



STATEMENT OF ENVIRONMENTAL EFFECTS

CLIENT: BEJJCO (Andrew Peacock) on behalf of Orana Support Service

SITE ADDRESS: 41 Limerick Street, Coonamble NSW 2829

LOT/SEC/DP: 11/-/238281

DEVELOPMENT: Group Home (transitional) & Community Facility

DATE: 17 June 2025

REF: 25/001 | B25-03

PREPARED BY: Laura Wannan (BA Architecture)



This report has been prepared by Wannan Art Design (WAD) for BEJJCO (Andre Peacock); may only be used and relied on by BEJJCO (Andre Peacock); must not be copied to, used by, or relied on by any persons other than BEJJCO (Andre Peacock) the prior written consent of WAD. If BEJJCO (Andre Peacock) wishes to provide this Report to a third party recipient to use and rely upon, the recipient agrees: to acknowledge that the basis on which this Report may be relied upon is consistent with the principles in this section of the Report; and to the maximum extent permitted by law, WAD shall not have, and the recipient forever releases WAD from, any liability to recipient for loss or damage howsoever in connection with, arising from or in the respect of this Report whether such liability arises in contract, tort including negligence.

Document Authorisation					
Revision	Revision Date	Report Details			
1	05/05/2025	For Client Review & Feedback			
2	16/06/2025	Post Feedback Amendments			
3	17/06/2025	For Development Application Assessment			
Prepared By		Reviewed By		Authorised By	
Laura Wannan		Andrew Peacock		Laura Wannan	

This Statement of Environmental Effects is accompanying a Development Application for Lot: 11 DP: 238281, 41 Limerick Street, Coonamble NSW 2829, and should be read in conjunction with (but not limited to) the following DA documents:

- Architectural Plans (Appendix A)
- BASIX Certificate
- NatHERS Certificate
- AHIMS Due Diligence Report
- Survey Plan(s)
- Engineering Plans

Contents

INTRODUCTION	4
Proposed Development	4
Building Considerations	5

PLANNING ASSESSMENT – Section 4.15(1)	8
SEPP (Resilience and Hazards) 2021	8
SEPP (Biodiversity and Conservation) 2021	8
SEPP (Transport and Infrastructure) 2021	9
SEPP (Sustainability Buildings) 2022	10
Coonamble Local Environmental Plan 2011	10
Coonamble Shire Council – Development Control Plan No. 1 – Township and Surrounds	15
Likely Impacts of the Development	16
Suitability of the Site	16

CONCLUSION	17
-------------------	-----------

APPENDIX A – Architectural Plans	18
---	-----------

APPENDIX B – Maps	21
--------------------------	-----------

INTRODUCTION

Proposed Development

The proposed development is for a **Group Home (transitional)** (Self-Contained Dwellings) and associated **Community Facility** (Core Building), delivered under the NSW Government's Core and Cluster model, at 41 Limerick Street, Lot: 11 DP: 238231, Coonamble NSW 2829. The development will provide short to medium-term crisis accommodation for women and children escaping domestic and family violence, with onsite support services managed by Orana Support Services. Refer to **Figure 1** for proposed development which includes the following components:

Core Building

- Reception, staff offices, consultation rooms, crisis accommodation, lounge and communal area
- Kitchen, laundry, bathrooms, first aid and cleaner's room
- Amenities for support staff including a conference room and caretaker accommodation

Self-Contained Dwellings

- Six (6) detached dwellings comprising:
 - Four x 2-bedroom units
 - One x 2-bedroom accessible unit
 - One x 3-bedroom unit

Site Infrastructure and External Works

- Visitor and resident parking (total 19 spaces, included double-bay garage)
- Communal outdoor spaces including BBQ area, play area and firepit
- Secure perimeter fencing and controlled entry/exit points
- Internal driveways, pathways, and landscaped areas
- Clothes drying area and waste bin collection area

This proposal seeks to address a critical community need for crisis and transitional accommodation in Coonamble by providing a secure, trauma-informed residential environment with integrated support services.

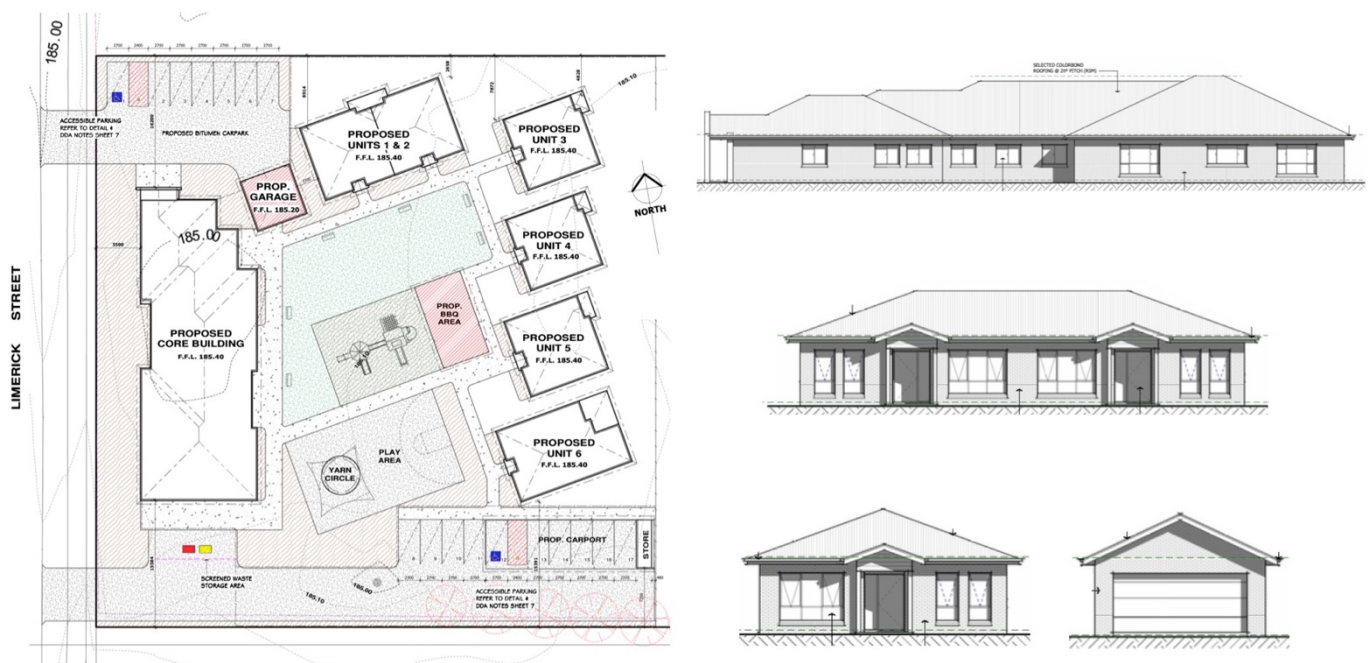


Figure 1: Architectural Plan Extract, Site Plan, Floor Plans and Elevations.

Building Considerations

Number of Storeys

The proposed development is single storey throughout, including all detached residential units and the core building.

Building Classifications

Based on use and layout under the National Construction Code (NCC) – Volume 1 (NCC, Vol. 1 and 2 make up the Building Code of Australia [BCA]), the proposed buildings are classified as:

Component	Description	BCA Classification
Detached Units (1-6)	Transitional accommodation for unrelated residents	Class 1b
Garage / Carports	Non-habitable structures	Class 10a
Core Building	Reception, administration, counselling, staff areas, communal lounge, and short-stay crisis rooms	Class 5 (offices) Class 4 (sole dwelling)

Fire Services

Class 1b and Class 10 buildings:

- Do not require fire hydrants or hose reels under the deemed-to-satisfy (Dts) provisions of the BCA.
- Smoke alarms will be provided and installed in accordance with AS 3786 (hard-wired to mains with battery backup and be interconnected where multiple alarms are required).

Class 4 and Class 5 buildings:

- Fire hydrants and hose reels may be required if total floor area exceeds trigger thresholds (typically $\geq 500\text{m}^2$). As the floor area is currently 499.65m^2 , hydrants and hose reels are not required.
- Assessment under Part E1 of NCC Vol. 1 required at the Construction Certificate stage.

Exists (Core Building – Class 4 & 5)

The core building provides at least two (2) exits in accordance with Part D1 of the NCC Vol. 1, meeting travel distance and egress width requirements for Class 4 and Class 5 buildings. For Class 4, travel distances must not exceed 20m to an exit or 6m to a point of alternative paths; for Class 5 ($\leq 300\text{m}^2$, single storey), 20m is allowed in a single direction or 30m where two (2) paths are available. A preliminary assessment indicates the proposed layout complies with these provisions.

Disabled Access (Core Building – Class 4 & 5)

The core building must comply with Part D3 (Access for People with a Disability) and AS 1428.1, including:

- Continuous accessible paths of travel
- Accessible toilets
- Doorway and corridor widths
- Signage and tactile indicators

In accordance with NCC Schedule 1, Clause D3.4, one accessible Class 1b dwelling is provided, as required for developments with more than three (3) units.

Noting the level of detail provided with the Development Application may not address all of these requirements in full. More detail to be provided at the Construction Certificate stage.

Site Characteristics

Feature	Description
Locality	The allotment is located on the eastern side of Limerick Street, has an area of approximately 7,428m ² and a frontage of approximately 90 metres to the road. For locality map of the site see Figure 2 .
Slope	The site is very flat, with contour levels ranging from 185.0 to 185.1 as shown on the site plan. This represents a minimal fall of approximately 100mm across the property. The flat nature of the site supports ease of construction and allows for stormwater to be appropriately managed through surface dispersion and formal drainage infrastructure, without risk of concentrated runoff or erosion.
Vegetation	The site is predominantly comprised of maintained open grassed areas interspersed with scattered mature trees. There is no evidence of dense native vegetation or active cropping. Limited vegetation clearing will be required to facilitate site preparation; however, this is not expected to result in the loss of habitat critical to the survival of any endangered fauna, nor is it likely to have a significant impact on biodiversity values
Access	Vehicular access to the site is via Limerick Street, a bitumen sealed public road with open table drain along the eastern side and concrete roll-type kerb and guttering on the western side. A pedestrian footpath approximately 1.5 metres in width is located on the eastern side of Limerick Street, providing formal pedestrian and bicycle access to the site.
Drainage	<p>Rainwater will be harvested from the roof area into individual 3,000-litre rainwater tanks for each dwelling, with runoff collected from a minimum of 100m² of roof area per tank. These tanks are connected to indoor uses including toilets and laundry facilities, as well as to outdoor landscape irrigation systems. Additionally, a central 5,000-litre rainwater tank will collect runoff from at least 500m² of roof area to service 200m² of irrigated common landscaped area on the site (per BASIX Certificate).</p> <p>All remaining surface runoff will be managed and dispersed over a minimum 3-metre setback from buildings, ensuring stormwater is directed away from structures without impacting adjoining properties or discharging directly into Council's stormwater infrastructure (including grassed table drains or kerb and guttering along Limerick street).</p>
Services	<p>Electricity: Supplied via existing overhead powerlines on the western side of Limerick Street.</p> <p>Internet: NBN available via satellite service (providers include Telstra, Optus etc.).</p> <p>Water & Sewer: To be connected to Council's existing mains infrastructure.</p> <p>Stormwater & Roads: Addressed earlier in this Statement.</p>
Adjoining uses	<p>North: Vacant Land – R1 General Residential</p> <p>East: Castlereagh River – W2 Recreational Waterways</p> <p>South: Vacant Land – RE1 Public Recreation</p> <p>West: Existing Residences – R1 General Residential</p>
Site Visit	Although a site inspection has not been undertaken, a desktop assessment has been carried out using street imagery dated February 2024, as shown in Figure 3 (sourced via Google Street View).
Site History	Historical aerial imagery accessed via Google Earth Pro, dating back to 2012, shows no evidence of previous structures or land use activities that would warrant further investigation. Similarly, the 1961 aerial map obtained from the NSW Historical Imagery website does not indicate the presence of any building or facilities on the site, as shown in Figure 4 .



Figure 2: Locality Map of 40 Limerick Street, Coonamble.



Figure 3: Google Street View taken February 2024.

PLANNING ASSESSMENT – Section 4.15(1)

As required by the **Environmental Planning and Assessment Act (EP&A) 1979 - Section 4.15(1)**, the following relevant matters are addressed below:

Assessment Criteria	Items Addressed in this SEE
Environmental Planning Instruments - State Environmental Planning Policies (SEPPs) - Local Environmental Plan (LEPs)	SEPP (Resilience and Hazard) 2021 SEPP (Biodiversity and Conservation) 2021 SEPP (Transport and Infrastructure) 2021 SEPP (Sustainability Buildings) 2022 Coonamble LEP 2011
Draft Environmental Planning Instruments	None
Development Control Plan	Coonamble Shire Council – Development Control Plan No. 1
Planning Agreements	None
Regulations	None relevant to development
Environmental (natural & built), social & economic impacts	Natural & Built Environment Social / economic
Suitability of the site	Context, setting & public domain Environmental considerations Access, transport & traffic

SEPP (Resilience and Hazards) 2021

Chapter 4 – Remediation of land

Consideration has been given to the potential for land contamination on the subject site. A desktop review, including historical aerial imagery from 2012 (Google Earth Pro) and 1961 (NSW Historical Imagery), revealed no evidence of previous structures, industrial activities, or land uses that would suggest a risk of contamination, per **Figure 4**. The site is not listed on Council's Contaminated Land Register, and there is no known history of potentially contaminating activities or illegal dumping. The land has predominantly consisted of open grassed areas, with no known notifiable contaminating uses under the Contaminated Land Planning Guidelines (NSW Environment Protection Authority [EPA]). Accordingly, the site is considered suitable for the proposed residential use as a **transitional group home**, with no requirement for further investigation or remediation. Should any unexpected contamination be identified during construction, all works will be managed in accordance with relevant EPA guidelines and any conditions imposed by Council.

SEPP (Biodiversity and Conservation) 2021

Chapter 2 – Vegetation in non-rural areas

This chapter applies to the clearing of vegetation in non-rural zones where such vegetation is not otherwise regulated by a Development Control Plan (DCP) or subject to separate vegetation legislation (e.g the Biodiversity Conservation Act 2016). The subject site is located within a non-rural land use zone under the Coonamble LEP 2011. However, Coonamble Shire Council does not have an adopted DCP that prescribes assessment criteria or approval requirements for the removal of vegetation in non-rural zones. As such, clearing of vegetation on the site does not trigger approval under this chapter, provided the clearing is not associated with other regulated matters such as biodiversity offsets or significant native vegetation under State legislation.

Vegetation across the site primarily consists of maintained grassland and scattered trees, with no evidence or remnant native vegetation or threatened ecological communities. The clearing required for the proposed development is minimal and limited to landscaping preparation and construction footprints. No known habitat for threatened species will be impacted, and the scale of clearing does not exceed thresholds that would require referral under the Biodiversity Offset Scheme. Accordingly, the proposal is compliant with the provisions of this chapter and does not require separate vegetation approval from Council under this provision.



Figure 4: Historical Aerial Imagery (year top left) – subject site outlined in red.

SEPP (Transport and Infrastructure) 2021

Chapter 2 – Infrastructure

This chapter outlines provisions for development that may impact or involve public infrastructure or utilities. **Clause 2.48** specifically applies to development located in proximity to electricity infrastructure, including overhead powerlines, poles, substations, and easements. A review of Essential Energy’s infrastructure mapping confirms the presence of overhead powerlines and two power poles situated near the southern boundary of the site, adjacent to the Limerick Street frontage. As such, in accordance with **Clause 2.48**, Council is required to refer the application to **Essential Energy** as the relevant electricity supply authority for comment prior to determination. While the provisions of the SEPP do not require Council to refuse the application based on Essential Energy’s response, any recommendations or requirements made by **Essential Energy** should be documented as advice or notations on the development consent, given that enforcement of those requirements falls outside the scope of Council’s regulatory powers.

The development will be designed to maintain appropriate clearance from existing electricity infrastructure and will not involve works within an easement or pose a risk to electrical assets. Any specific conditions relating to safety clearances, relocation of poles, or asset protection zones would be addressed at the construction phase in consultation with **Essential Energy**.

SEPP (Sustainability Buildings) 2022

Chapter 2 – Standards for residential development - BASIX

The proposed development requires BASIX documentation as the proposed dwelling is a class 1a building under the Building Code of Australia (BCA). Legislation requires all buildings or parts of buildings of this classification to contain the relevant documentation.

A BASIX and National House Energy Rating Scheme (NatHERS) Certificate has been submitted with the Development Application which includes the following information:

- BASIX Certificate No. 1799224M dated 11 June 2025.
- NatHERS Certificate No. 001974660 dated 11 June 2025.

Chapter 3 – Standards for non-residential development

The proposed development does not require a NABERS (National Australian Built Environment Rating System) assessment as the development is not anticipated to exceed a capital investment value of \$5 million or more.

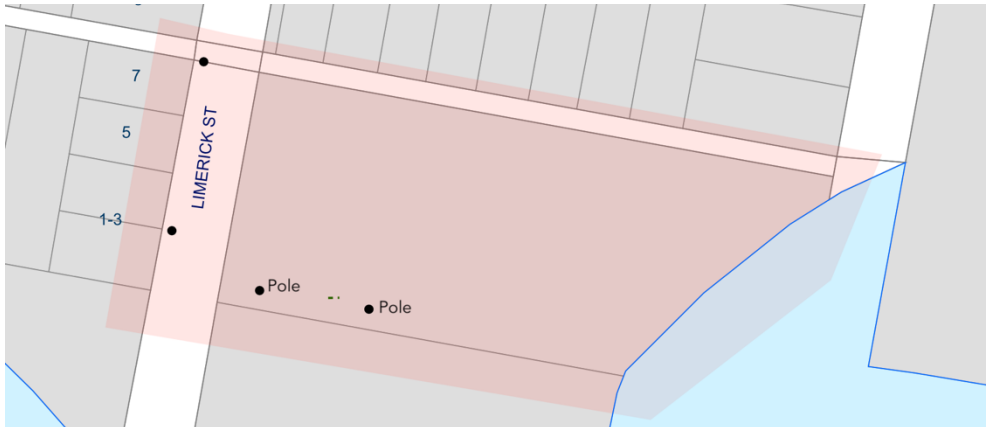
Section J Energy Efficiency for Class 5 to 9 buildings came into effect in the Building Code of Australia (BCA) on the 1 November 2006. This will be addressed at the Construction Certificate stage.

While a number of other SEPPs apply to the land, none are specifically applicable to this development, therefore have not been included in this Statement of Environmental Effects (SEE).

Coonamble Local Environmental Plan 2011

The following clauses of the Coonamble Local Environmental Plan (LEP) 2011 have been assessed as being relevant and matters for consideration in assessment of the Development Application.

Part 1	Preliminary	Compliance
Clause 1.2	Aims of the Plan	
<p>The proposed development is consistent with the following relevant aims:</p> <p>(1) This Plan aims to make local environmental planning provisions for land in the Coonamble in accordance with the relevant standard environmental planning instrument under section 3.20 of the Act.</p> <p>(2) The particular aims of this plan are as follows –</p> <p>(f) to allow for the equitable provision of social services and facilities for the community.</p>		Yes, provides social services and facilities for the Coonamble community.
Clause 1.4	Definitions	
<p>The proposed development is defined as:</p> <p>group home (transitional) or transitional group home means a dwelling –</p> <p>(a) that is occupied by persons as a single household with or without paid supervision or care and whether or not those persons are related or payment for board and lodging is required, and</p> <p>(b) that is used to provide temporary accommodation for the relief or rehabilitation of people with a disability or for drug or alcohol rehabilitation purposes, or that is used to provide half-way accommodation for persons formerly living in institutions or temporary accommodation comprising refuges for men, women or young people,</p>		Yes, per LEP definition.

<p><i>but does not include development to which State Environmental Planning Policy (Housing) 2021, Chapter 3, Part 5 applies</i></p> <p>community facility means a building of place –</p> <p>(a) owned or controlled by a public authority or non-profit community organisation, and</p> <p>(b) used for the physical, social, cultural or intellectual development or welfare of the community,</p> <p><i>but does not include an educational establishment, hospital, retail premises, place of public worship or residential accommodation.</i></p>	
<p>Clause 1.9A Suspension of covenants, agreements and instruments</p>	
<p>The land is not burdened by an easement to drain water, sewer or storm water. There are no known restrictions imposed on the use of the land.</p> <p>Essential Energy's infrastructure mapping shows two (2) power poles near the western end of the southern boundary (see image below), which are not identified on the plans. Their presence should be confirmed and reflected in the Construction Certificate plans.</p> 	<p>No known easements or covenants.</p>
<p>Clause 2.2 Zoning of land to which Plan applies</p>	
<p>The subject site is zoned R1 General Residential.</p>	<p>Yes.</p>
<p>Clause 2.3 Zone objectives and Land Use Table</p>	
<p>The proposed development for group home (transitional) and associated Community Facility is permitted with development consent and complies with the relevant objectives of the R1 General Residential zone.</p>	<p>Yes.</p>
<p>Clause 5.10 Heritage conservation</p>	
<p>(1) The objectives of this clause are as follows—</p> <ul style="list-style-type: none"> (a) to conserve the environmental heritage of the City of Dubbo, (b) to conserve the heritage significance of heritage items and heritage conservation areas, including associated fabric, settings and views, (c) to conserve archaeological sites, (d) to conserve Aboriginal objects and Aboriginal places of heritage significance. 	<p>No heritage items, no aboriginal sites identified per AHIMS search provided.</p>
<p>Clause 5.14 Siding Spring Observatory – maintaining dark sky</p>	
<p>The proposed development is unlikely to adversely affect observing conditions at the Siding Spring Observatory, having regard to subclauses:</p> <ul style="list-style-type: none"> • 2(a) - the amount of light to be emitted; • 2(b) - the cumulative impact of the light emissions with regard to the critical level; • 2(c) - outside light fittings (shielded light fittings); • 2(d) - measures taken to minimise dust associated with the development; and • 2(e) - the Dark Sky Planning Guidelines published by the Secretary under clause 92 of the EP&A Regulation 2000. <p>Additionally, as per subclause (7) the proposed development is not considered likely to result in the emission of light of 1,000,000 lumens or more.</p>	<p>Yes, external lights proposed are shielded & oriented in a downward direction. Additionally, external lights must emit less than 1M lumens.</p>

Clause 5.21 Flood planning		
The West Coonamble Floodplain Risk Management Study and Plan (July 2021) and associated flood modelling have been reviewed for the subject site. A summary of the key flood characteristic is presented in Figure 6 , summarised in the table below. Read image and table conjointly, progressing from top left to bottom right.		
Flood Planning Area	The site is located within the Provisional Flood Planning Area , as indicated by the blue shared zone in the top-left image.	Yes. Guidance from Council is required & can be conditioned in the consent letter (e.g exact AHD freeboard heights for FFL).
Emergency Response Classification	The site falls within an F4 classification , indicating “indirect consequences” during a Probable Maximum Flood (PMF) event, suggesting moderate risk with capacity for evacuation.	
Peak Flood Depth (1% AEP Event)	Flood depth mapping shows the site is predominantly subject to shallow inundation , generally <0.5m , with some areas potentially reaching 0.5-1.0m.	
Peak Velocity (1% AEP Event)	Most of the site experiences low flood velocity , generally <0.5m/s , with limited areas subject to slightly higher velocities. This indicates low hydraulic hazard to structures and evacuation routes.	
Flood Hazard Classification	The site is largely within the “Low Hazard” category under the Flood Hazard Categorisation Map, meaning it is more suitable for compatible development like residential and community facilities.	
Sensitivity to Climate Change	Projected increases in flood levels due to climate change (2090) and changes in Manning’s roughness (e.g vegetation growth) are minor, generally <0.1m in additional depth. This confirms that flood impacts under future conditions are manageable with freeboard.	
The proposed development maintains compatibility with the flood function of the land. All buildings, including the community facility and residential dwellings, will be designed to allow for the safe conveyance of overland flow, with open landscaped areas preserved for natural flood storage and movement. Habitable floor levels will be elevated above the 1% AEP event plus 500mm freeboard, in line with Council and floodplain risk management recommendations. This approach considers projected future flood levels associated with climate change scenarios.		
The development does not involve works that would obstruct or redirect floodwaters, reduce floodplain storage capacity, or result in detrimental changes to upstream or downstream flood levels. The proposed site layout avoids encroachment into high hazard or flow path areas and maintains existing surface permeability. No significant increase in impervious area is proposed, that couldn’t be managed by detention tanks or ponds and the design preserves the hydraulic integrity of the site.		
The building will be constructed with flood-compatible materials and low-sensitivity finishes in areas that may be exposed to inundation. The design avoids contamination risks, erosion, or sedimentation, and no native riparian vegetation or watercourse is affected. As such, the proposal will not result in adverse or cumulative impacts on flood behaviour or the natural environment.		
The elevated habitable areas provide a safe refuge during flood events, and evacuation remains feasible via Limerick Street, which is identified as remaining trafficable in most flood events. The development does not intensify the site beyond its evacuation capacity and will not compromise the safety of occupants or the surrounding community during a flood event.		
Part 7 Additional local provisions		
Clause 7.1 Terrestrial Biodiversity		
The subject site is included on the Terrestrial Biodiversity Map as having biodiversity value. However, the proposed development is located outside the mapped area. As such, the development is not expected to have any impact on biodiversity values.		Yes, not located in mapping.
Clause 7.2 Earthworks		
The proposed development will require earthworks to be undertaken upon the site. Erosion and sediment control measures are required before any earthworks commence in which a condition to this effect will be placed on the consent.		Yes, per sediment control plans.

Clause 7.3	Natural resource – riparian land and waterways	
The subject site is identified on the Riparian Lands and Watercourses Map. While the proposed development is located within the mapped area, it involves alterations & additions to an existing building footprint. As such, any additional environmental impact is considered negligible.		Yes, negligible impact anticipated.
Clause 7.5	Groundwater vulnerability	
Clause 7.5 of the LEP applies as the land is included on the Natural Resource – Groundwater Vulnerability Map. The proposed development is not likely to cause groundwater contamination nor will it likely have an effect on any groundwater dependent ecosystems. It is also considered not likely to have a cumulative impact on groundwater.		Yes, negligible impact anticipated.



Figure 5: March 2010 Flood Event of the Castlereagh River, Coonamble.

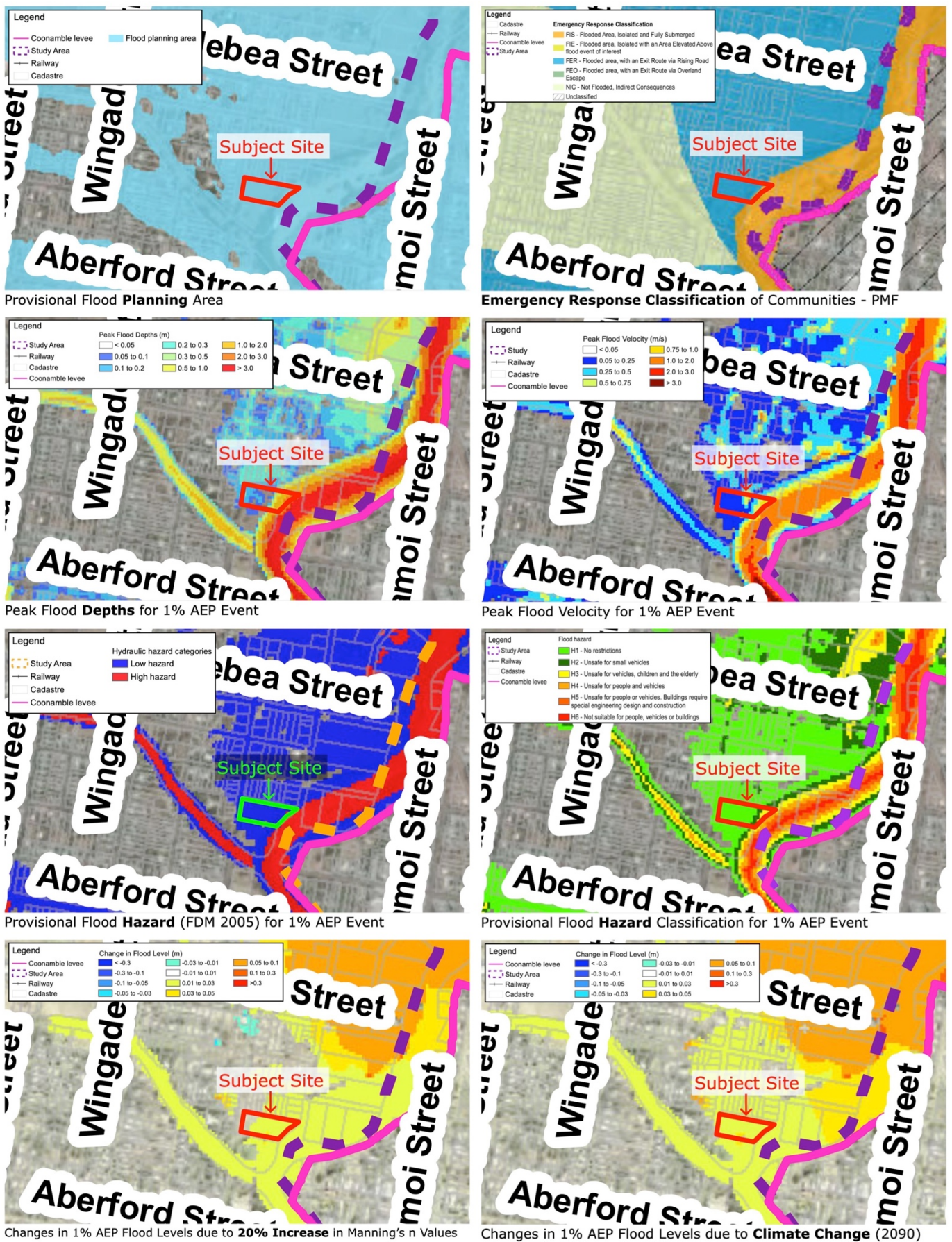


Figure 6: Extract Floor Modelling from Jacobs West Coonamble Floodplain Risk Management Study and Plan dated July 2021.

Coonamble Shire Council – Development Control Plan No. 1 – Township and Surrounds

An assessment has been undertaken against the relevant provisions of the Dubbo Development Control Plan (DCP), specifically **Coonamble Shire Council Development Control Plan No. 1 Coonamble Township and Surrounds**. Chapters or section not addressed in this assessment are either not directly applicable to the proposed development or are considered in other sections of this report.

Development Guidelines				Complies?	
Residential Development					
5	The site of the proposed development has an area of 7,428m ² , which is above the 2,000 m ² required.			Yes.	
6	The frontage is 90 metres to Limerick Street which is greater than the minimum 20m required.			Yes.	
7	The depth of the site is not less than the width of the site.			Yes.	
8	Council will consider this development on its merits in respect to site locality, relation to public convenience, services and maintenance of environmental safeguards. The appropriateness of the site, surrounding neighbourhood, locality and environmental factors have been addressed earlier in this report and are considered appropriate for this type of development.			Yes.	
9	Both vehicular and pedestrian access is provided off Limerick Street.			Yes.	
10	The proposed development is not a subdivision; therefore, criteria is not applicable.			N/A	
Residential Flat Buildings - General					
11	The proposed development is located in R1 General Residential zone, which is appropriate for this type of development.			Yes.	
12	The proposed development is not being constructed in another area of the Coonamble township that would prohibit or be in conflict with the Residential Flat Code.			Yes.	
13	The proposed development is not for a dual occupancy or self-contained granny flat, therefore this criteria is not applicable. Noting the development must be advertised and notified to neighbouring properties per XXX. Any submissions or objections will need to be addressed by the assessing officer and the developer to resolve any other these matters which can be achieved through a Further Information request via the NSW Planning Portal. This will be addressed if/when it becomes an issue.			Yes.	
Car Parking					
15	The proposed development requires a minimum eight (8) parking spaces. There are 19 parking spaces provided on site, two (2) in the garage at the entry into the core building and 17 outdoor parking spaces. Parking calculations are summarised in the table below:			Yes.	
	Use	Rate	Units / Core Building		Requirement
	Motels, flats	1.5 per unit or dwelling	6 Units		9
	Additional (merit based)	1 per staff / 1 per 3 visitors	4 staff / 6 visitors per day		6
	Total		15		
Building Setbacks – Residential Sector					
19	Limerick Street is not a state highway and the proposed development is a preferred land use, therefore the development requires a 7.5 metre setback. The proposed development has a setback of 5.5 metres, 2 metres less than required. A departure from the DCP is sought under the following justification: Consistency with Streetscape Character: The proposed setback is compatible with the prevailing building line and built form within Limerick Street. It will not result in any adverse visual or contextual impacts on the local character. Site Constraints and Functional Layout: The reduced setback supports an efficient internal layout that facilitates safe circulation, maintains security, and accommodates essential site infrastructure without encroaching into sensitive areas such as flood-prone zones.			Yes. Councils to review DCP departure and provide comment.	

	<p>No Adverse Amenity Impacts: The variation does not cause overshadowing, view loss, privacy impacts, or adverse interface issues for adjacent properties. The open landscaping and fencing treatment along the street frontage ensure a softened and visually appropriate presentation to the public domain.</p> <p>Objectives of the DCP Maintained: The objectives of the DCP control, including promoting a consistent streetscape, maintaining adequate separation from the road reserve, and allowing space for landscaping, are still satisfied despite the numerical variation.</p> <p>Setbacks are summarised in the table below:</p> <table><tr><th colspan="4">Group Home (Class 1b) and Community Facility (Class 5)</th></tr><tr><th></th><th>Boundary Setback (m)</th><th>Min. DCP Setback (m) / BCA</th><th>Complies?</th></tr><tr><td>Front (west)</td><td>5.5</td><td>7.5</td><td>No.</td></tr><tr><td>Side (south)</td><td>15.391</td><td>BCA (Class 5 <1.5 & Class 1b <0.9)</td><td>Yes.</td></tr><tr><td>Side (north)</td><td>2.658</td><td>BCA (Class 5 <1.5 & Class 1b <0.9)</td><td>Yes.</td></tr><tr><td>Rear (east)</td><td>>10</td><td>BCA (Class 5 <1.5 & Class 1b <0.9)</td><td>Yes.</td></tr></table>	Group Home (Class 1b) and Community Facility (Class 5)					Boundary Setback (m)	Min. DCP Setback (m) / BCA	Complies?	Front (west)	5.5	7.5	No.	Side (south)	15.391	BCA (Class 5 <1.5 & Class 1b <0.9)	Yes.	Side (north)	2.658	BCA (Class 5 <1.5 & Class 1b <0.9)	Yes.	Rear (east)	>10	BCA (Class 5 <1.5 & Class 1b <0.9)	Yes.	
Group Home (Class 1b) and Community Facility (Class 5)																										
	Boundary Setback (m)	Min. DCP Setback (m) / BCA	Complies?																							
Front (west)	5.5	7.5	No.																							
Side (south)	15.391	BCA (Class 5 <1.5 & Class 1b <0.9)	Yes.																							
Side (north)	2.658	BCA (Class 5 <1.5 & Class 1b <0.9)	Yes.																							
Rear (east)	>10	BCA (Class 5 <1.5 & Class 1b <0.9)	Yes.																							
Maximum Building Height																										
37	Proposed development is single storey and under 6 metres in height measured from the finished floor level to the underside of the ceiling linings.		Yes.																							

Likely Impacts of the Development

(a) Natural and Built Environment

It is considered the proposed development will not have any adverse impacts on the natural or built environments.

(b) Social/economic

It is considered that there will not be any adverse social or economic impacts as a result of this proposal.

Suitability of the Site

(a) Context, setting and public domain

- (i) *Will the development have an adverse effect on the landscape/scenic quality, views/vistas, access to sunlight in the locality or on adjacent properties?*

The proposed development will not have any adverse effect on the landscape/scenic quality, views/vista, and access to sunlight on adjacent properties or in the locality.

- (ii) *Is the external appearance of the development appropriate having regard to character, location, siting, bulk, scale, shape, size, height, density, design and/or external appearance of development in locality?*

It is considered the external appearance of the proposed development is deemed appropriate in the context of the locality.

- (iii) *Is the size and shape of the land to which the Development Application relates suitable for the siting of any proposed building or works?*

It is considered the size and shape of the land is suitable for the proposed development.

- (iv) *Will the development proposal have an adverse impact on the existing or likely future amenity of the locality?*

It is considered the proposed development will not have any detrimental impact on the existing or likely future amenity of the locality.

(v) Will the development have an adverse effect on the public domain?

It is considered the proposed development will not have any detrimental impact on the residential public domain.

(b) Environmental considerations

(i) Is the development likely to adversely impact/harm the environment in terms of air quality, water resources and water cycle, acidity, salinity soils management or microclimatic conditions?

The proposed development is not likely to adversely impact the environment.

(ii) Is the development likely to cause noise pollution?

The development will produce some noise pollution during construction that will only occur 7am to 4pm weekdays and 8am to 1pm Saturdays. No construction will occur Sundays or public holidays. Upon occupation the group home will operate 24 hours, 7 days a week. Staffed support services and administrative operations will generally occur during standard business hours (Monday to Friday, 9am–5pm), with after-hours support available as needed.

(c) Access, transport and traffic

(i) Has the surrounding road system in the locality the capacity to accommodate the traffic generated by the proposed development?

The surrounding road network is considered to have sufficient capacity to cater for additional traffic movements generated by this development.

(e) Public interest

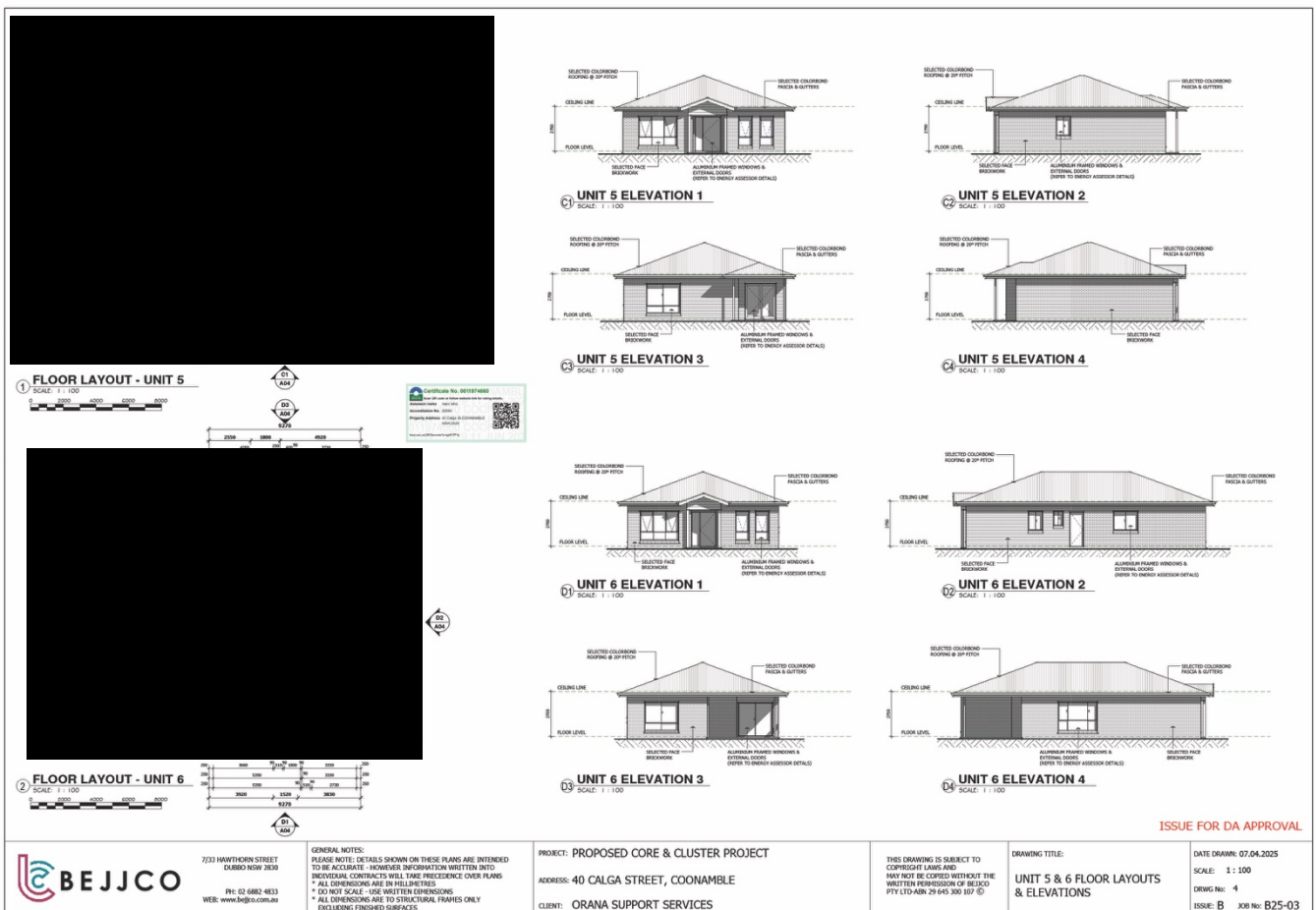
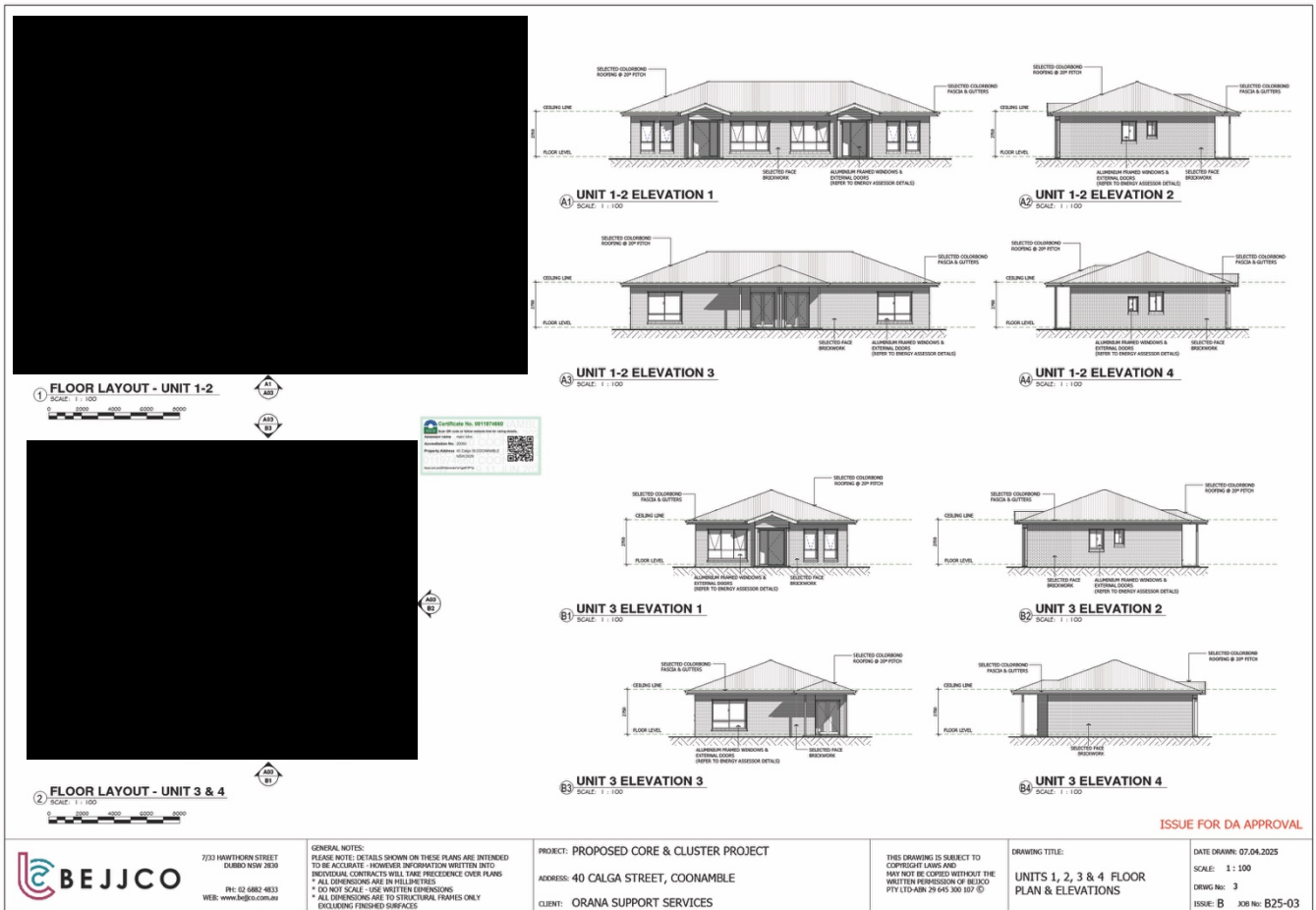
The proposal has been designed with consideration of the adjoining residents' amenity and the streetscape. The intention is to provide modern and well-designed residences which will sit comfortably and appropriately in the streetscape and minimise any changes to the amenity currently enjoyed by neighbours. The proposal is a high-quality development which is appropriate in the locality.

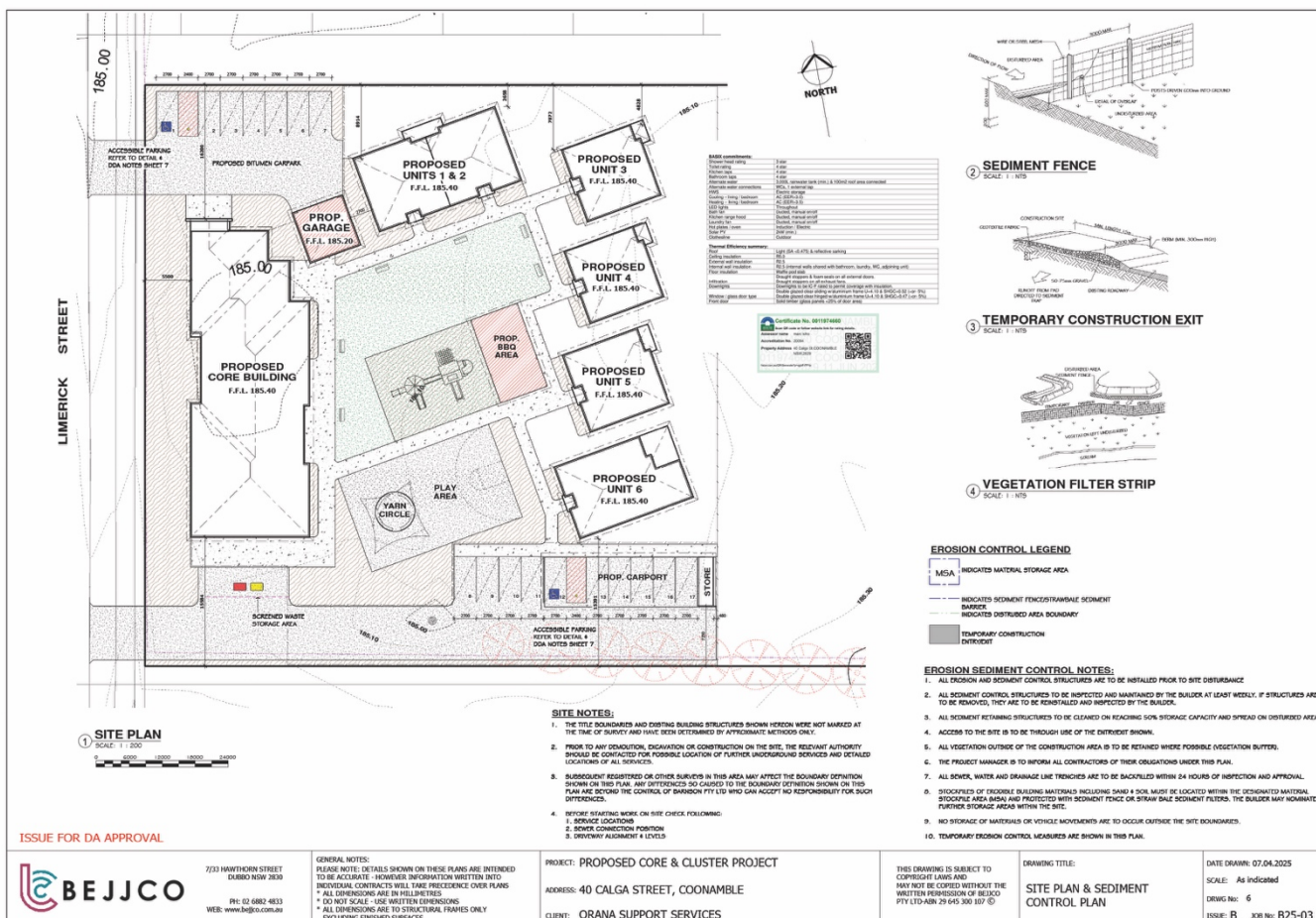
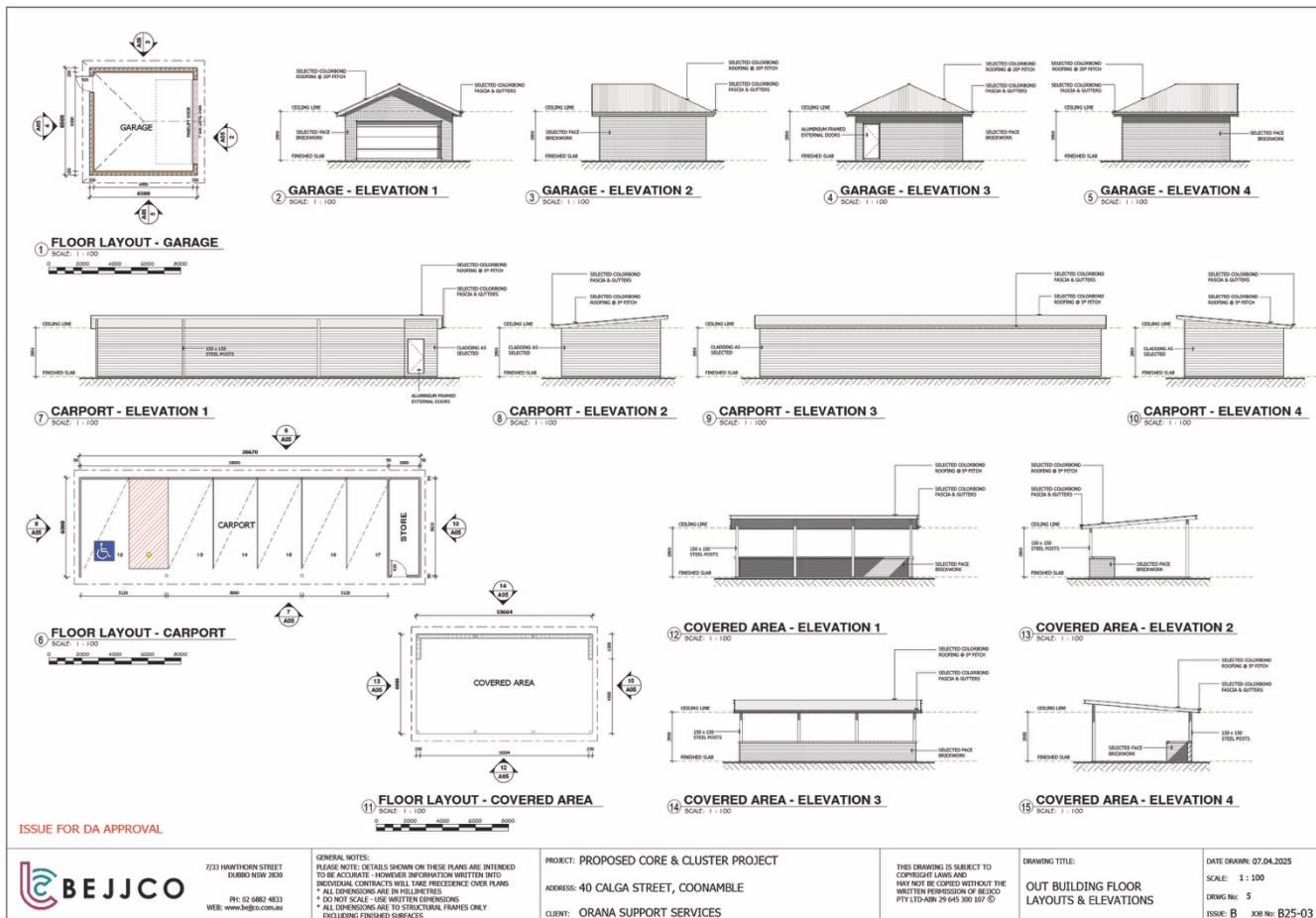
CONCLUSION

It is recommended that the proposed **Group Home (transitional)** and associated **Community Facility** at 41 Limerick Street, Lot: 11 DP: 238231, Coonamble NSW 2829, be supported based on the following considerations:

- The proposal is consistent with the relevant provisions of the **Coonamble Local Environmental Plan 2011** and appropriately addresses **Clause 5.21** – Flood Planning, as well as other applicable planning controls;
- The development has been assessed against the relevant matters of consideration under **Section 4.15** of the **Environmental Planning and Assessment Act 1979** and is considered acceptable;
- The proposed land use is compatible with the existing residential and community character of the area and will not result in adverse amenity impacts on adjoining properties;
- The site layout and building design respond appropriately to site constraints, including flood risk, access, and servicing, and incorporate measures to manage environmental impacts;
- The development will provide critical social infrastructure for vulnerable community members and contribute positively to the wellbeing and resilience of the local population.

Accordingly, approval of the application is recommended.





APPENDIX B – Maps

