

The proposed non-compliance with the development standard will not raise any matter of significance for State or regional environmental planning.

It has been demonstrated that the proposed variation is appropriate for the land and zone, including: -

- Provision of public reserve, and
- Essential infrastructure to service the development and surrounding community
- Minimal impact on adjoining residential development and minimal environmental impact.

Accordingly, it is considered that the approval of the proposed development would not result in an unacceptable precedent for the assessment of other development proposals.

Is there a public benefit of maintaining the development standard?

The proposed development achieves the objectives of the minimum subdivision lot size development and the objectives of the land use zone despite the numerical non-compliance (which is unnecessary in this case).

It has demonstrated that the proposed variation will not result in an adverse environmental impact on adjoining residential land owners and achieves the intended outcomes for the site.

It is considered that the proposal will result in a high-quality outcome for the site and the surrounding land and there would be no public benefit in maintaining the development standard.

Any other matters required to be taken into consideration before granting concurrence

There are no additional matters that need to be considered within the assessment of the clause 4.6 request and prior to granting concurrence.



7. SUMMARY AND CONCLUSION

This request is made pursuant to clause 4.6 of the CLEP 2011 and seeks to vary the minimum subdivision lot size development standard prescribed under clause 4.1 of the CLEP 2011.

This report has demonstrated that strict compliance with the numerical standard in this circumstance is both unreasonable and unnecessary, and strict maintenance of the development standard is not in the public interest as:

- The proposal achieves the objectives of the development standard as provided in clause 4.1 of CLEP 2011 and is consistent with the objectives of development in the R1 General Residential zone.
- The proposal is consistent with the existing residential context in the locality and is consistent with the future character desired for Coonamble township and surrounds and the controls in the DCP.
- The proposed subdivision plan provides a low scaled residential area which is similar to adjoining residential lots.
- The outcome of the proposal will benefit the social and economic activity in the locality, including the provision of new residential lots which will contribute to the growth in the region.
- The proposal will deliver public benefits and include public infrastructure and a public reserve.

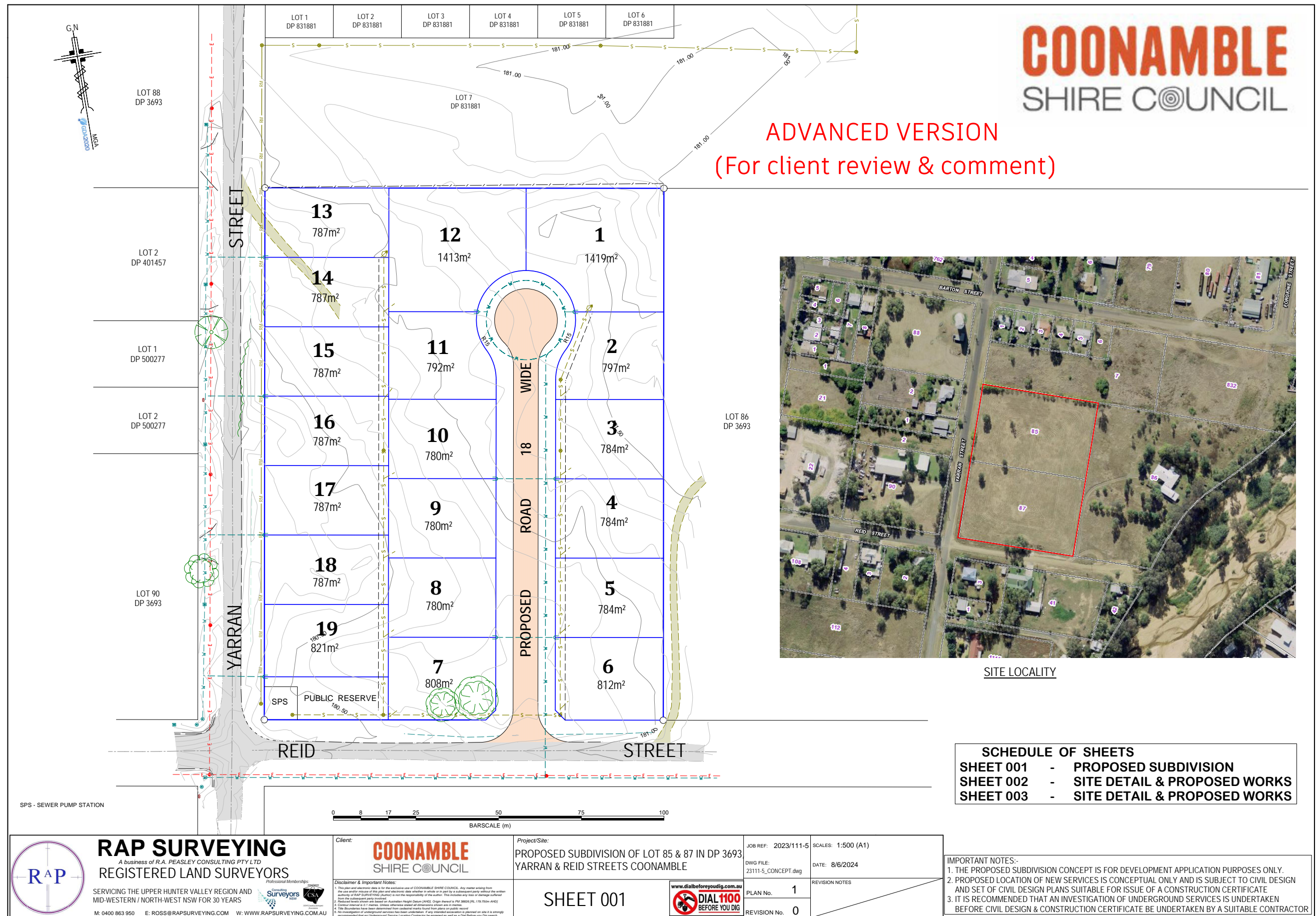
This report has addressed the matters pursuant to clause 4.6(3)-(4) of the CLEP 2011. It is considered that the proposed variation to the minimum subdivision lot size development standard is appropriate, well founded and can be supported by Council and the Western Regional Planning Panel under the provisions of clause 4.6.

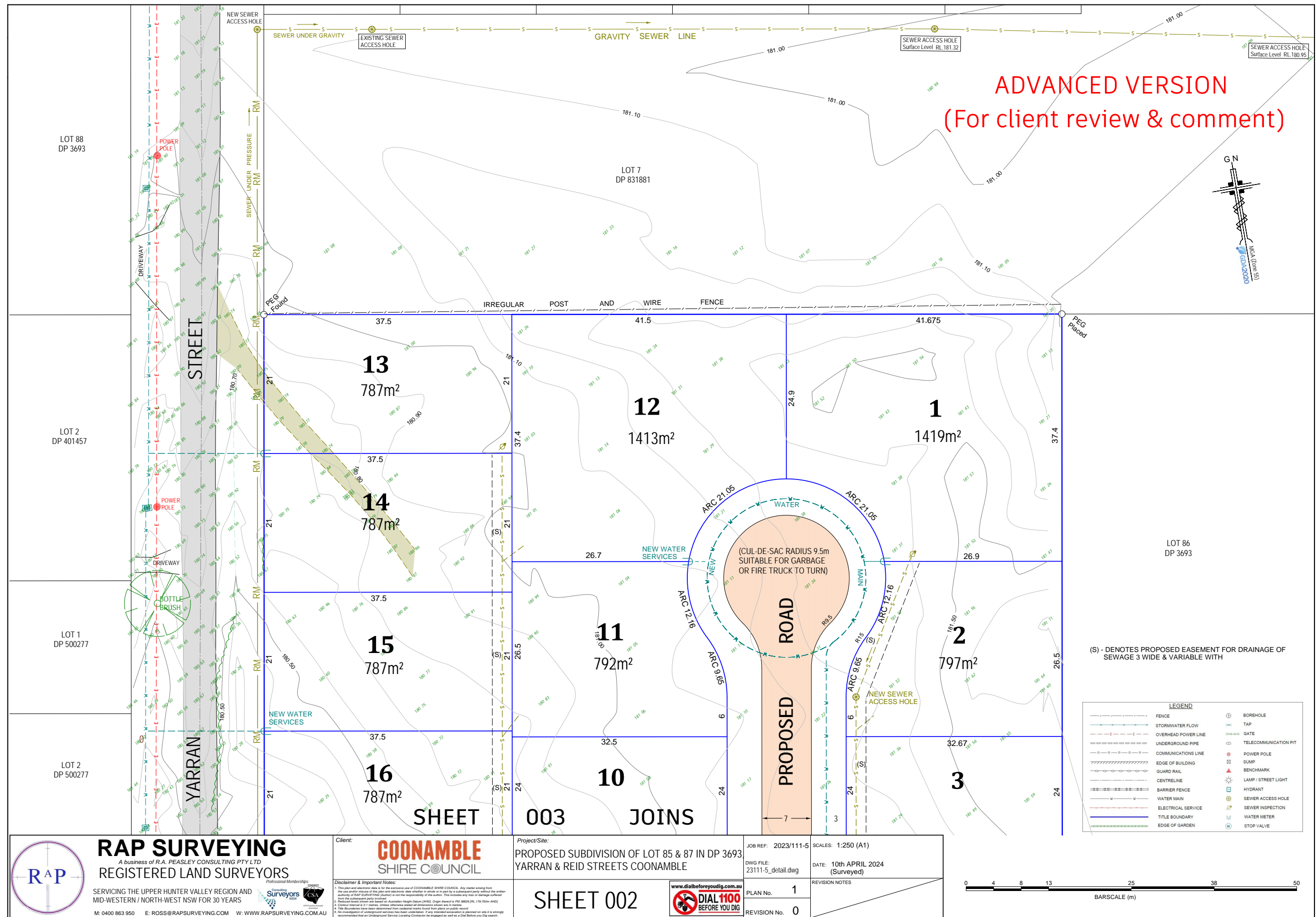
APPENDIX A – Proposed Subdivision Plan

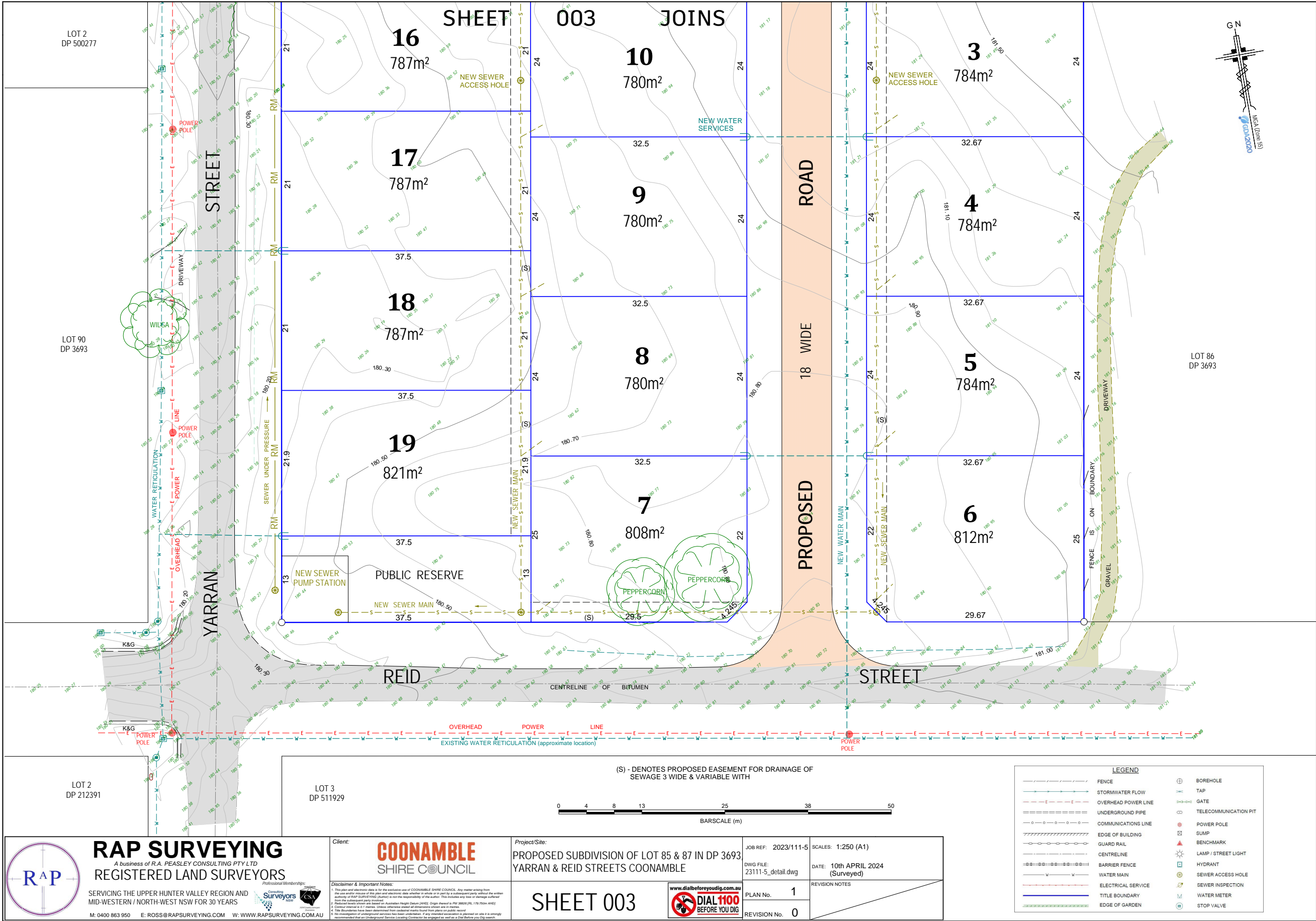
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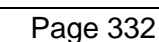
70 & 78 Yarran Street, Coonamble

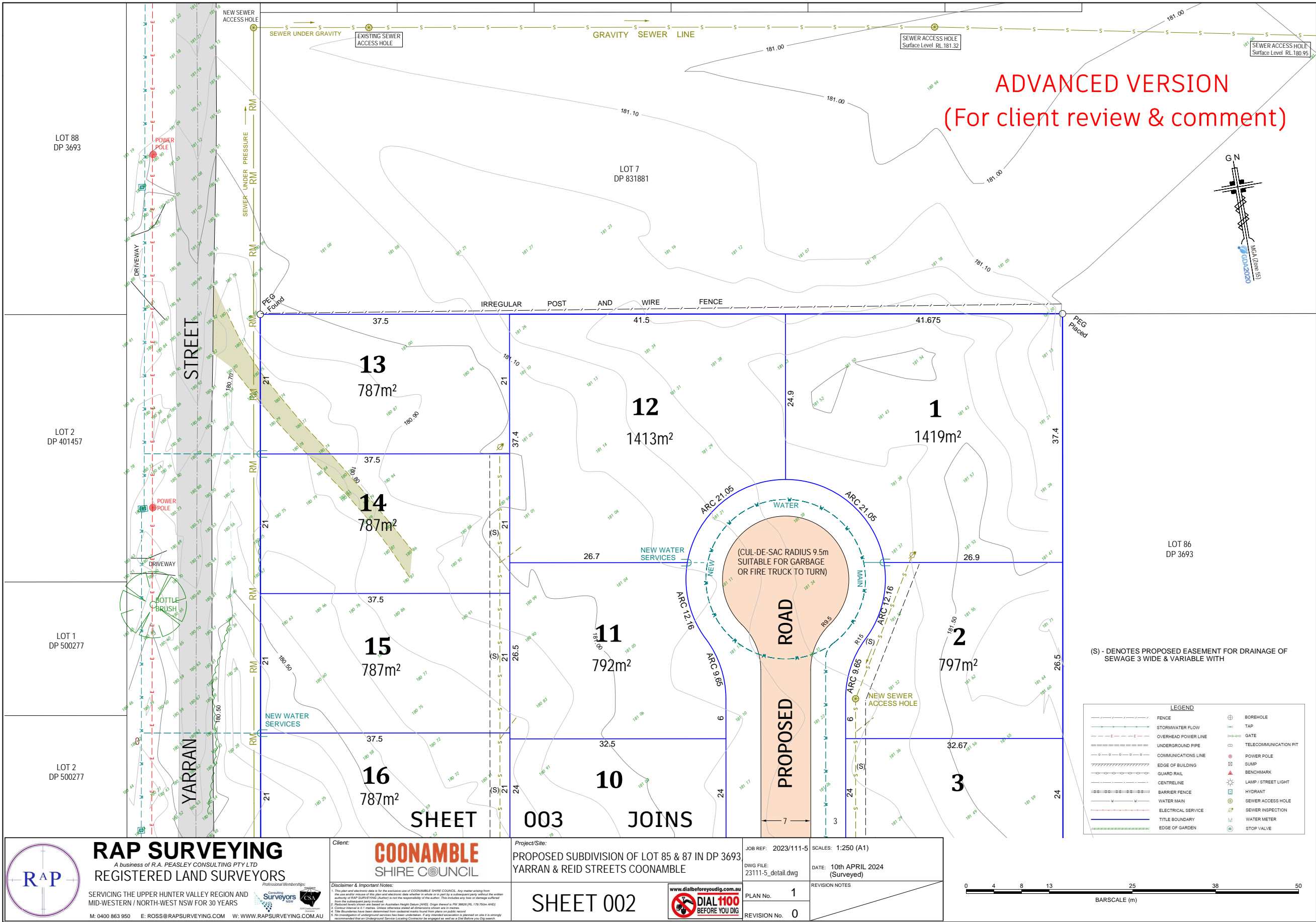
19 of 19

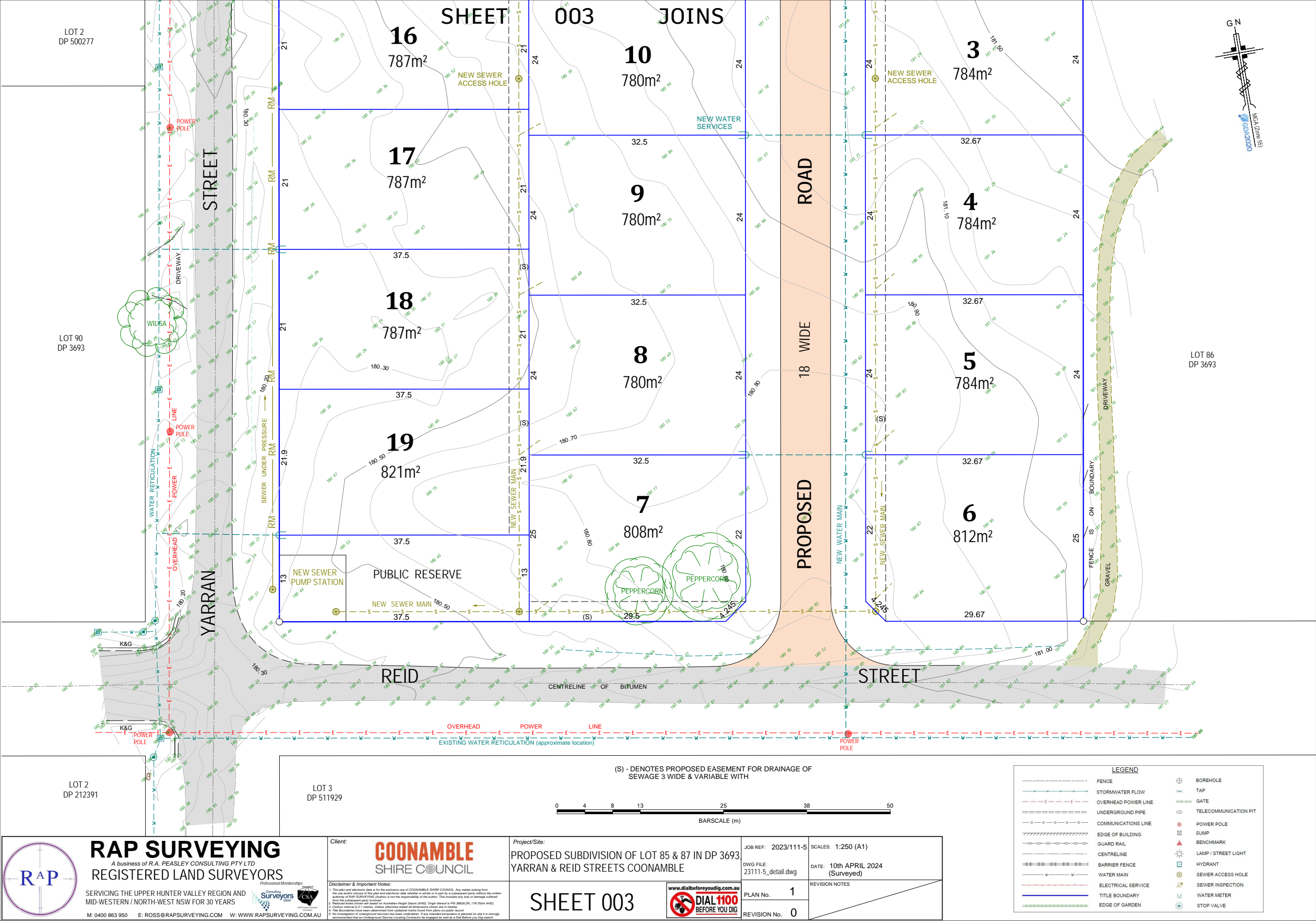















DUE DILIGENCE ASSESSMENT
TWENTY LOT SUBDIVISION
70 & 78 YARRAN STREET, COONAMBLE
For
Coonamble Shire Council



Our Ref:	23/111-5
Project Name:	Twenty Lot Subdivision – 70 & 78 Yarran Street, Coonamble
Client:	Coonamble Shire Council
Author:	Sally Cottom Senior Planner BURP
Signature:	

This report was prepared by Upper Hunter Planning a business of RA PEASLEY Consulting Pty Ltd.

Revision	Date	Revision Details	Author
Draft	16/10/2024	Draft	SC
Client Review	15/11/2024	Client Review	Client
Final	07/01/2025	Final	SC

Disclaimer

This report has been prepared for **Coonamble Shire Council** (the client) in accordance with the scope provided by the client and for the purpose(s) as outlined throughout this report. RAP Surveying accepts no liability or responsibility for any matter that may cause a loss or damage from the misuse of this document, including third and subsequent parties.



TABLE OF CONTENTS

1.	INTRODUCTION.....	4
1.1	OWNER AND SITE DETAILS.....	4
1.2	PURPOSE.....	4
2.	DUE DILIGENCE REQUIREMENTS TEST.....	5
3.	MITIGATION MEASURES.....	8
4.	CONCLUSION.....	11

APPENDIX A: PROPOSED SUBDIVISION PLAN

APPENDIX B: DATABASE SEARCH



1. INTRODUCTION

1.1 OWNER AND SITE DETAILS

The Owner(s):

The site is located at 70 and 78 Yarran Street, Coonamble comprised within Lot 85 and Lot 87 DP3693 and is owned by Coonamble Shire Council.

The Applicant:

Coonamble Shire Council
C/- Upper Hunter Planning
10 Top Knot Place
Muscle Creek NSW 2333

Contact:

Sally Cottom
Phone: (0400) 168 996

1.2 PURPOSE

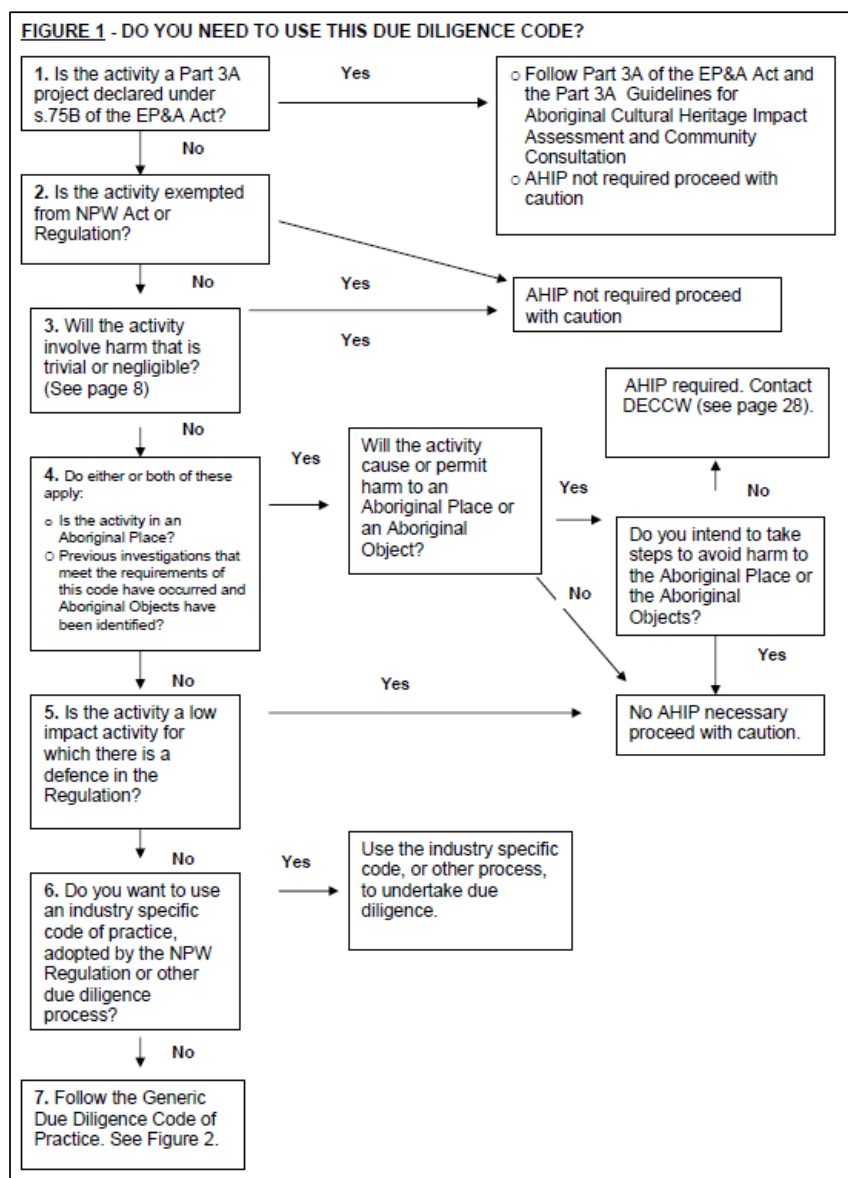
This Aboriginal Cultural Heritage Due Diligence Assessment has been prepared by Upper Hunter Planning in conjunction with the Client and property owners to assess potential impacts that may occur to Aboriginal objects and/or places as part of completing project works described below. The report has been prepared with reference to the following standards, guidelines, and policies:

- Due Diligence Code of Practice for the Protection of Aboriginal Objects in New South Wales (NSW Department of Environment, Climate Change and Water [DECCW] 2010) (the Code).
- Statement of Environmental Effects - Upper Hunter Planning
- Proposed Subdivision Plan – RAP Surveying
- NSW Office of Environment and Heritage (OEH) Aboriginal Heritage Management System (AHIMS) database, and
- Other sources of information where available.



2. DUE DILIGENCE REQUIREMENTS TEST

An assessment of the Due Diligence Code of Practice guidelines has been completed for the Proposed Subdivision of Two (2) Lots into Twenty (20) Lots at 70 and 78 Yarran Street, Coonamble comprised within Lot 85 and Lot 87 DP3693. Using the flowchart from the guidelines (**Figure 1**) it is understood that a Generic Due Diligence process is appropriate for this development.



Responses to the flowchart have been included below:

23/111 DDA-5

70 & 78 Yarran Street, Coonamble

5 of 13

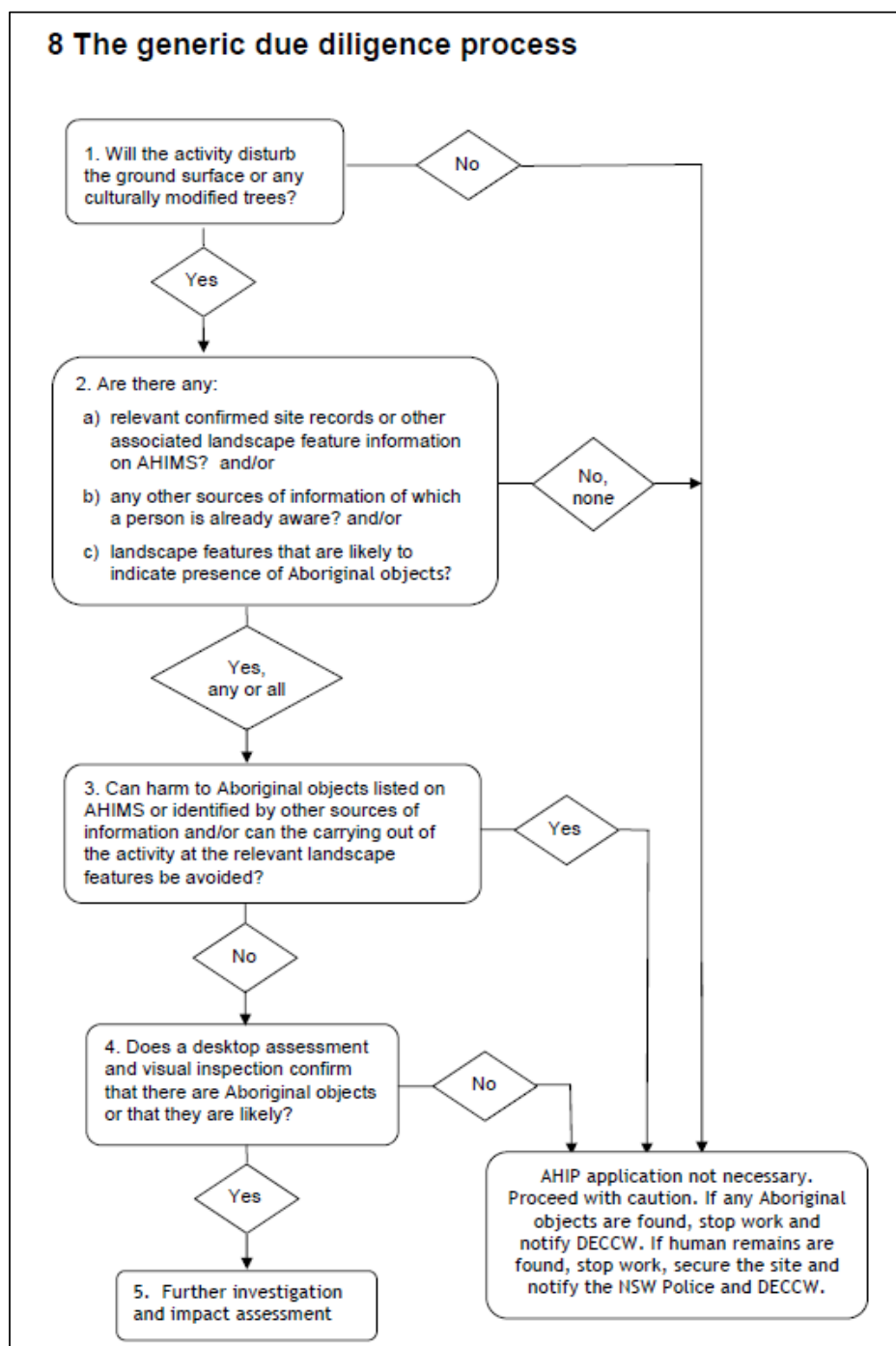


Question	Response
1. Is the activity a Part 3A project declared under s.75B of the EP&A Act?	No
2. Is the activity exempt from NPW Act or NPW Regulation?	No
3. Will the activity involve harm that is trivial or negligible? (See section 7.)	No
4. Do either or both of these apply: a. Is the activity in an Aboriginal Place? b. Have previous investigations that meet the requirements of this code identified Aboriginal objects?	No
5. Is the activity a low impact one for which there is a defence in the NPW Regulation?	No
6. Do you want to use an industry specific code of practice, adopted by the NPW Regulation or other due diligence process?	No
7. Follow the Generic Due Diligence Code of Practice. See section 8.	Based on the responses above it is understood that a Generic Due Diligence process applies to this development.

As required, a Generic Due Diligence assessment has been completed for the Proposed Subdivision of Two (2) Lots into Twenty (20) Lots at 70 and 78 Yarran Street, Coonamble comprised within Lot 85 and Lot 87 DP3693 using the flowchart from the Due Diligence Code of Practice guidelines (**Figure 2**).



Figure 2: The Generic Due Diligence Process





As per the responses to the flowchart (included below) it has been concluded that an AHIP application is not necessary and works on the development can proceed with caution.

Question	Response
1. Will the activity disturb the ground surface or any culturally modified trees?	Yes – Minor disturbance of topsoil for the placement of survey marks.
2. Are there any: a. relevant confirmed site records or other associated landscape feature information on AHIMS? and/or b. any other sources of information of which a person is already aware? and/or c. landscape features that are likely to indicate presence of Aboriginal objects?	No to all. No confirmed sites identified in AHIMS report. No other sources of information and no existing landscape features identified.
3. Can harm to Aboriginal objects listed on AHIMS or identified by other sources of information and/or can the carrying out of the activity at the relevant landscape features be avoided?	Not applicable. No confirmed sites in AHIMS.
4. Does a desktop assessment and visual inspection confirm that there are Aboriginal objects or that they are likely?	A desktop assessment and visual site inspection did not identify any Aboriginal objects. No underground inspections were carried out.
5. Further investigation and impact assessment	Not required.

3. MITIGATION MEASURES

All Aboriginal objects and sites in NSW are protected under the National Parks and Wildlife Act 1974. It is an offence to knowingly harm or desecrate an Aboriginal object or Aboriginal place. If in the course of the project activities, a potential object is identified, mitigation measures have been provided below.

These measures identify the obligations in the event of the discovery of Aboriginal objects either identified or suspected during the project works within NSW.

In the event that a potential Aboriginal object is encountered during project activities the following steps should be undertaken.

1. All ground surface disturbance in the area of the find(s) and the fill zone for any earthworks will cease immediately following the discovery or potential discovery of a find and

a. The discoverer of the find(s) will notify machinery operators in the immediate vicinity of the find(s) so that work can be halted and ensure that there is no further harm to the object,



b. The discoverer of the find(s) will secure the area and prevent equipment or personnel from entering the area except in accordance with this protocol, and

c. The site supervisor/project manager will be informed of the find(s).

2. If finds are suspected to be human skeletal remains, then NSW Police and Heritage NSW will be contacted as a matter of priority and the procedure for Unexpected Discovery of Possible Human Skeletal Remains should be followed.

3. A Heritage specialist will be engaged to assess the suspected Aboriginal place or object encountered, a Representative from any Registered Aboriginal Party and Local Aboriginal Land Council for the project may also be engaged to assess the cultural significance of any identified place or object as part of the obligations of a future AHIP assessment process.

4. Where appropriate, the following process must be followed:

a. Immediately notify the following authorities or personnel of the discovery if not already done so:

i. Heritage NSW (Environment Line: 131 555); and

ii. Relevant Aboriginal Community Representatives, including the Local Aboriginal Land Council.

b. Facilitate, in co-operation by an appropriately qualified person with the appropriate authorities and relevant Aboriginal community representatives:

i. The recording and assessment of the finds;

ii. Fulfilling any legal constraints arising from the find(s). This will include complying with Heritage NSW directions; and

iii. The development and conduct of appropriate management strategies. Strategies will depend on consultation with stakeholders, the assessment of the significance of the find(s) and the relevant permits.

5. Re-commencement of ground disturbing works may only resume in the area of the find(s) following compliance with any consequential legal requirements and gaining written approval from Heritage NSW.

If possible human skeletal material (remains) are encountered during construction, the following steps should be undertaken:

1. Works at that location of discovery and placement of material will cease, and an appropriate buffer zone of at least 50 metres will be established,

2. The site must be immediately secured to prevent unauthorized access and (any further) harm,



3. Contact police as the discovery of human remains triggers a process which assumes that they are associated with a crime. The NSW Police will retain carriage of the process until such time as the remains are confirmed to be Aboriginal or historic,
4. Contact Heritage NSW should the human remains be deemed Aboriginal or historical by the police, Heritage NSW must be notified immediately to assess the remains – Contact number 131 555,
5. The Local Aboriginal Land Council and any other relevant Aboriginal Party should also be notified,
6. A project Archaeologist may also be engaged at this stage to assist with further representation of the Proponent/applicant/owner/company.
 - All directions dictated by the Heritage NSW South West Branch, in discussion with the project Archaeologist (Where relevant), must be followed. This may include the need to engage technical specialists (e.g. Forensic Anthropologist), and liaison with RAPs, to formulate future management of the remains.
 - Work is not to commence in the area unless authorised in writing by Heritage NSW and/or the NSW Police.



4. CONCLUSION

The project works relate to the Proposed Subdivision of Two (2) Lots into Twenty (20) Lots at 70 and 78 Yarran Street, Coonamble comprised within Lot 85 and Lot 87 DP3693 within NSW. The project ground disturbance works are limited to the placement of survey marks and stakes for the subdivision. No new ground disturbance works are proposed as part of the subdivision works.

Ground disturbance works which would be conditioned by the local consent authority would be limited to servicing the development for driveway access, utilities such as water, sewer, electricity and telecommunication supply if required.

Following an assessment utilising the Due Diligence Code of Practice for the Protection of Aboriginal Objects in New South Wales

- The project works area is not located within a known landscape feature; therefore, the project works are not likely to have an adverse impact on Aboriginal Cultural Heritage.

If any Aboriginal object is discovered and/or harmed in, or under the land, while undertaking the proposed project works, the project manager/project coordinator/owner must:

- Not further harm the object,
- Immediately cease all work at the location,
- Secure the area to avoid further harm to the Aboriginal object,
- Notify the Heritage NSW as soon as practical on 131555, providing any details of the Aboriginal object and its location
- Not recommence any work at the location unless authorised in writing by the Department of Planning, Industry and Environment

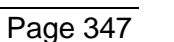
If skeletal remains are unexpectedly encountered during the activity, work must stop immediately, the area secured to prevent unauthorised access and NSW Police and Heritage NSW contacted.

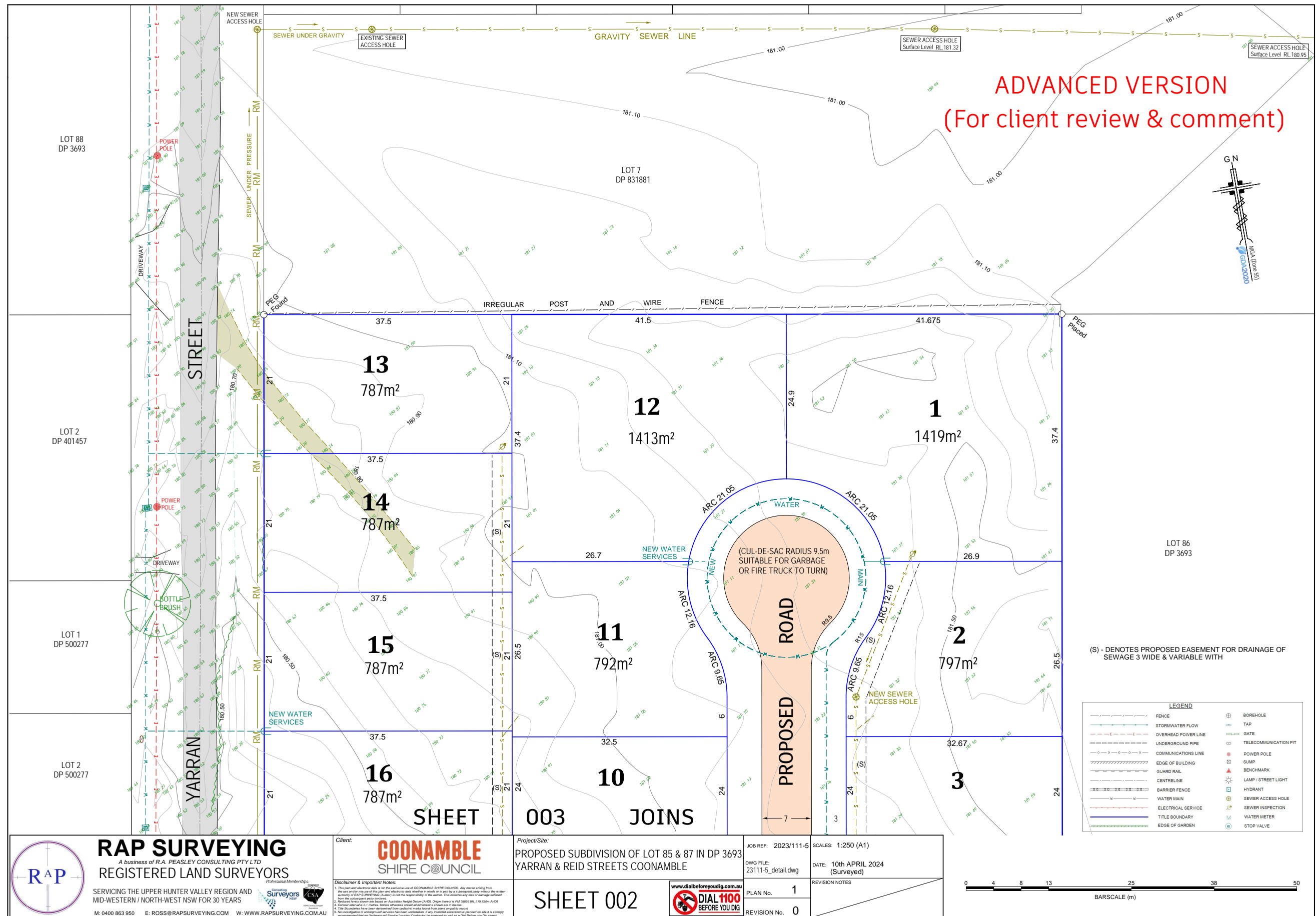
APPENDIX A – Proposed Subdivision Plan

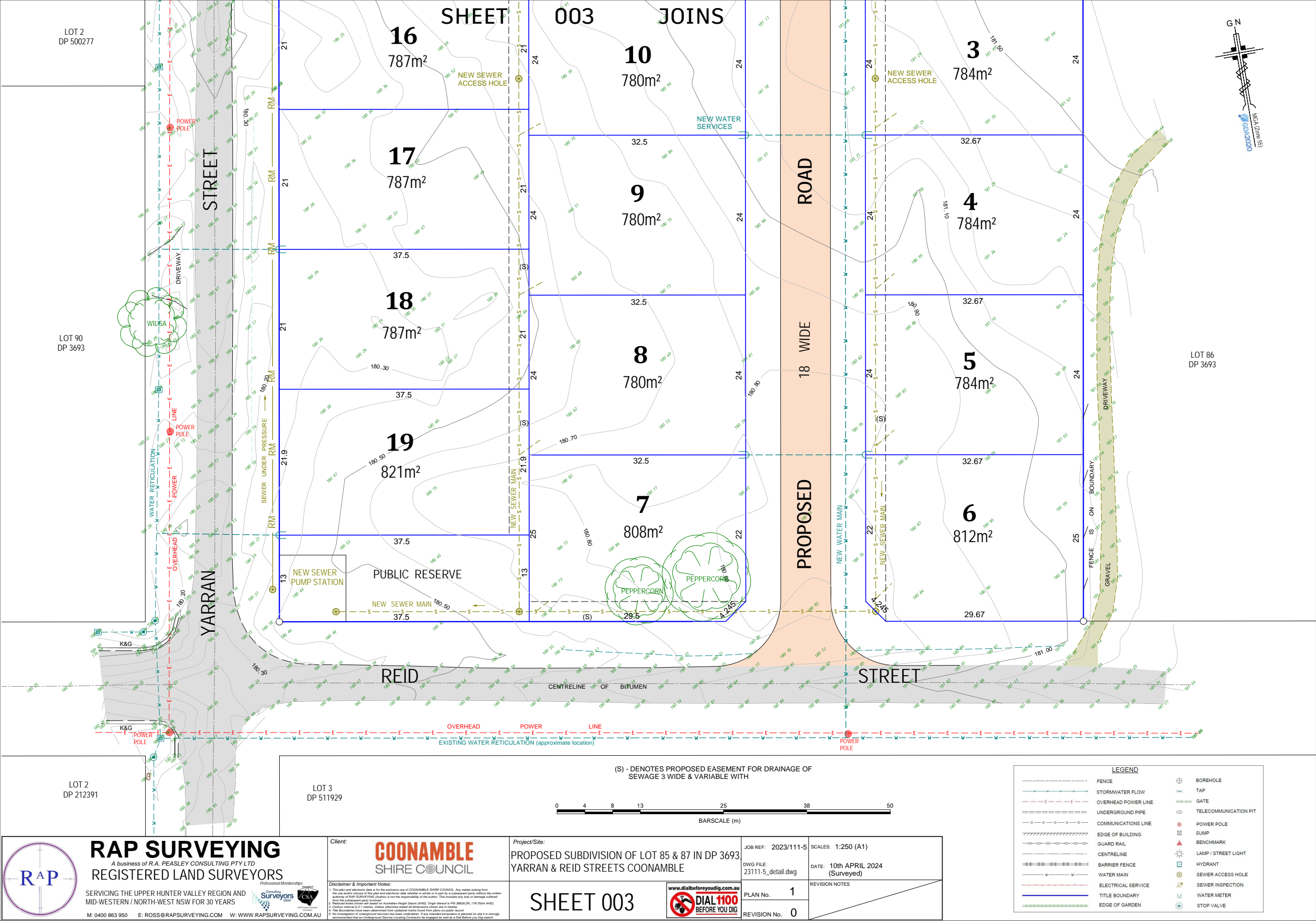
23/111 DDA-5

70 & 78 Yarran Street, Coonamble

12 of 13







APPENDIX B – Database Search

23/111 DDA-5

70 & 78 Yarran Street, Coonamble

13 of 13



AHIMS Web Services (AWS)

Search Result

Your Ref/PO Number : 23/111-5

Client Service ID : 924774

Upper Hunter Planning

Date: 28 August 2024

10 Topknot Place

Muswellbrook New South Wales 2333

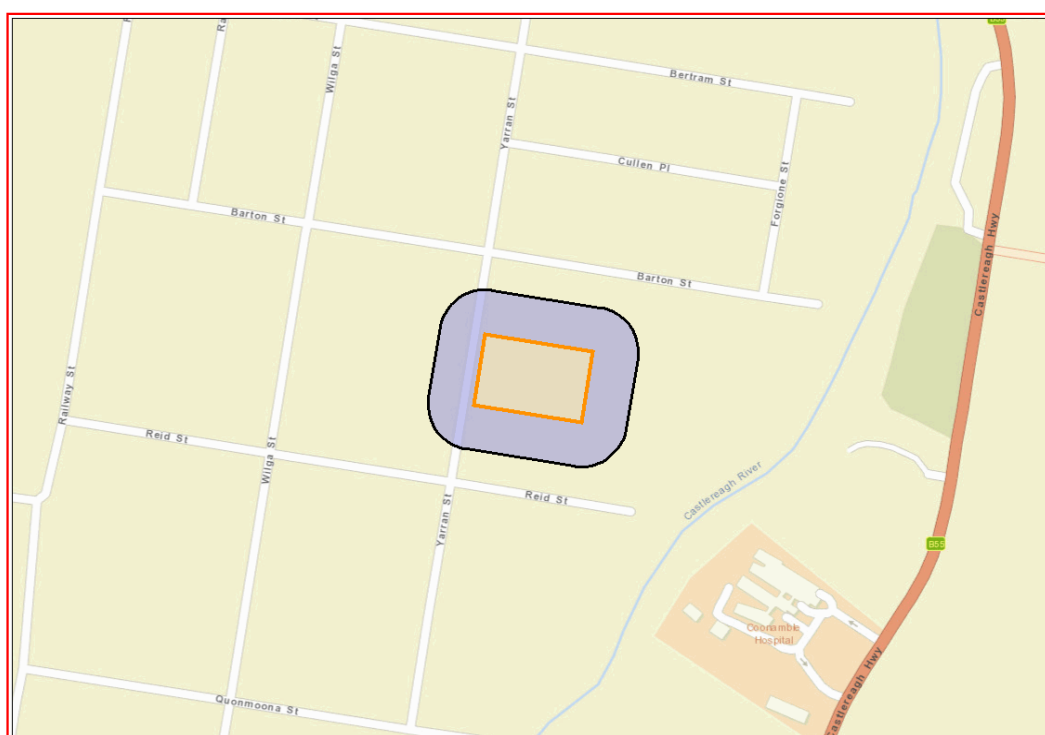
Attention: Sally Cottom

Email: sally@uhplanning.com.au

Dear Sir or Madam:

AHIMS Web Service search for the following area at Lot : 85, DP:DP3693, Section : - with a Buffer of 50 meters, conducted by Sally Cottom on 28 August 2024.

The context area of your search is shown in the map below. Please note that the map does not accurately display the exact boundaries of the search as defined in the paragraph above. The map is to be used for general reference purposes only.



A search of Heritage NSW AHIMS Web Services (Aboriginal Heritage Information Management System) has shown that:

0	Aboriginal sites are recorded in or near the above location.
0	Aboriginal places have been declared in or near the above location. *

If your search shows Aboriginal sites or places what should you do?

- You must do an extensive search if AHIMS has shown that there are Aboriginal sites or places recorded in the search area.
- If you are checking AHIMS as a part of your due diligence, refer to the next steps of the Due Diligence Code of practice.
- You can get further information about Aboriginal places by looking at the gazettal notice that declared it. Aboriginal places gazetted after 2001 are available on the [NSW Government Gazette](https://www.legislation.nsw.gov.au/gazette) (<https://www.legislation.nsw.gov.au/gazette>) website. Gazettal notices published prior to 2001 can be obtained from Heritage NSW upon request

Important information about your AHIMS search

- The information derived from the AHIMS search is only to be used for the purpose for which it was requested. It is not to be made available to the public.
- AHIMS records information about Aboriginal sites that have been provided to Heritage NSW and Aboriginal places that have been declared by the Minister;
- Information recorded on AHIMS may vary in its accuracy and may not be up to date. Location details are recorded as grid references and it is important to note that there may be errors or omissions in these recordings,
- Some parts of New South Wales have not been investigated in detail and there may be fewer records of Aboriginal sites in those areas. These areas may contain Aboriginal sites which are not recorded on AHIMS.
- Aboriginal objects are protected under the National Parks and Wildlife Act 1974 even if they are not recorded as a site on AHIMS.
- This search can form part of your due diligence and remains valid for 12 months.



AHIMS Web Services (AWS) Search Result

Your Ref/PO Number : 23/111-5

Client Service ID : 924775

Upper Hunter Planning

Date: 28 August 2024

10 Topknot Place

Muswellbrook New South Wales 2333

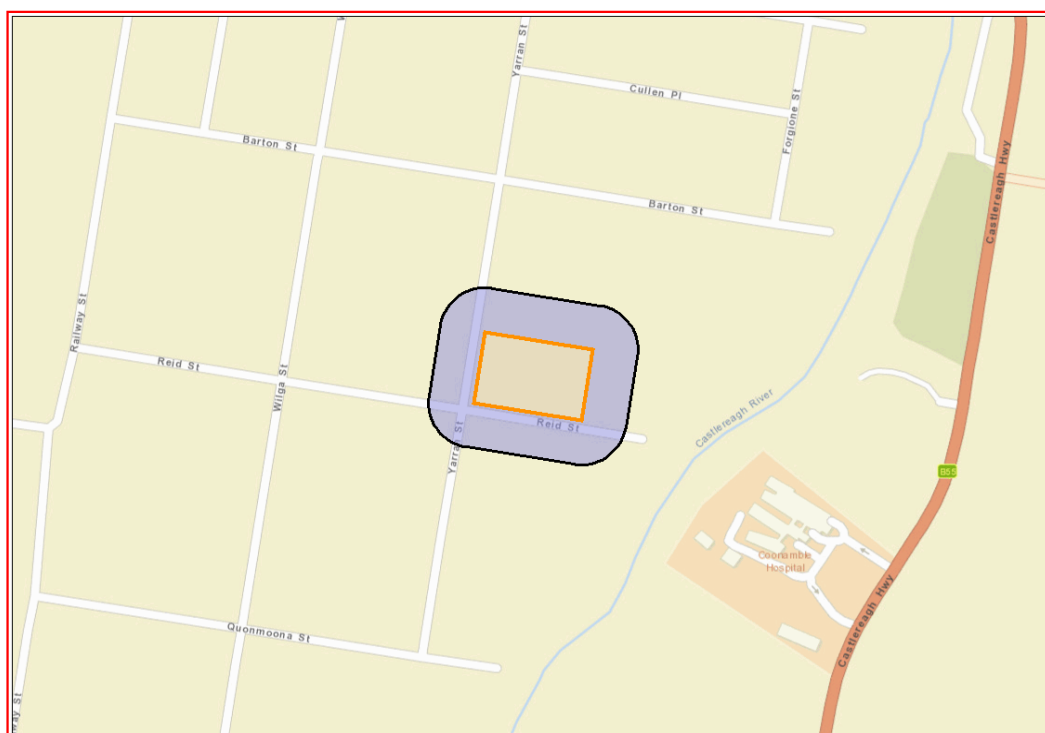
Attention: Sally Cottom

Email: sally@uhplanning.com.au

Dear Sir or Madam:

AHIMS Web Service search for the following area at Lot : 87, DP:DP3693, Section : - with a Buffer of 50 meters, conducted by Sally Cottom on 28 August 2024.

The context area of your search is shown in the map below. Please note that the map does not accurately display the exact boundaries of the search as defined in the paragraph above. The map is to be used for general reference purposes only.



A search of Heritage NSW AHIMS Web Services (Aboriginal Heritage Information Management System) has shown that:

0	Aboriginal sites are recorded in or near the above location.
0	Aboriginal places have been declared in or near the above location. *

If your search shows Aboriginal sites or places what should you do?

- You must do an extensive search if AHIMS has shown that there are Aboriginal sites or places recorded in the search area.
- If you are checking AHIMS as a part of your due diligence, refer to the next steps of the Due Diligence Code of practice.
- You can get further information about Aboriginal places by looking at the gazettal notice that declared it. Aboriginal places gazetted after 2001 are available on the [NSW Government Gazette](https://www.legislation.nsw.gov.au/gazette) (<https://www.legislation.nsw.gov.au/gazette>) website. Gazettal notices published prior to 2001 can be obtained from Heritage NSW upon request

Important information about your AHIMS search

- The information derived from the AHIMS search is only to be used for the purpose for which it was requested. It is not to be made available to the public.
- AHIMS records information about Aboriginal sites that have been provided to Heritage NSW and Aboriginal places that have been declared by the Minister;
- Information recorded on AHIMS may vary in its accuracy and may not be up to date. Location details are recorded as grid references and it is important to note that there may be errors or omissions in these recordings,
- Some parts of New South Wales have not been investigated in detail and there may be fewer records of Aboriginal sites in those areas. These areas may contain Aboriginal sites which are not recorded on AHIMS.
- Aboriginal objects are protected under the National Parks and Wildlife Act 1974 even if they are not recorded as a site on AHIMS.
- This search can form part of your due diligence and remains valid for 12 months.



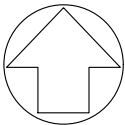
COONAMBLE SHIRE COUNCIL

YARRAN STREET - SUBDIVISION DESIGN

50% DETAILED DESIGN DRAWINGS

DRAWING INDEX

Sheet Number	Sheet Name
GE-101	Cover Sheet
GE-102	Overview Plan
PV-101	Pavement Details & Typical Sections
PV-102	Pavement Overview Plan
RA-101	Alignment Setout Plan
RD-101	Plan View - Sheet 1 of 3
RD-102	Plan View - Sheet 2 of 3
RD-103	Plan View - Sheet 3 of 3
RD-104	Longitudinal Section (MC-10) - Sheet 1 of 2
RD-105	Longitudinal Section (MC-10) - Sheet 2 of 2
RD-106	Longitudinal Section (MC-20)
RC-101	Cross Sections - Sheet 1 of 5
RC-102	Cross Sections - Sheet 2 of 5
RC-103	Cross Sections - Sheet 3 of 5
RC-104	Cross Sections - Sheet 4 of 5
RC-105	Cross Sections - Sheet 5 of 5
UT-101	Watermain Plan View - Sheet 1 of 3
UT-102	Watermain Plan View - Sheet 2 of 3
UT-103	Watermain Plan View - Sheet 3 of 3
UT-104	Watermain Longitudinal Section (WM-01)
UT-105	Watermain Longitudinal Section (WM-02)
UT-106	Watermain Connection Details
UT-107	Standard Drawing - Property Service Layout
UT-108	Standard Drawing - Cul-De-Sac Layout
UT-109	Sewer main Plan View - Sheet 1 of 3
UT-110	Sewer main Plan View - Sheet 2 of 3
UT-111	Sewer main Plan View - Sheet 3 of 3
UT-112	Sewer Main Longitudinal Section (SM-01)
UT-113	Sewer Main Longitudinal Section (SM-02)
UT-114	Standard Drawing - Sewer Manholes



LOCALITY PLAN



REV	DATE	REVISION DETAILS	APPROVED
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A	11-12-24	50% DETAIL DESIGN ISSUED FOR INTERNAL REVIEW	SOR

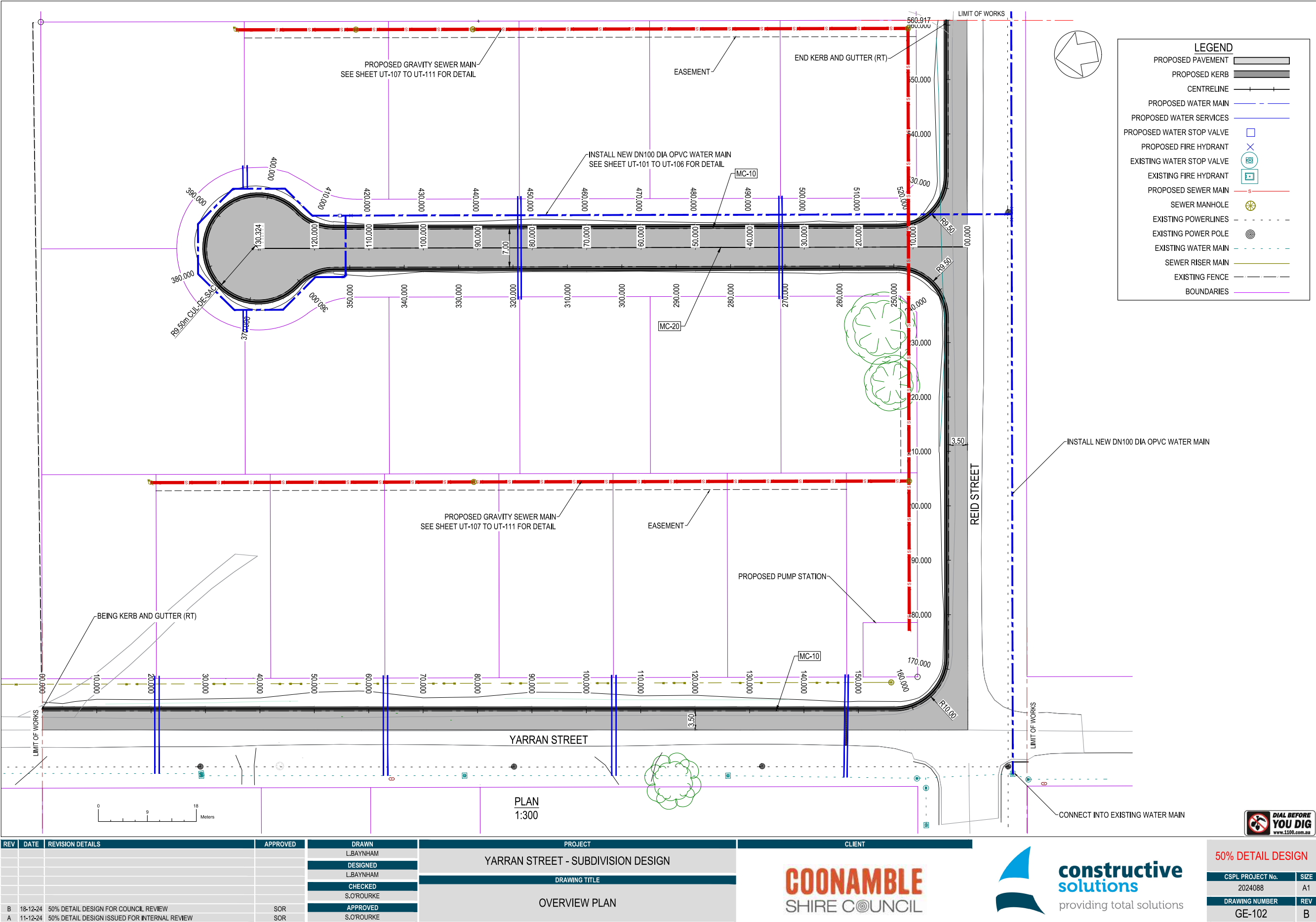
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DESIGNED	L.BAYNHAM
CHECKED	S.O'ROURKE
APPROVED	S.O'ROURKE

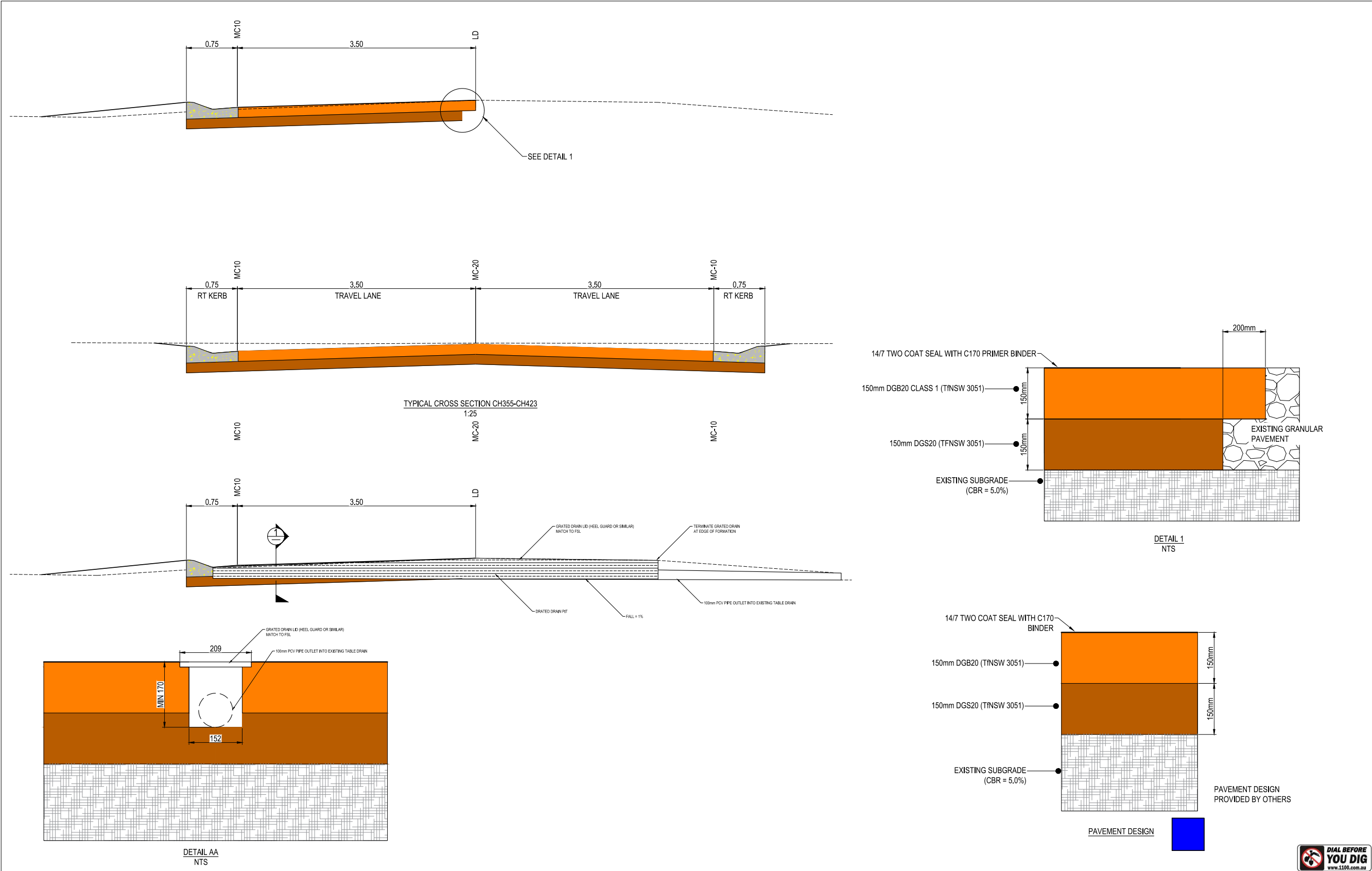
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DRAWING TITLE	COVER SHEET

CLIENT	COONAMBLE SHIRE COUNCIL
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DRAWING NUMBER	REV
GE-101	B





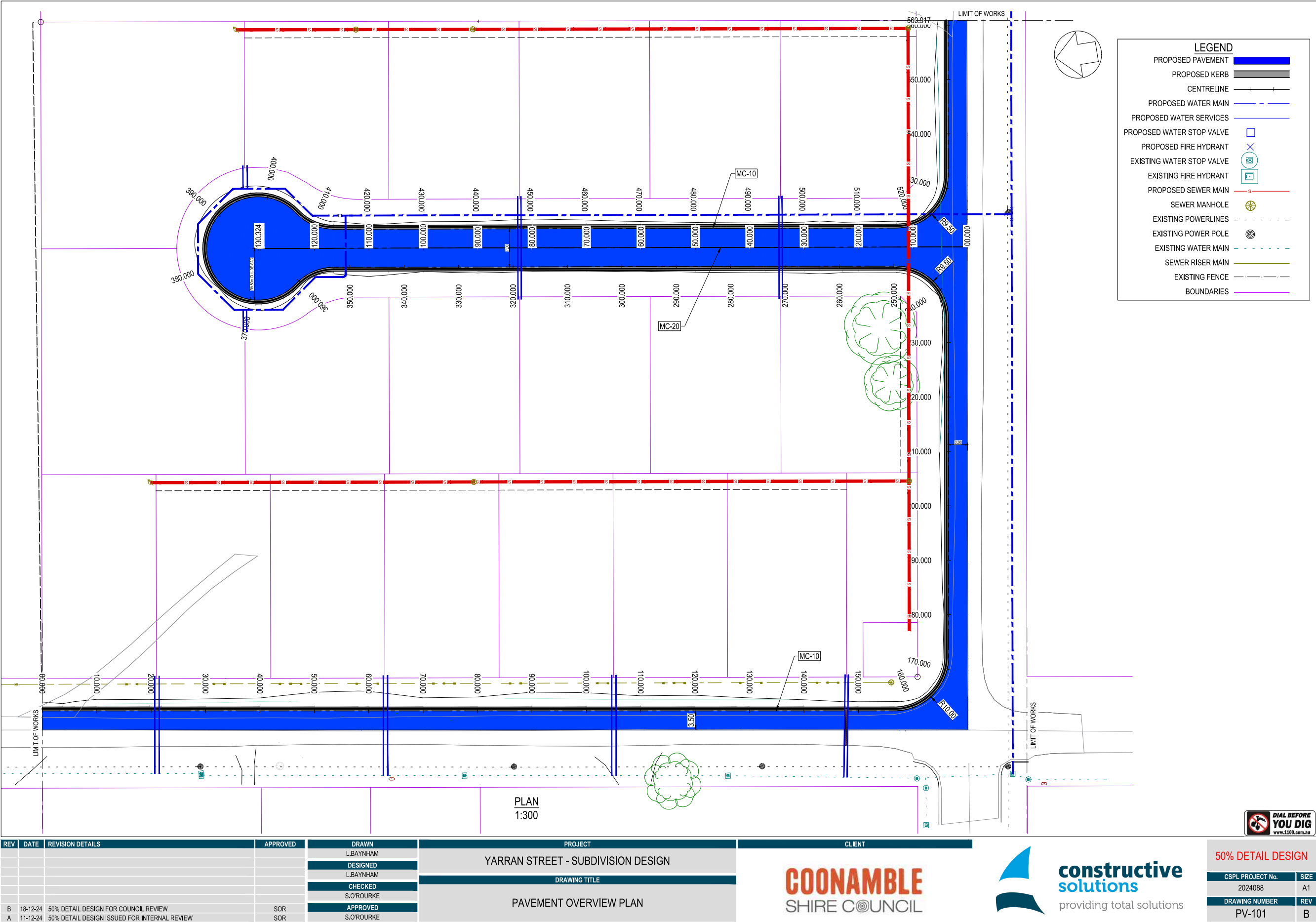
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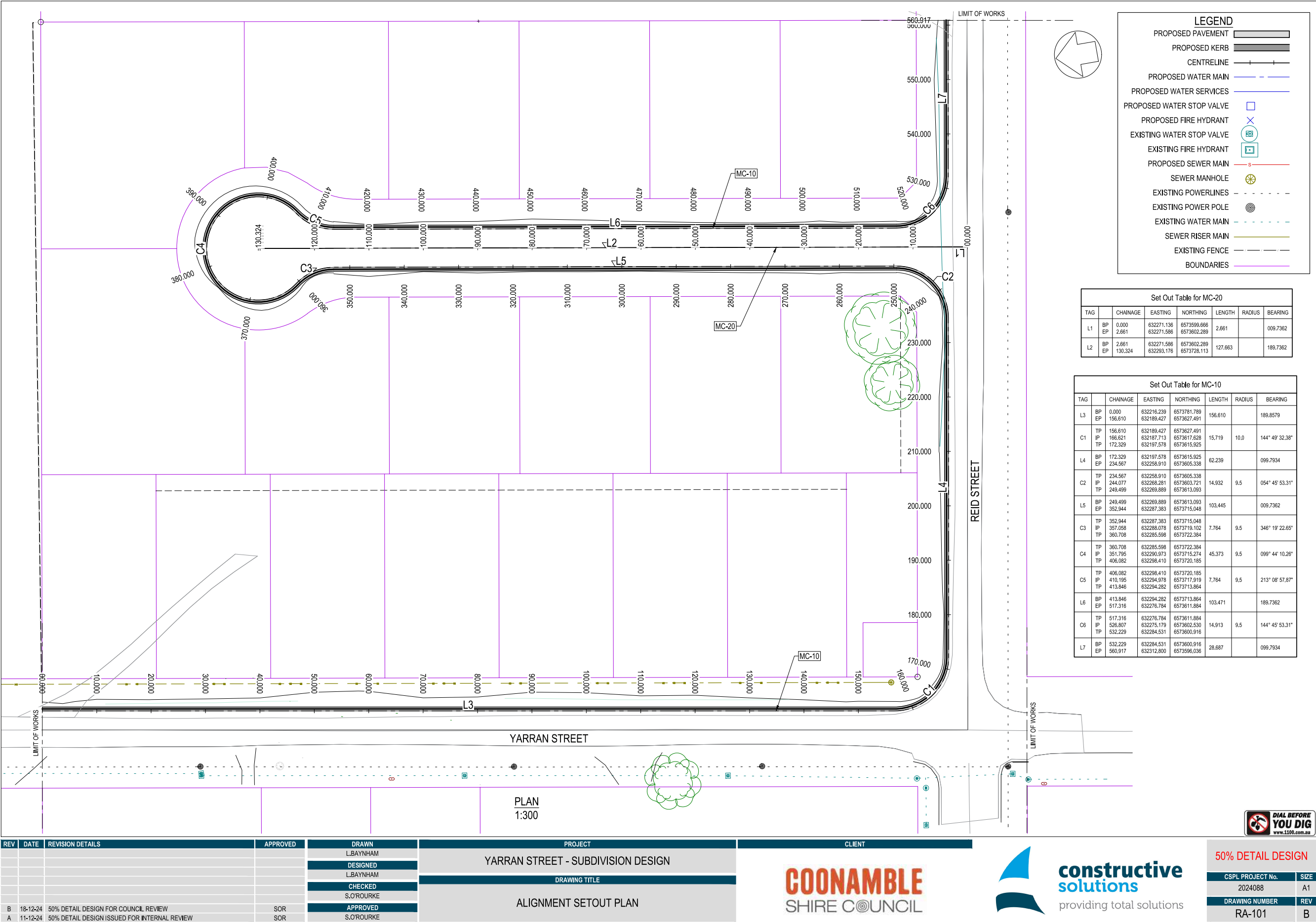
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L.BAYNHAM	L.BAYNHAM	S.O'ROURKE	S.O'ROURKE

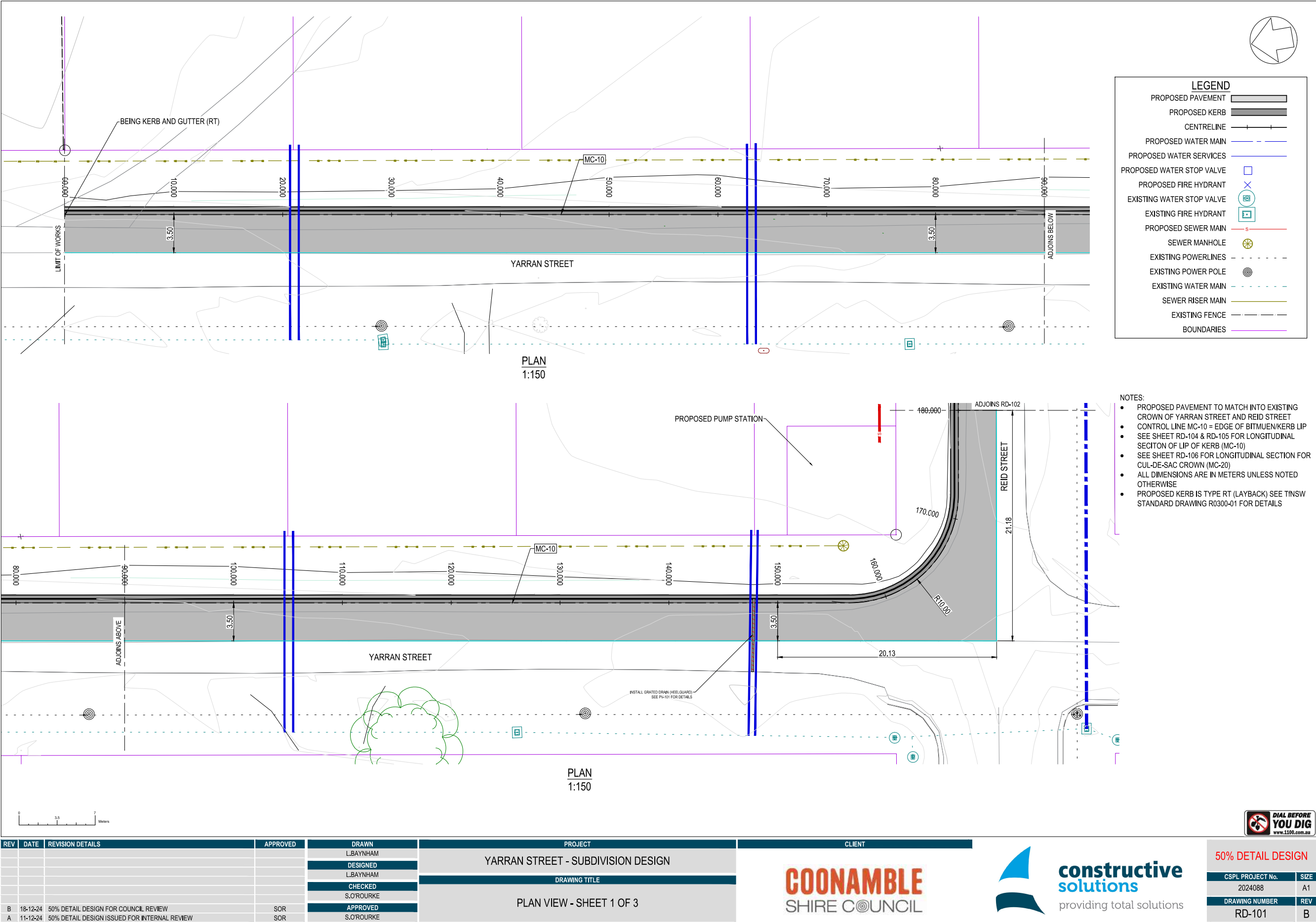
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DRAWING TITLE	
PAVEMENT DESIGN AND TYPICAL SECTIONS	

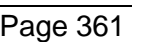


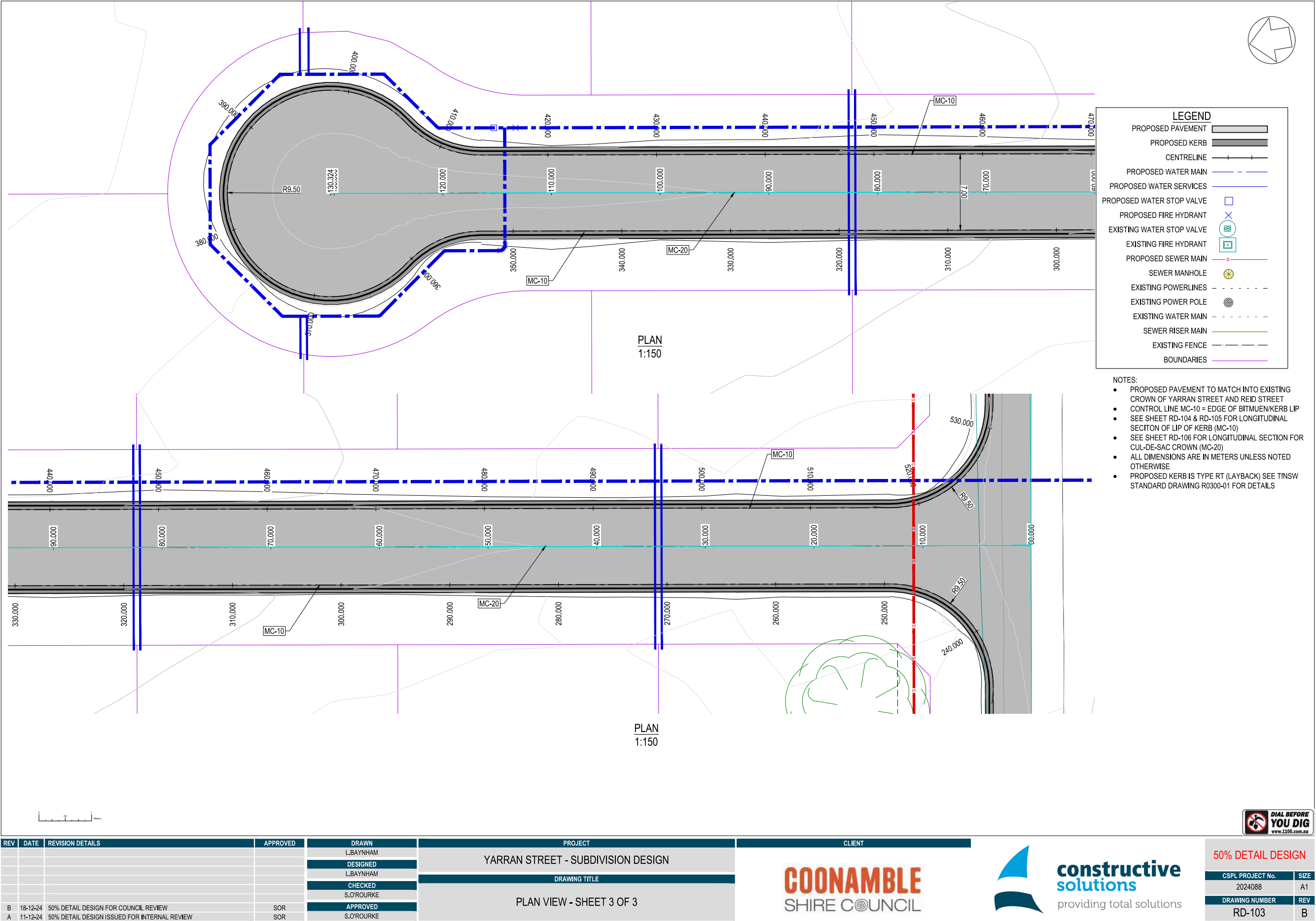
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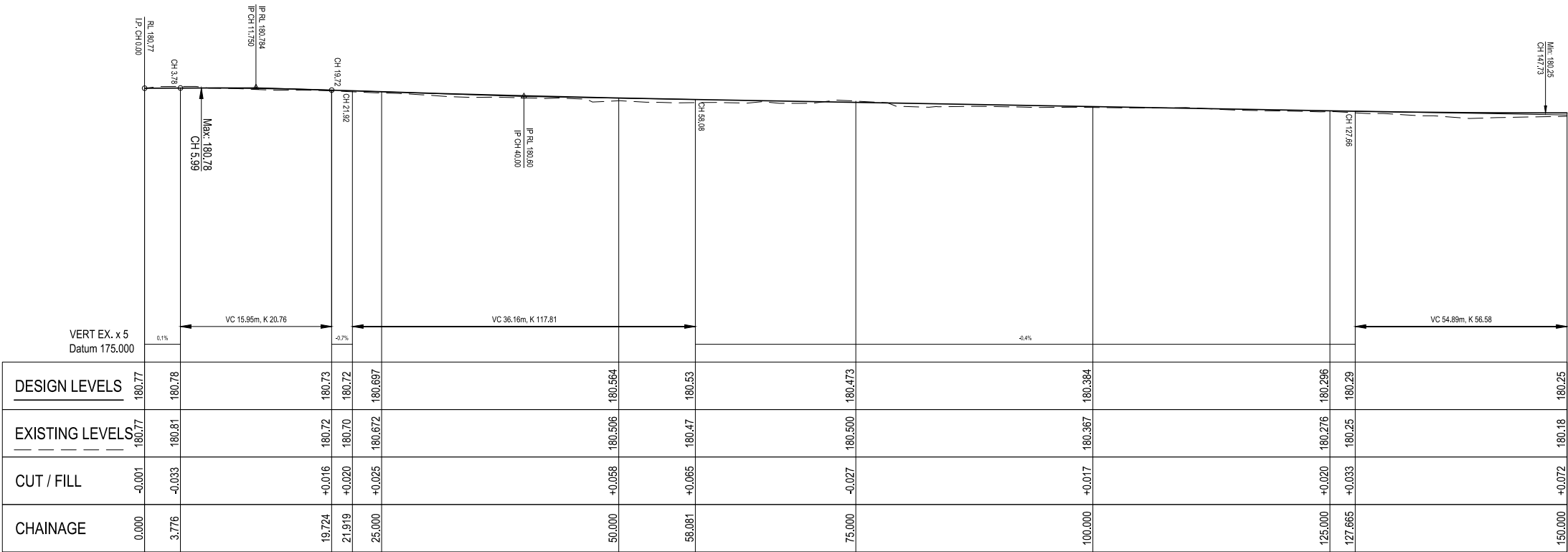




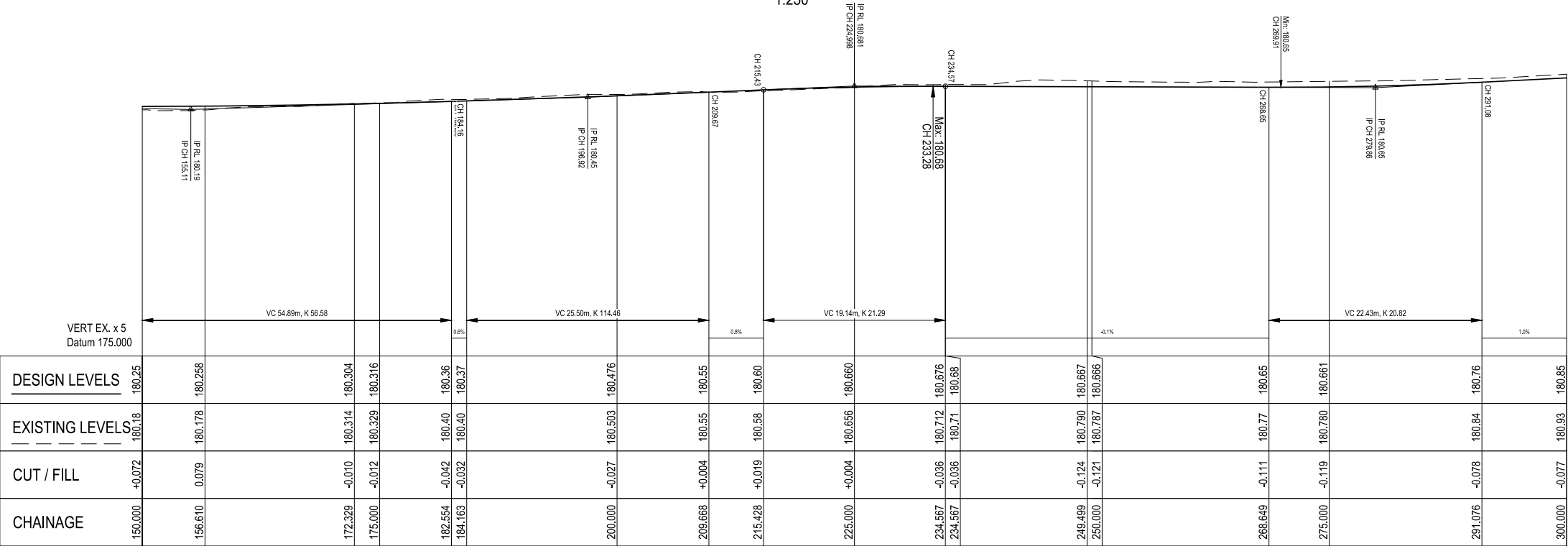








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LONGITUDINAL SECTION (MC-10) - CH150-CH300
1:250



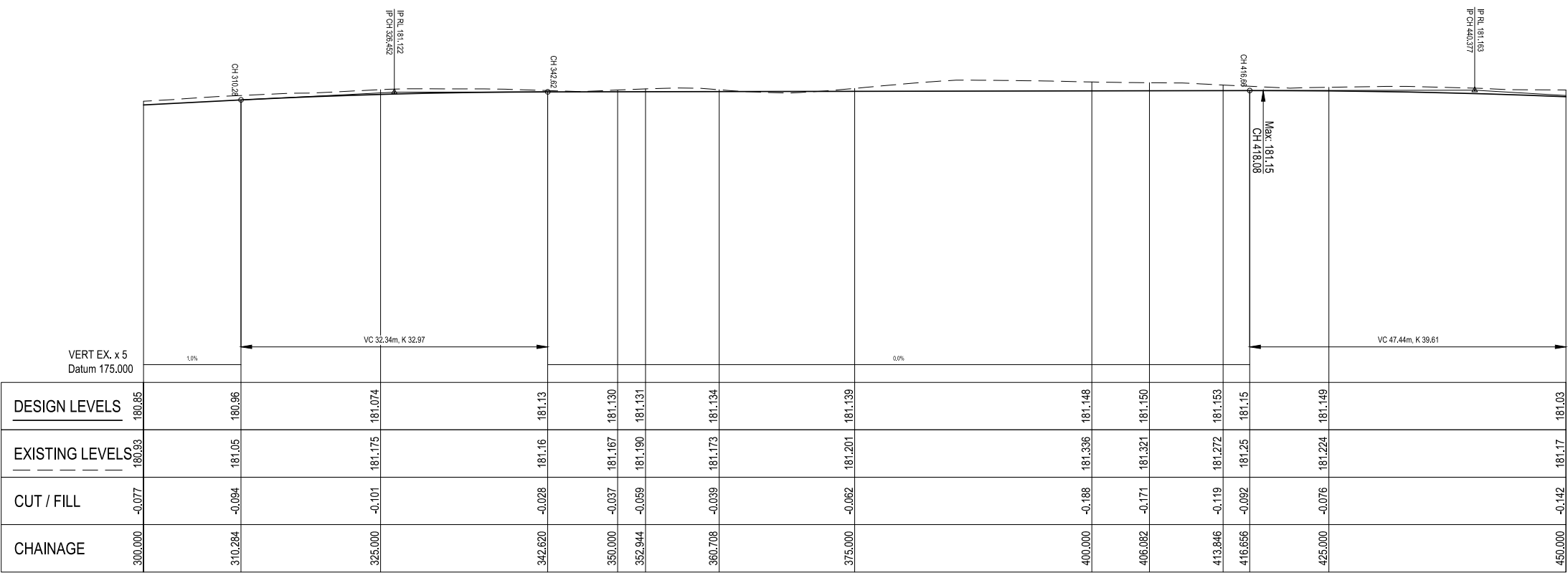
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A	11-12-24	50% DETAIL DESIGN ISSUED FOR INTERNAL REVIEW	SOR

DRAWN	L.BAYNHAM
DESIGNED	L.BAYNHAM
CHECKED	S.O'ROURKE
APPROVED	S.O'ROURKE

PROJECT	YARRAN STREET - SUBDIVISION DESIGN
DRAWING TITLE	LONGITUDINAL SECTION (MC-10) - SHEET 1 OF 2

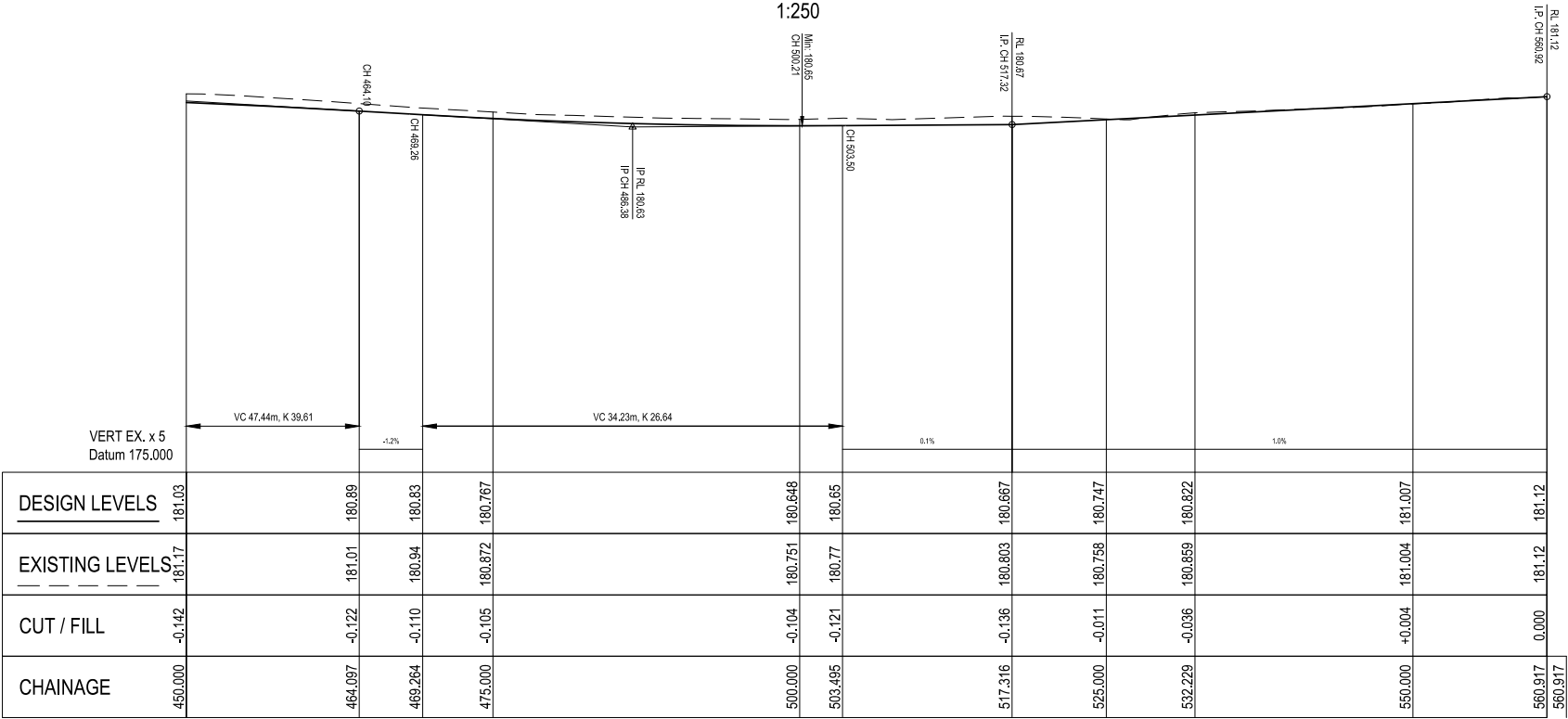


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DRAWING NUMBER	RD-104
SIZE	A1
REV	B



LONGITUDINAL SECTION (MC-10) - CH300-CH450

1:250



LONGITUDINAL SECTION (MC-10) - CH450-CH560.917

1:250



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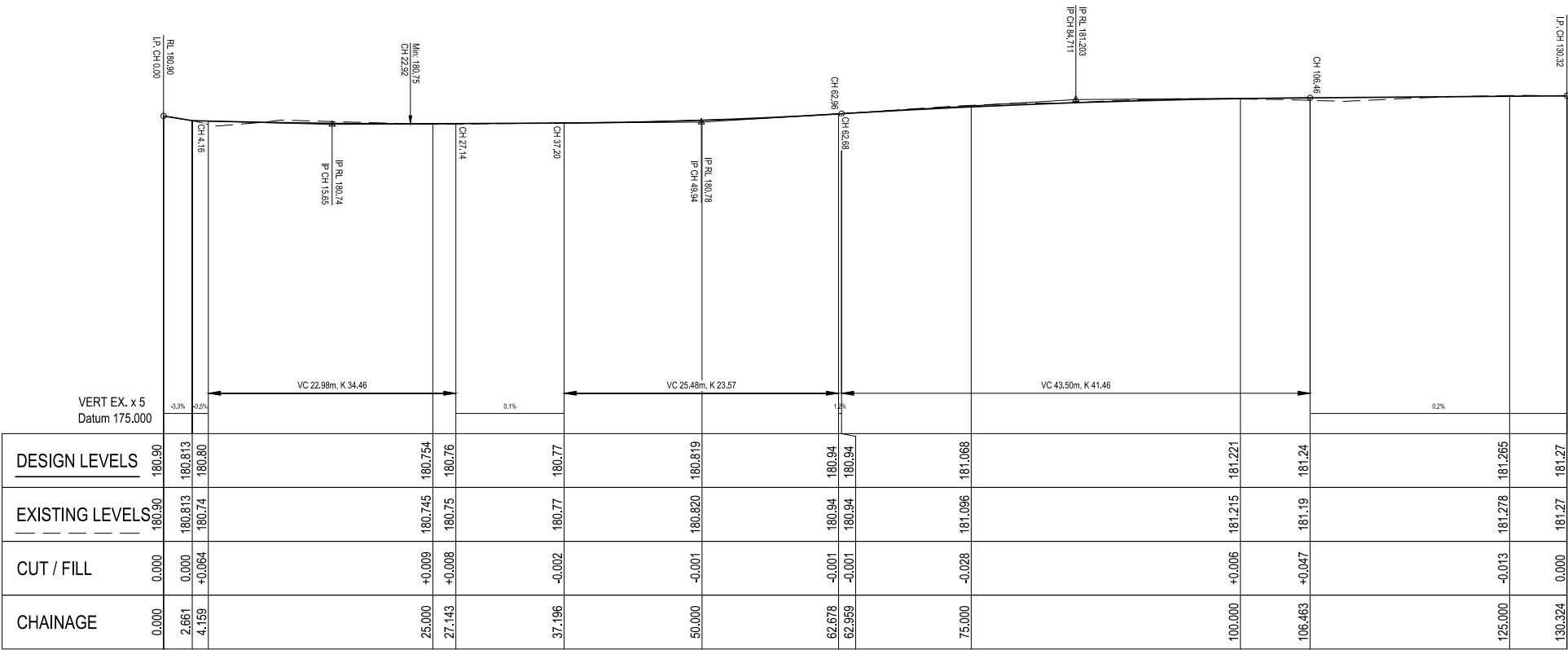
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DESIGNED	L.BAYNHAM
CHECKED	S.O'ROURKE
APPROVED	S.O'ROURKE

PROJECT	YARRAN STREET - SUBDIVISION DESIGN
DRAWING TITLE	LONGITUDINAL SECTION (MC-10) - SHEET 2 OF 2

CLIENT	COONAMBLE SHIRE COUNCIL
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50% DETAIL DESIGN	
CSPL PROJECT No.	2024088
DRAWING NUMBER	RD-105
SIZE	A1
REV	B



LONGITUDINAL SECTION (MC-20) - CH0-CH130.324
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DESIGNED	L.BAYNHAM
CHECKED	S.O'ROURKE
APPROVED	S.O'ROURKE

PROJECT	YARRAN STREET - SUBDIVISION DESIGN
DRAWING TITLE	LONGITUDINAL SECTION (MC-20)

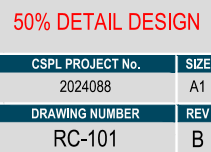
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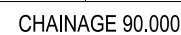
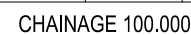
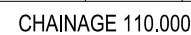
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RD-106	B



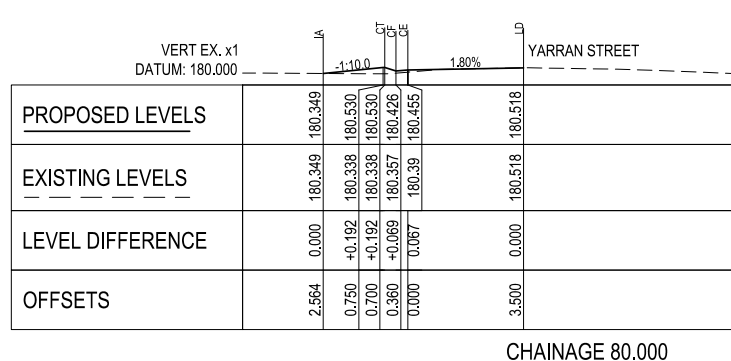
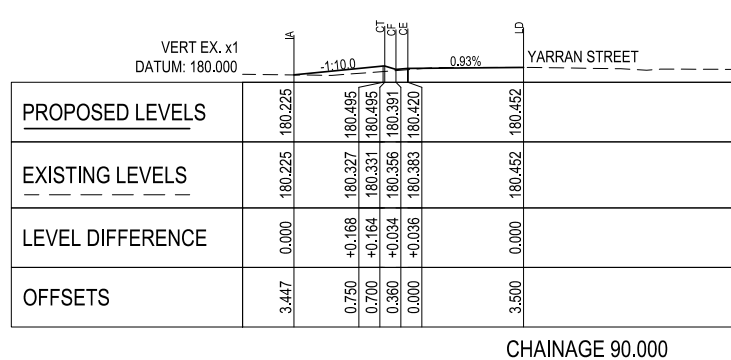
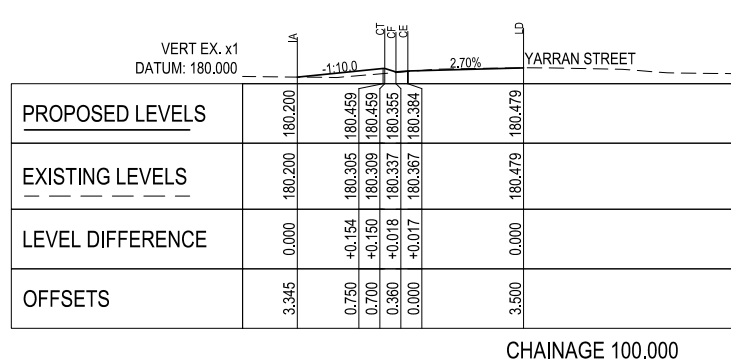
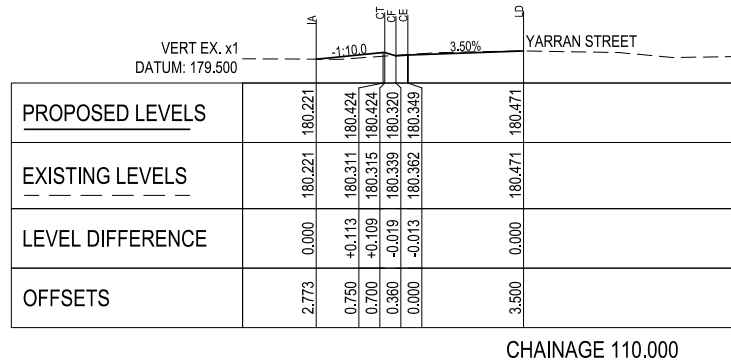
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CROSS SECTION - CUL-DE-SAC - SHEET 1 OF 2	





PROJECT	
YARRAN STREET - SUBDIVISION DESIGN	
DRAWING TITLE	
CROSS SECTION - CUL-DE-SAC - SHEET 2 OF 2	

Page 367



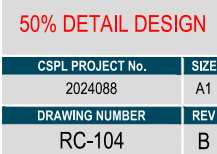
RC-103	B
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CHECKED	S.O'ROURKE
APPROVED	S.O'ROURKE

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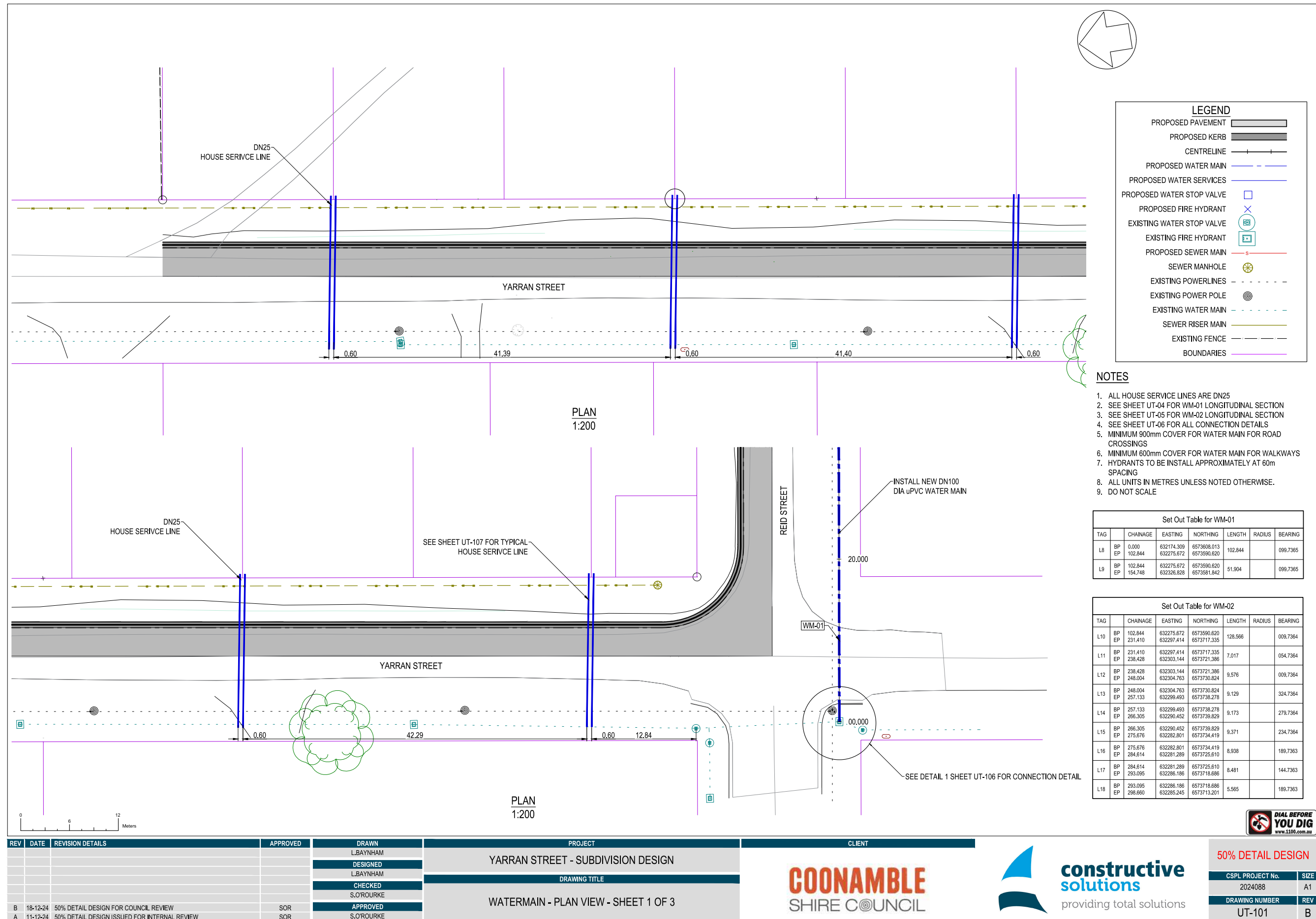


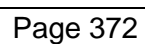
DRAWN
L.BAYNHAM
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L.BAYNHAM
CHECKED
S.O'ROURKE
APPROVED
S.O'ROURKE

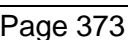
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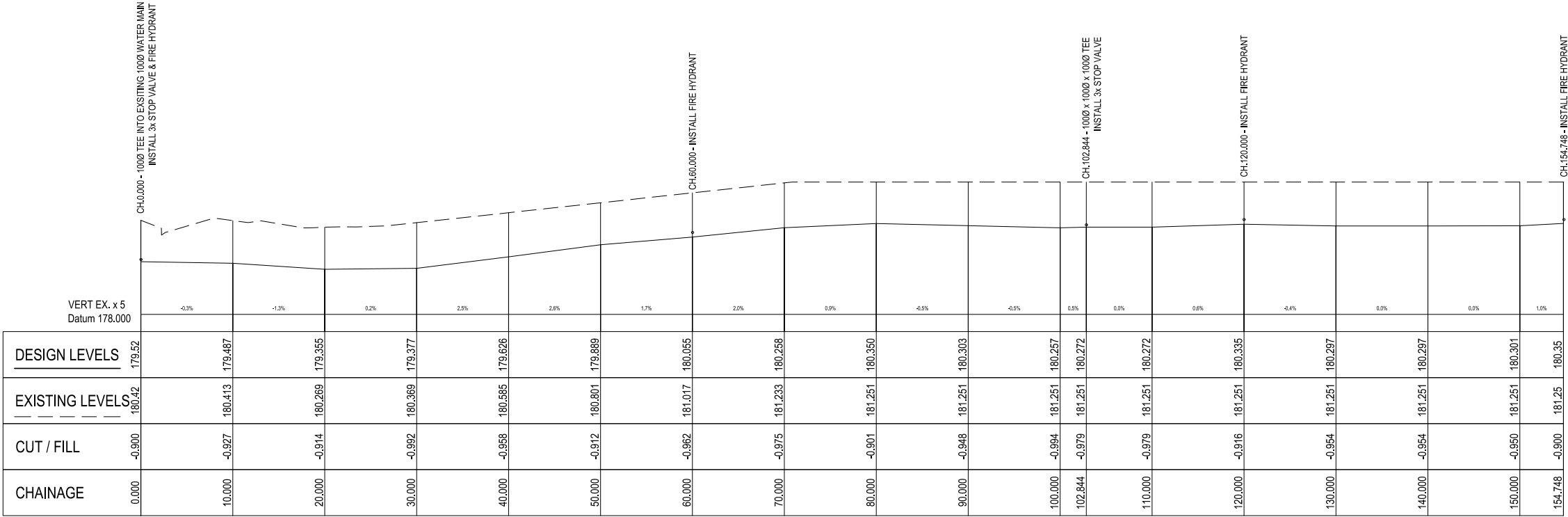
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LONGITUDINAL SECTION - WM-01
HORZ - 1:250
VERT - 1:50

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CHECKED
S.O'ROURKE
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PROJECT
YARRAN STREET - SUBDIVISION DESIGN
DRAWING TITLE
WATERMAIN - LONGITUDINAL SECTION WM-01

CLIENT

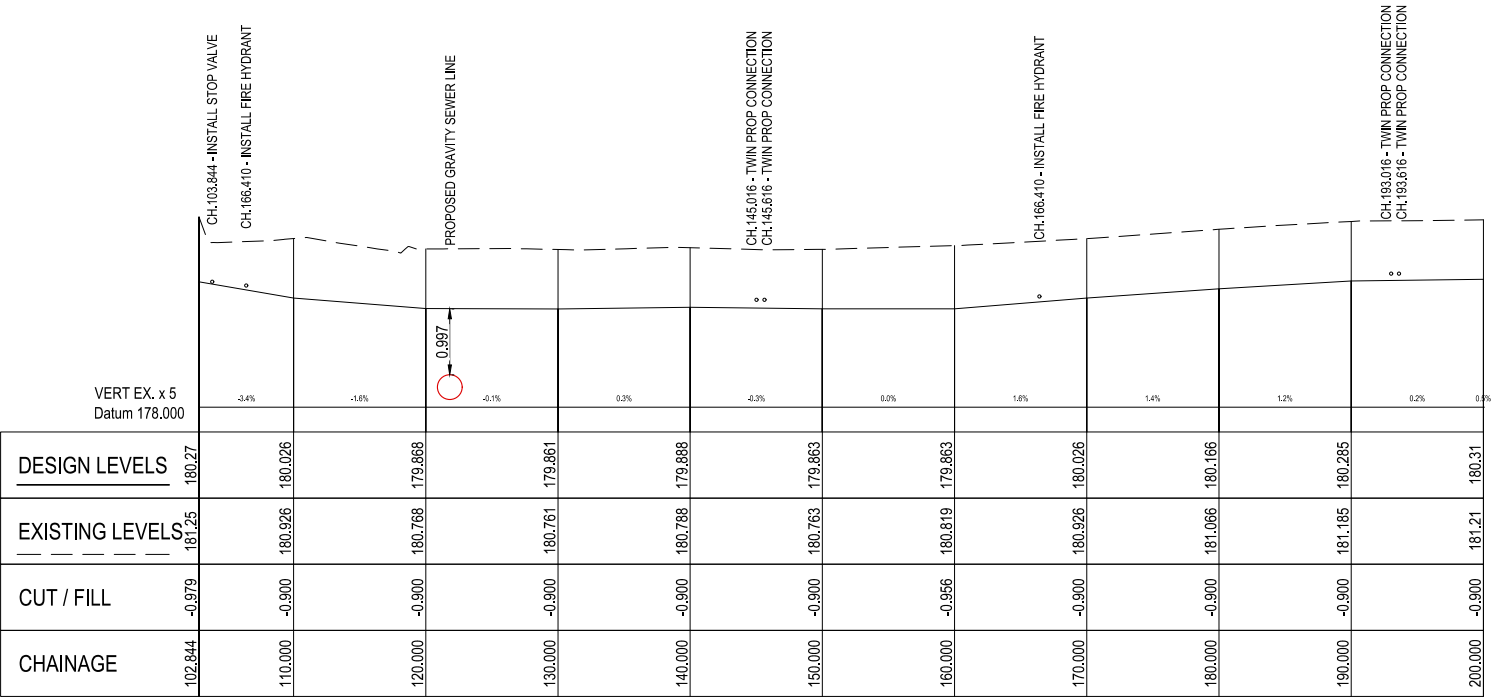
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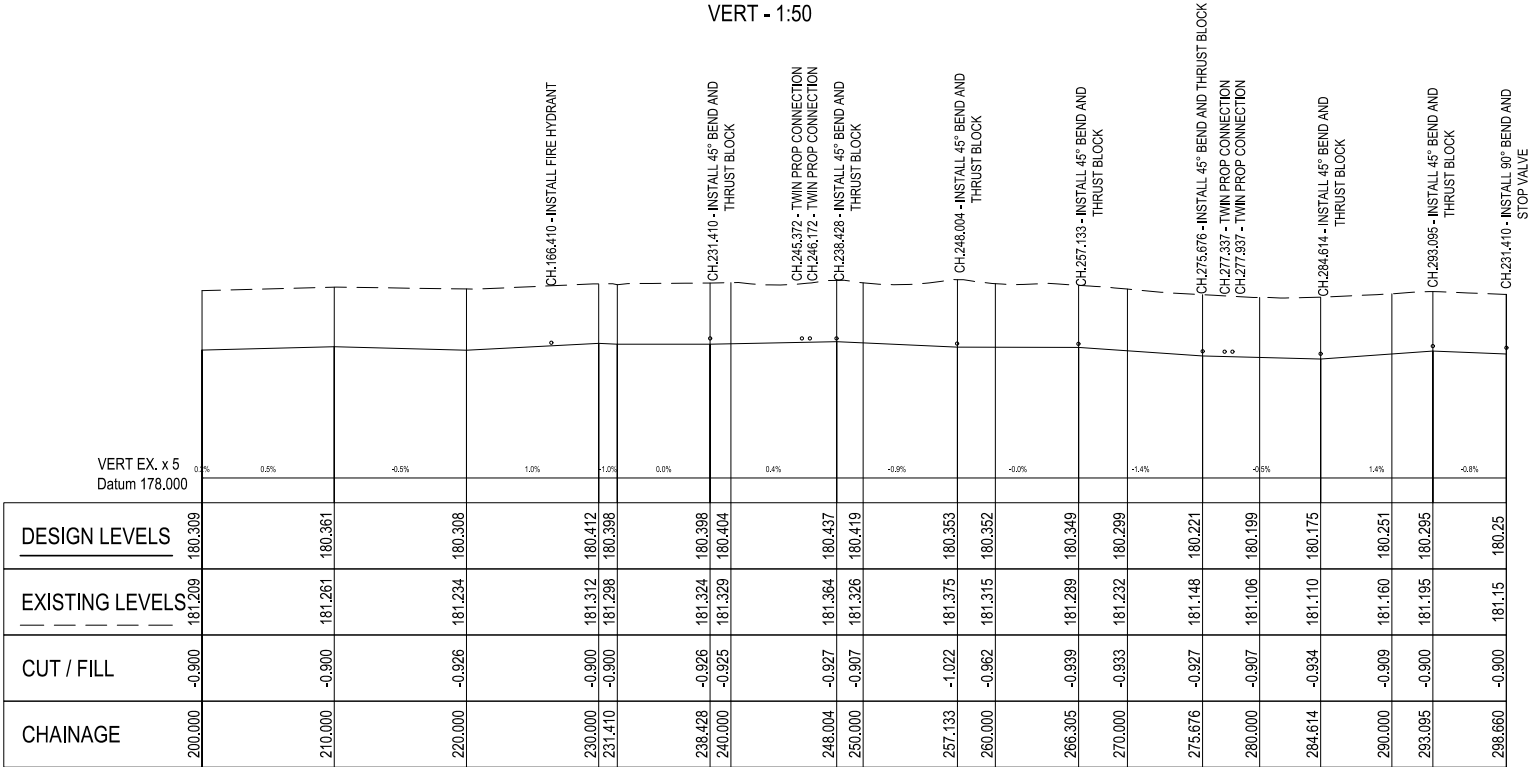
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CSPL PROJECT No.	SIZE
2024088	A1
DRAWING NUMBER	REV
UT-104	B



LONGITUDINAL SECTION - WM-02
HORZ - 1:250
VERT - 1:50



LONGITUDINAL SECTION - WM-02
HORZ - 1:250
VERT - 1:50



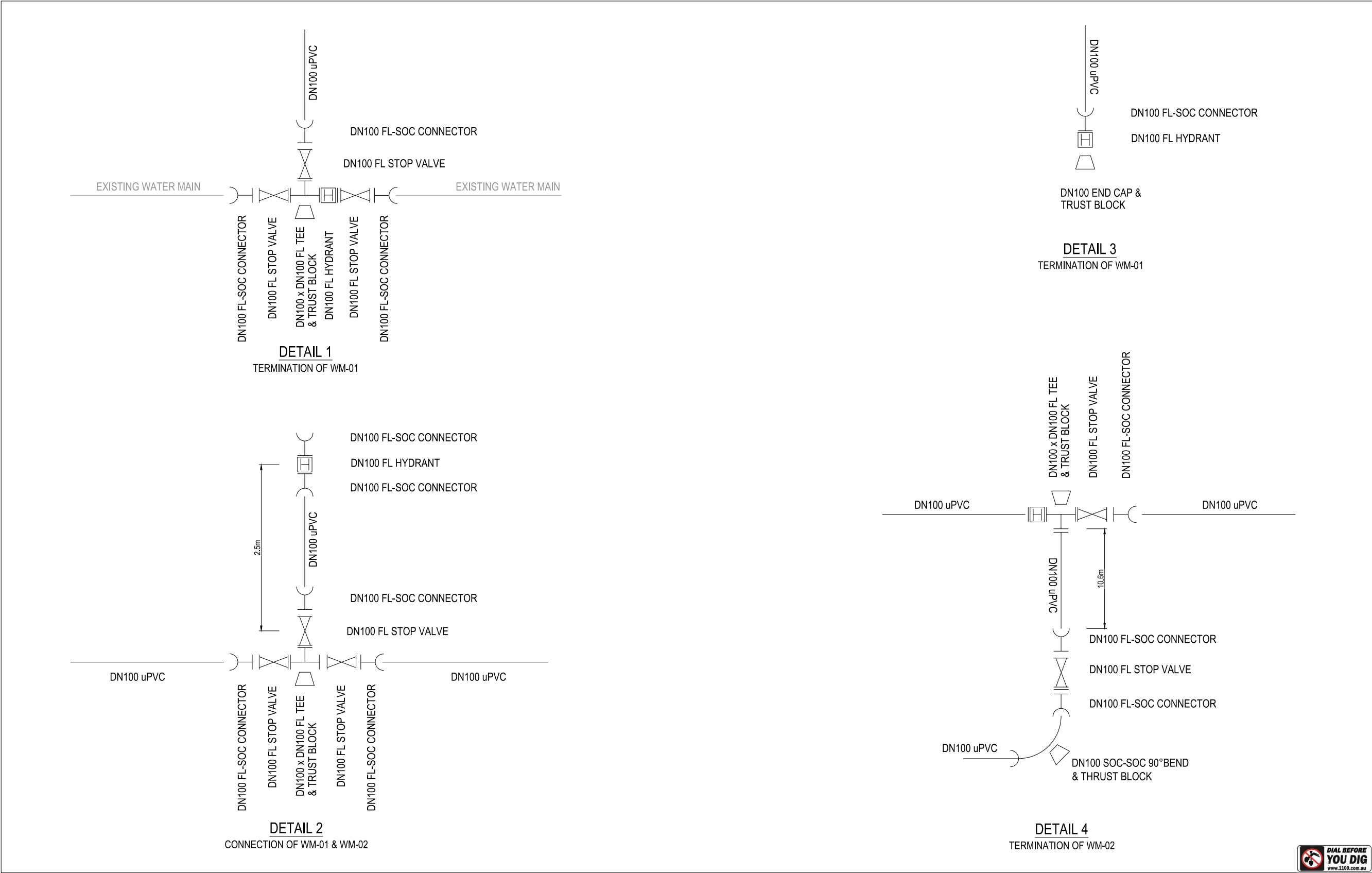
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A	11-12-24	50% DETAIL DESIGN ISSUED FOR INTERNAL REVIEW	SOR

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DESIGNED	L.BAYNHAM
CHECKED	S.O'ROURKE
APPROVED	S.O'ROURKE

PROJECT	YARRAN STREET - SUBDIVISION DESIGN
DRAWING TITLE	WATERMAIN - LONGITUDINAL SECTION (WM-02)



50% DETAIL DESIGN	
CSPL PROJECT No.	2024088
DRAWING NUMBER	UT-105
SIZE	A1
REV	B



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A	11-12-24	50% DETAIL DESIGN ISSUED FOR INTERNAL REVIEW	SOR

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DESIGNED
L.BAYNHAM
CHECKED
S.O'ROURKE
APPROVED
S.O'ROURKE

PROJECT
YARRAN STREET - SUBDIVISION DESIGN
DRAWING TITLE
WATERMAIN - CONNECTION DETAILS

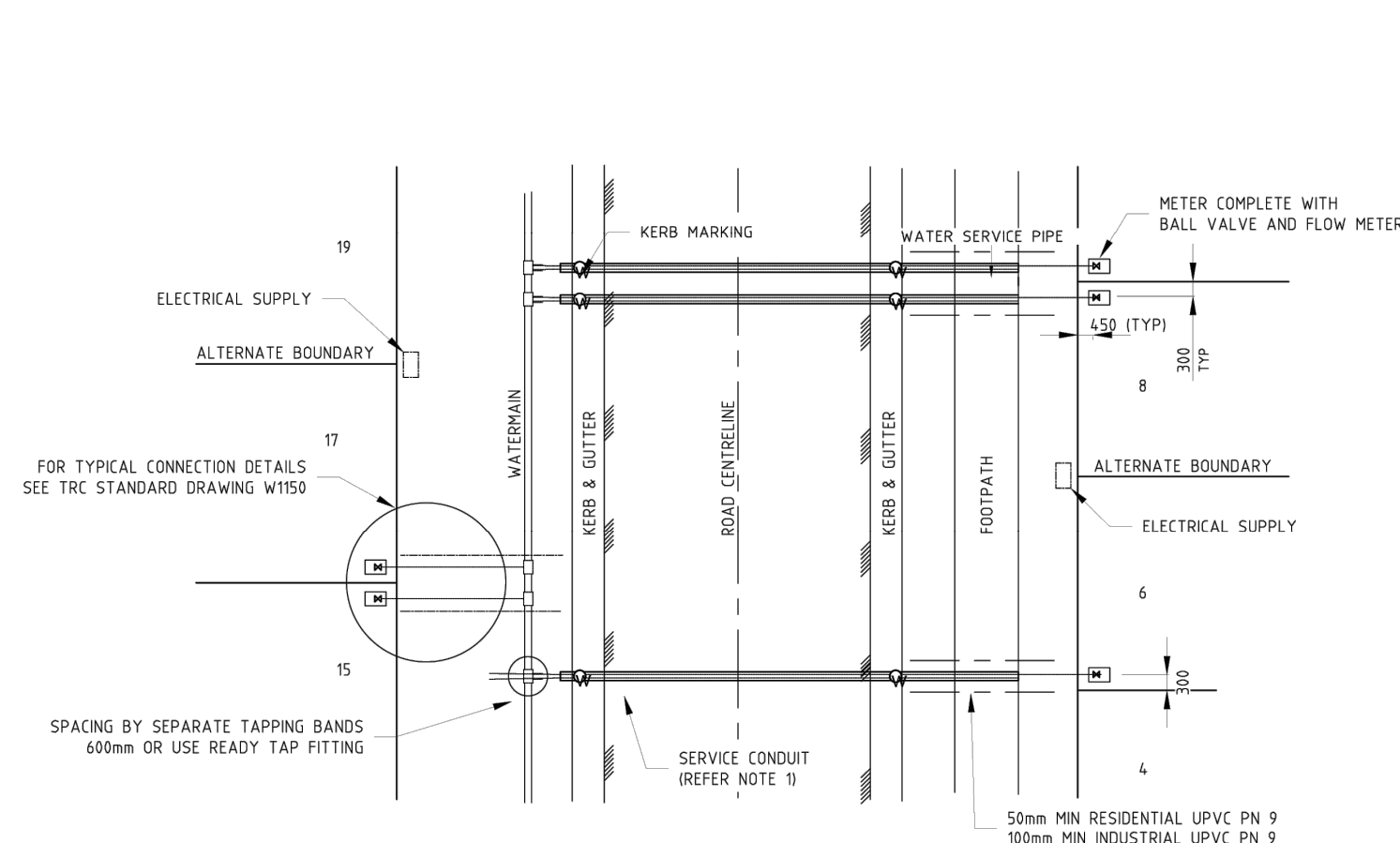
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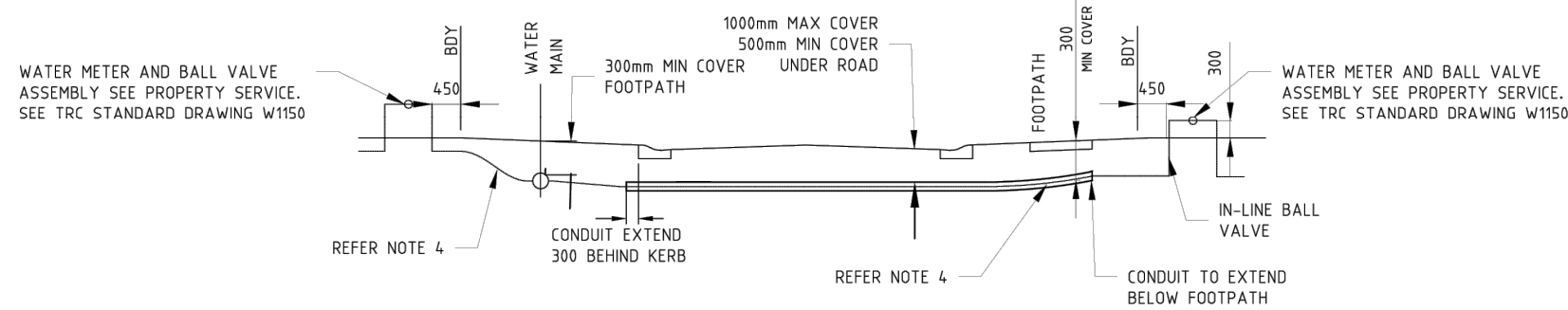
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CSPL PROJECT No.	SIZE
2024088	A1
DRAWING NUMBER	REV
UT-106	B



TYPICAL PLAN



TYPICAL SECTION

- NOTES:**
1. WATER SERVICE CONDUITS TO BE uPVC PN 9. CONDUIT TO HAVE 500mm MIN COVER UNDER ROAD PAVEMENT AND TO BE 50mm MIN DIA FOR RESIDENTIAL SERVICES AND 100mm MIN DIA FOR COMMERCIAL AND INDUSTRIAL SERVICES. CONDUITS TO EXTEND BELOW FOOTPATH.
 2. ALL WATER SERVICE PIPEWORK AND ASSOCIATED FITTINGS SHALL BE JOINTED IN ACCORDANCE WITH THE MANUFACTURERS RECOMMENDATIONS
 3. KERB MARKERS SHALL BE SET IN THE KERB TO MARK THE LINE OF CONDUIT CROSSING THE ROAD.
 4. CHANGE OF DIRECTION IN SERVICE PIPES TO BE ACHIEVED USING SMOOTH LONG RADIUS TRANSITION CURVES. MINIMUM PIPE BENDING RADII TO BE OBSERVED PER THE MANUFACTURERS SPECIFICATIONS
 5. THE WATER SERVICE IS TO BE LOCATED ON THE OPPOSITE SIDE OF THE LOT TO THE ELECTRICAL SUPPLY, WHERE POSSIBLE.
 6. REFER TO TRC STANDARD DRAWINGS W1150 TO W1156 FOR PROPERTY SERVICE DETAILS

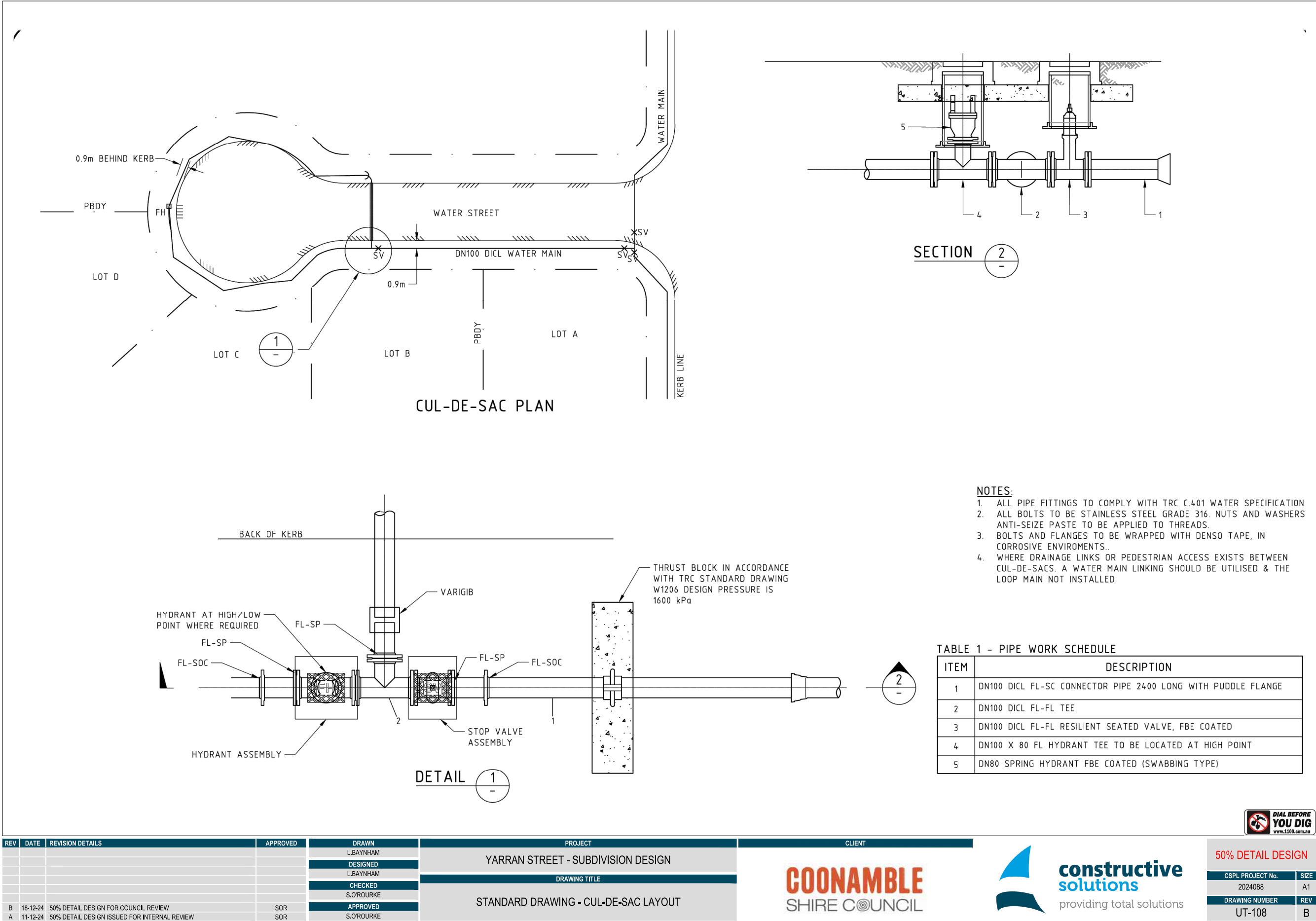
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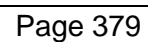
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L.BAYNHAM	L.BAYNHAM	S.O'ROURKE	S.O'ROURKE

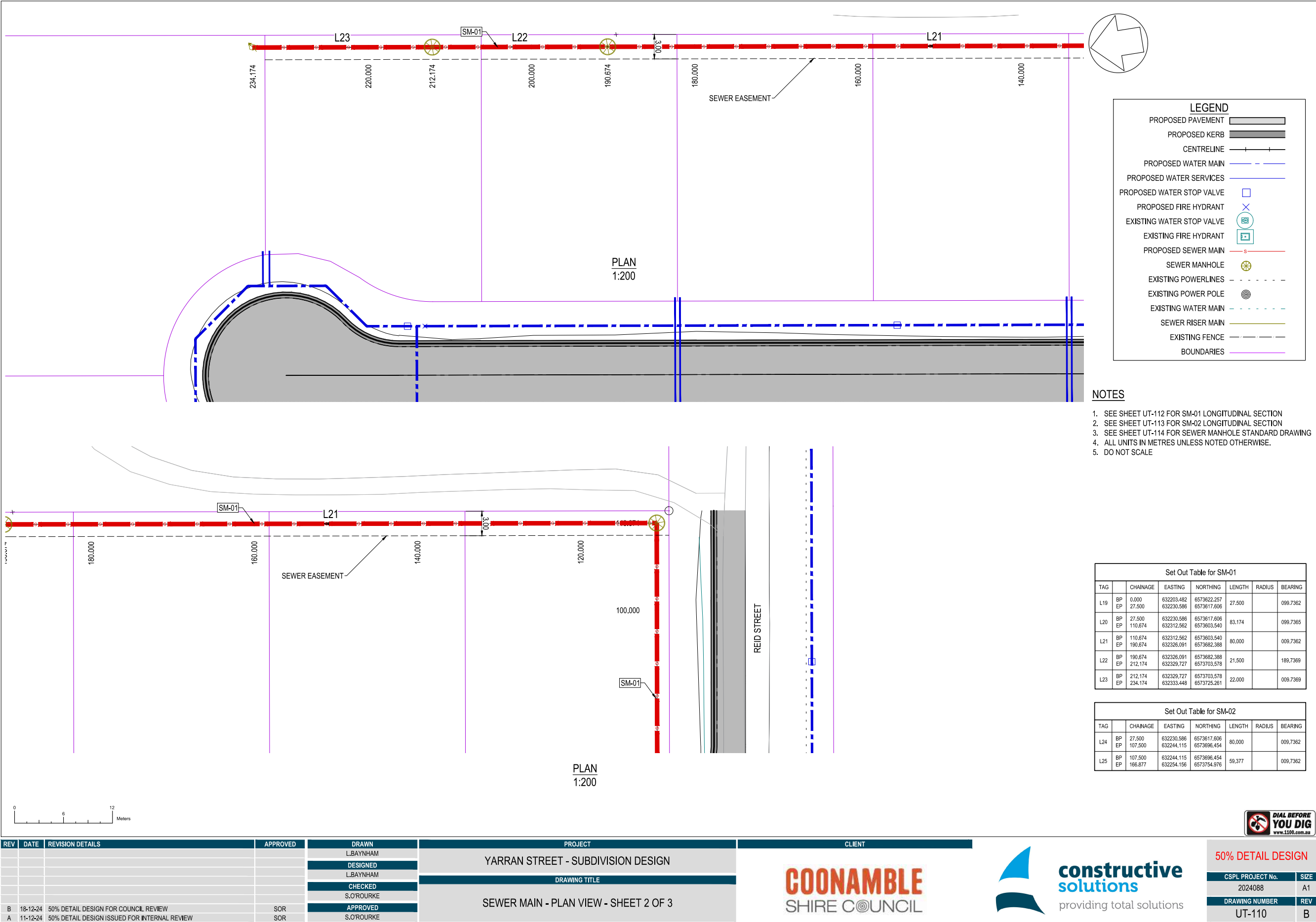
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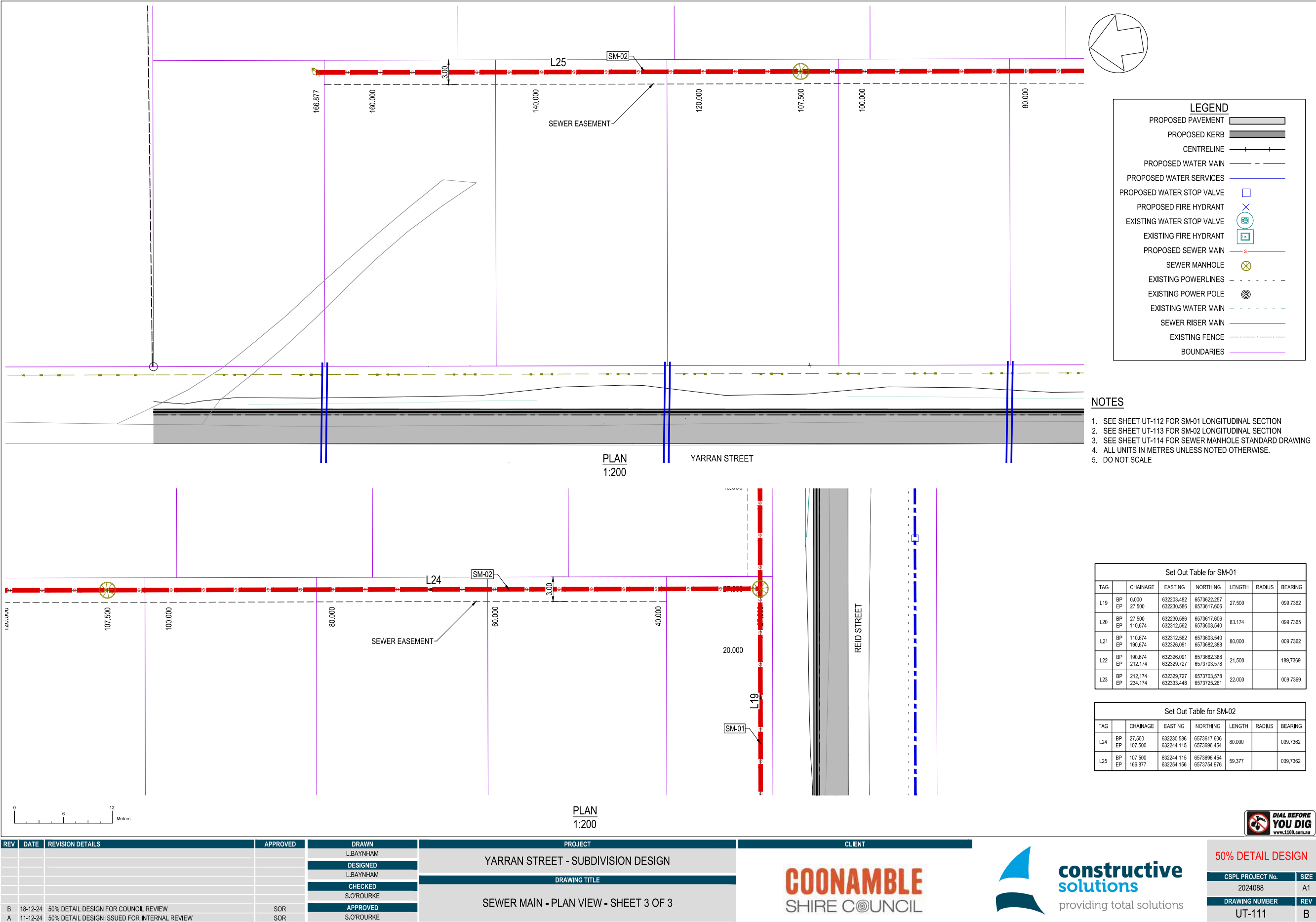


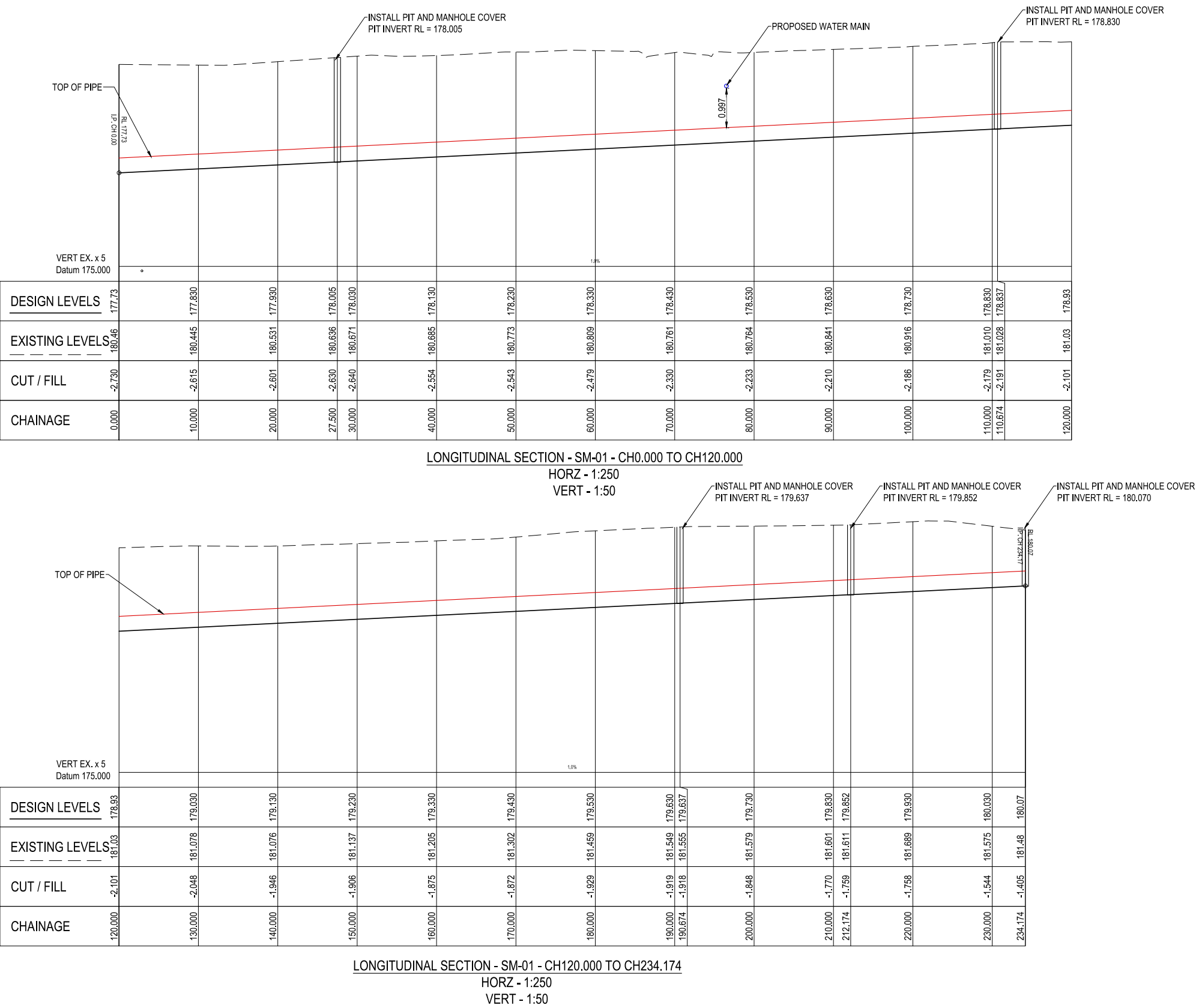
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DRAWING NUMBER	REV
UT-107	B











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DRAWN	L.BAYNHAM
DESIGNED	L.BAYNHAM
CHECKED	S.O'ROURKE
APPROVED	S.O'ROURKE

PROJECT	YARRAN STREET - SUBDIVISION DESIGN
DRAWING TITLE	SEWER MAIN - LONGITUDINAL SECTION SM-01

CLIENT

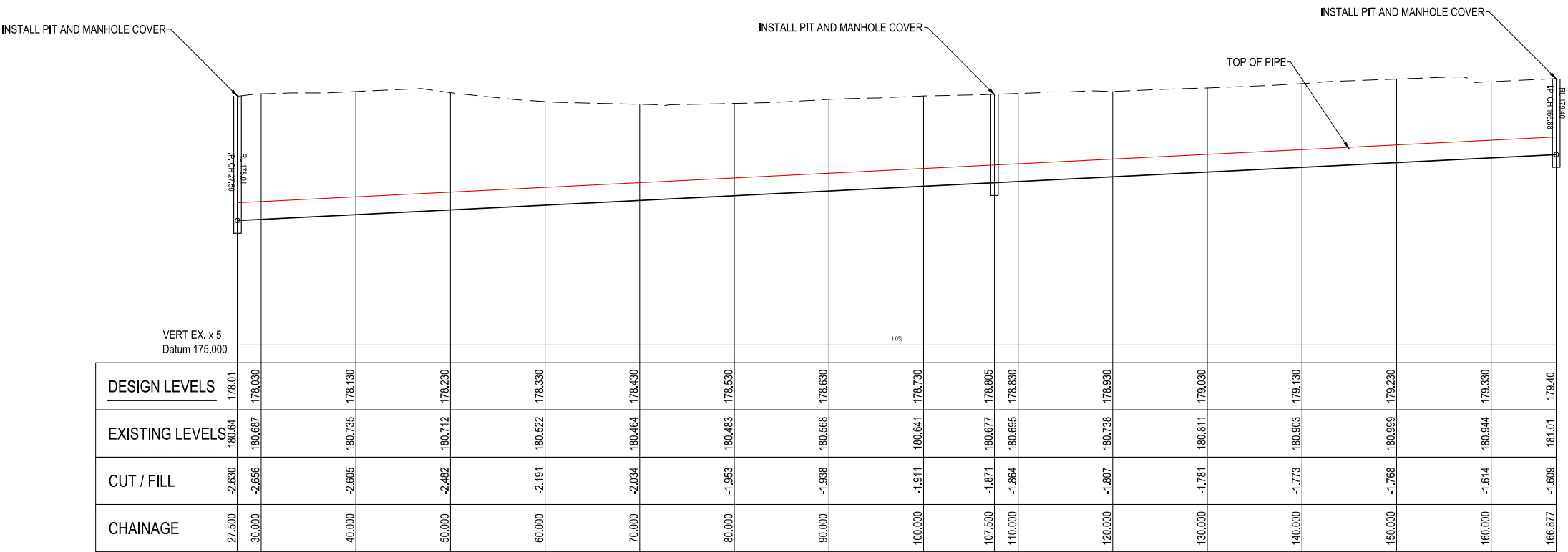
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CSPL PROJECT No.	SIZE
2024088	A1
DRAWING NUMBER	REV
UT-112	B



LONGITUDINAL SECTION - WM-02
HORZ - 1:250
VERT - 1:50



REV	DATE	REVISION DETAILS
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SOR
SOR

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L.BAYNHAM
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S.O'ROURKE
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PROJECT
YARRAN STREET - SUBDIVISION DESIGN
DRAWING TITLE
SEWER MAIN - LONGITUDINAL SECTION (WM-02)

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50% DETAIL DESIGN	
CSPL PROJECT No.	SIZE
2024088	A1
DRAWING NUMBER	REV
UT-113	B

NOTES:

1. CONCRETE TO WALLS AND FLOOR TO BE GRADE N25.
2. MAINTENANCE HOLE DESIRABLE MINIMUM AND MAXIMUM DEPTHS TO 1200 AND 3000 RESPECTIVELY.
3. MAINTENANCE HOLES DEEPER THAN 3000 TO BE INDIVIDUALLY DESIGNED AND CERTIFIED BY A SUITABLY QUALIFIED REGISTERED PROFESSIONAL ENGINEER OF QUEENSLAND (RPEQ).
4. INSTALL STEP IRONS OR FIXED ACCESS LADDER TO MAINTENANCE HOLES ACCORDANCE WITH AS1657.

- INSTALL STEP IRONS TO MAINTENANCE HOLES UP TO 3000 DEEP;

- INSTALL FIXED ACCESS LADDER TO MAINTENANCE HOLES DEEPER THAN 3000 DEEP;

- STAINLESS STEEL LADDERS TO BE USED IN AGGRESSIVE OR MARINE ENVIRONMENTS OR AS DIRECTED.
5. ALTERNATIVE STEP IRON OR LADDER MATERIALS COMPLYING TO AS1657 MAY BE USED UPON APPLICATION TO COUNCIL.
6. PROVIDE 150 MINIMUM CLEAR DISTANCE BETWEEN INLET PIPES. PROVIDE BENCHING AS REQUIRED BY DESIGN ON THE FLOOR OF MAINTENANCE HOLE (TO HALF THE DIAMETER OF THE OUTLET PIPE) FOR COMPLEX MAINTENANCE HOLES WITH MORE THAN 2 INLET PIPES.
7. FRAME AND RISER MAY BE BOLTED TO TOP SLAB WITH 4xM20 BOLTS AND NUTS WITH FLAT AND SPRING WASHERS. BOLTS TO BE EITHER CAST IN-SITU AS PART OF TOP SLAB OR CHEMICALLY FASTENED TO TOP SLAB POST CONSTRUCTION. REFER BSD-8031 FOR FRAME DETAILS AND BSD-8032 FOR RISER DETAILS.
8. PRINCIPLES TO MINIMISE HYDRAULIC HEAD LOSS AT MAINTENANCE HOLE:

- REDUCE CHANGES IN DIRECTION TO A MINIMUM.

- AVOID "OPPOSED LATERAL" SITUATIONS BY LOCATING ALL INCOMING PIPES WITHIN A 90° ARC.

- AVOID VERTICAL MISALIGNMENT (DROP MAINTENANCE HOLES) IF POSSIBLE, UNLESS THERE IS A DELIBERATE ATTEMPT TO REDUCE VELOCITY.

- WHERE POSSIBLE DIRECT INLET PIPES WHOLLY INTO THE BARREL OF OUTLET PIPE.

- PROVIDE GEOMETRY SUCH THAT THE CHANGE OF DIRECTION OCCURS AT OR NEAR THE DOWNSTREAM FACE OF THE MAINTENANCE HOLE.
9. APPLY HEAVY GREASE TO FRAME SEAT PRIOR TO INSTALLING COVER.
10. RISER TO BE OMITTED FOR NON-ROADWAY MAINTENANCE HOLES.
11. DIMENSIONS IN MILLIMETRES (U.N.O.).

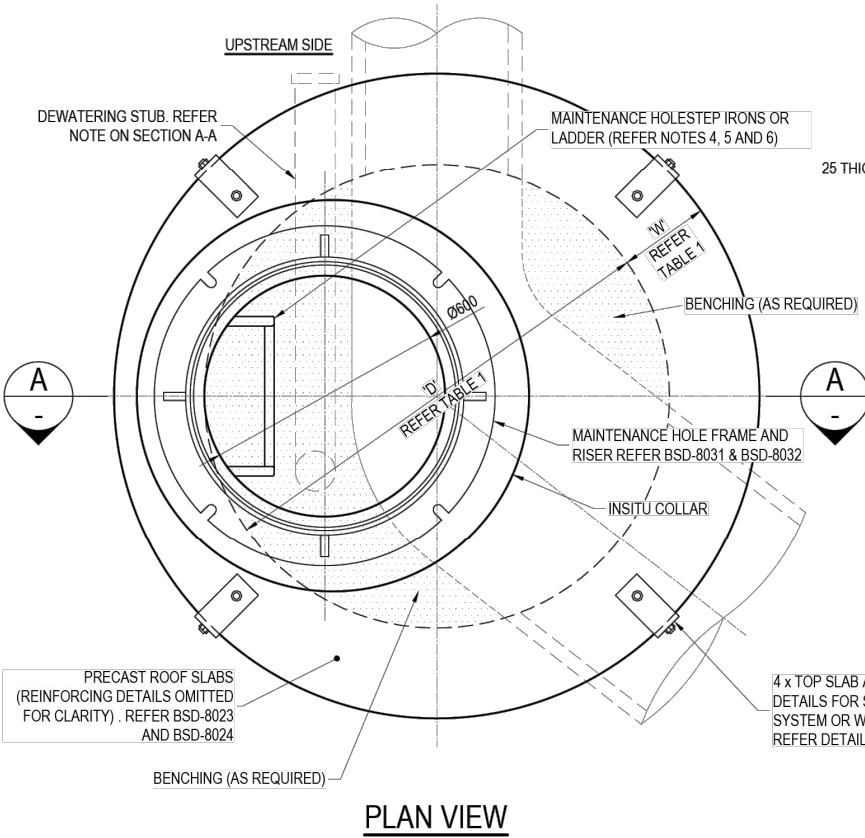
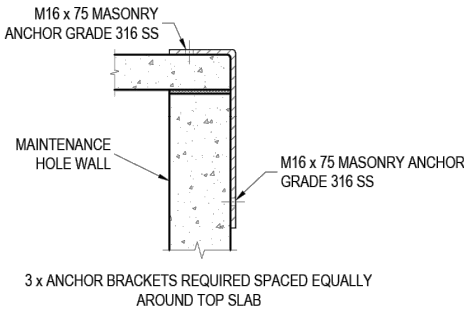
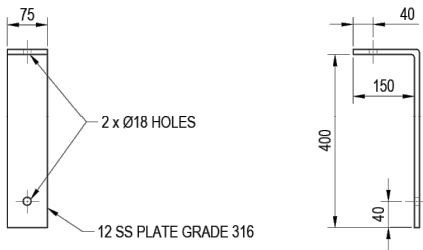


TABLE 1 - MAINTENANCE HOLE WALL THICKNESS

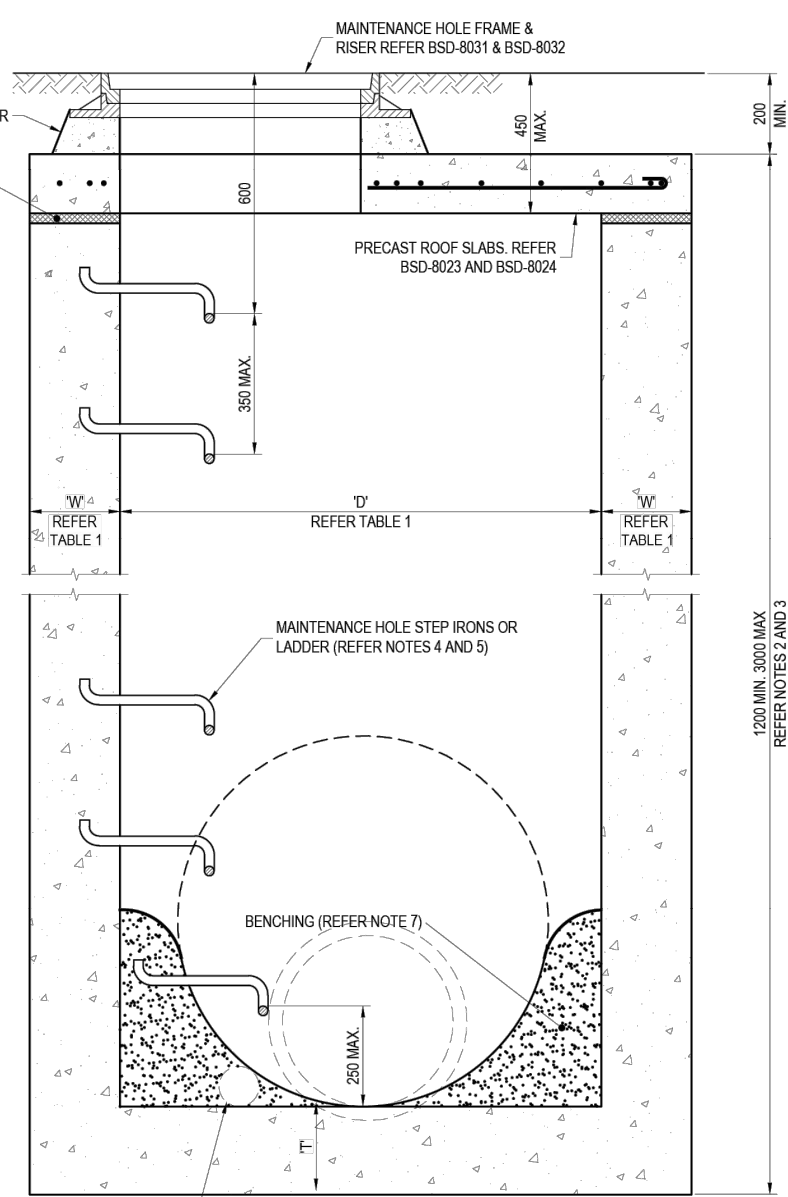
MANHOLE DIAMETER 'D'	ROOF SLAB DIAMETER	WALL THICKNESS 'W'	DIMENSION 'T' FOR MH INVERT GRADE	
			INLET/S	OUTLET
1050	1350	150	175	150
1200	1650	225	250	225
1350	1800			
1500	1950			



DETAIL 'A' - TOP SLAB ANCHOR BRACKET DETAILS FOR SURCHARGE SYSTEM OR WHERE DIRECTED



UNLESS DIRECTED OTHERWISE, PROVIDE 1000 LONG x Ø100. STUB TO DEWATER PIPE TRENCH. STUB TO BE CORRUGATED PERFORATED POLYETHYLENE PIPE CLASS 400 TO AS2439. (WITH END CAP) INSTALLED ON THE UPSTREAM FACE OF MANHOLES.



TYPICAL SECTION A-A



50% DETAIL DESIGN

CSPL PROJECT No.	SIZE
2024088	A1
DRAWING NUMBER	REV
UT-114	B

REV	DATE	REVISION DETAILS	APPROVED
B	18-12-24	50% DETAIL DESIGN FOR COUNCIL REVIEW	SOR
A	11-12-24	50% DETAIL DESIGN ISSUED FOR INTERNAL REVIEW	SOR

DRAWN	L.BAYNHAM
DESIGNED	L.BAYNHAM
CHECKED	S.O'ROURKE
APPROVED	S.O'ROURKE

PROJECT	YARRAN STREET - SUBDIVISION DESIGN
DRAWING TITLE	STANDARD DRAWING - SEWER MANHOLES



