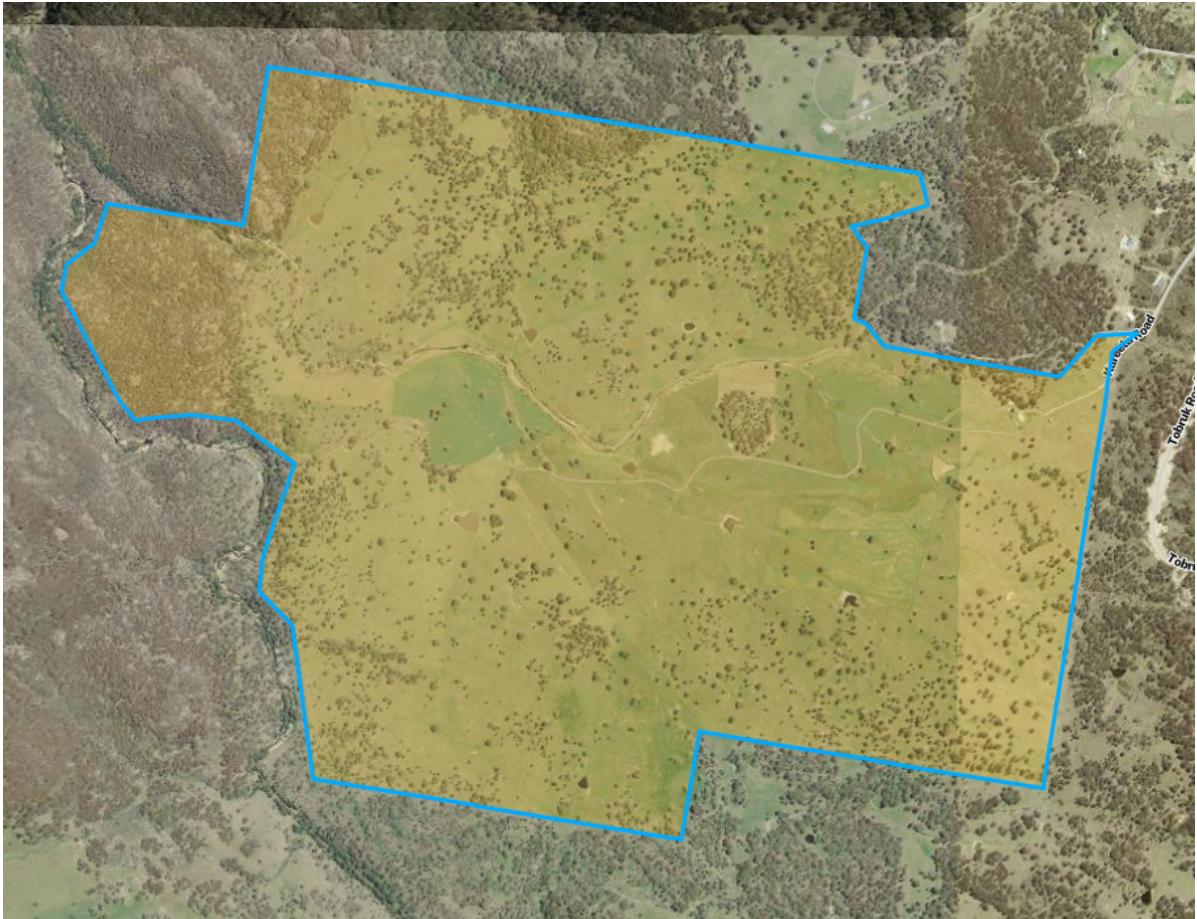


Statement of Environmental Effects



Concept Development Application for a 56 Lot Subdivision

Lots 73, 96, 97, 98, 99, 100 and 137 DP 755821; Lots 1 and 2 DP 1206481; Lot 32 DP 1151088 and Lot B DP 370524

196 Kareela Road, Invergowrie

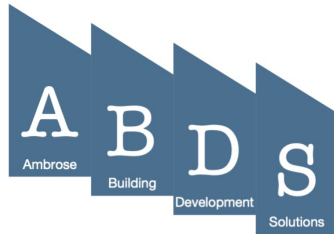
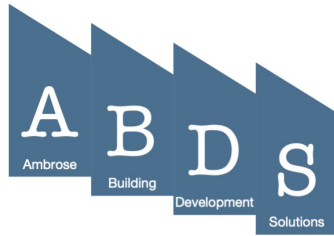


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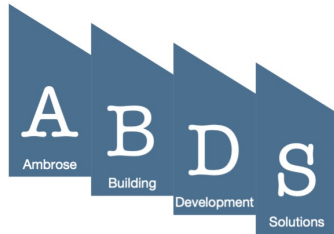
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Summary

Site

Address	196 Kareela Road, Invergowrie
Description	Lot 76 DP 251062 Lots 73, 96, 97, 98, 99, 100 and 137 DP 755821; Lots 1 and 2 DP 1206481; Lot 32 DP 1151088 and Lot B DP 370524
Area	510.83 Ha (approx.)
Current Use	Rural

Planning Details

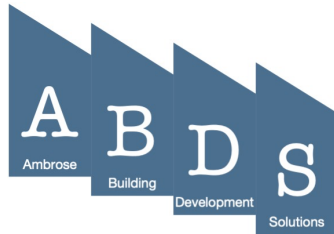
Zoning	R5 Large Lot Residential C4 Environmental Living
Local Environmental Plan	Uralla Local Environmental Plan 2012
Application Type	Local Development Concept Development Application

Constraints

Bushfire Prone	Yes
Flooding Prone	No
Heritage Item	No
Indigenous Heritage	No
Heritage Conservation	No
Biodiversity Values Map	Yes
Acid Sulfate Soil	No
Height of Building (LEP)	No
Minimum Lot Size	400 ha and 2 ha
Contamination	No
Mine Subsidence Area	No

Development Details

Proposed Development	56 Lot Subdivision
----------------------	--------------------



Proposed Development

The proposal seeks consent for the subdivision creating 56 large lot residential allotments together with one residual lot. All proposed residential lots will exceed 2 hectares in area and will contain a dwelling entitlement (Figure 1).

This development application is being lodged under Division 4.4 Concept Development Application under the Environmental Planning and Assessment Act 1979. The subdivision will generally be in accordance with the concept plan prepared by New England Surveying and Engineering. The Biodiversity Report will help shape the overall development plan, but most likely, the first stage Development Application (DA) will request approval for all 56 Lots at once.

The site is presently used for grazing purposes and consists predominantly of cleared pasture with areas of remnant woodland associated with Rocky River and the watercourses within the property. The subdivision has been designed to utilise the cleared portions of the site while maintaining appropriate separation from environmentally sensitive biodiversity values land along the Rocky River corridor.

Access is proposed via an extension of Kareela Road incorporating a central spine road through the development. Each allotment will gain direct access to the internal road network and will contain sufficient area to accommodate future dwelling houses, ancillary structures, on-site wastewater management and bushfire protection measures.

The proposal is confined to land zoned R5 Large Lot Residential. Land zoned C4 Environmental Living adjoining Rocky River is not proposed to be developed and will continue to provide a buffer between future residential development and the Biodiversity values riparian corridor.

A Bushfire Hazard Assessment concludes that future dwelling envelopes can be established on the proposed allotments subject to the implementation of the recommended bushfire protection measures. The assessment identifies a BAL-29 construction standard for future dwellings and recommends a minimum 20 metre Asset Protection Zone surrounding future building envelopes.

The subdivision layout has been designed having regard to the bushfire constraints affecting the land. In addition to the primary access via Kareela Road, emergency egress is available via the existing Rural Fire Service fire trail network to the north-east, providing an additional evacuation route during any future bushfire event.

The proposal is a logical extension of the existing large lot residential development occurring within the Invergowrie locality and facilitates the orderly development of land already identified for residential purposes.

The subsequent Stage subdivision Development Application is proposed to address the detailed road design, Biodiversity impacts/offsets, stormwater, earthworks, utilities.



Figure 1 Proposed Development

The Site

The subject site is a property known as 196 Kareela Road, Invergowrie which consists of the following parcels Lot 76 DP 251062 Lots 73, 96, 97, 98, 99, 100 and 137 DP 755821; Lots 1 and 2 DP 1206481; Lot 32 DP 1151088 and Lot B DP 370524 at 196 Kareela Road, Invergowrie. It is located in a long-established West Invergowrie rural residential area, in the Uralla Shire Council Local Government Area.

The property is an irregular shape, located at the end of Kareela Road in the suburb of Invergowrie, with an area of approximately 510 hectares, sharing a property boundary with 19 other properties, which are a mix of large-lot residential and large rural agricultural properties. Figure 2 shows the location of the site.

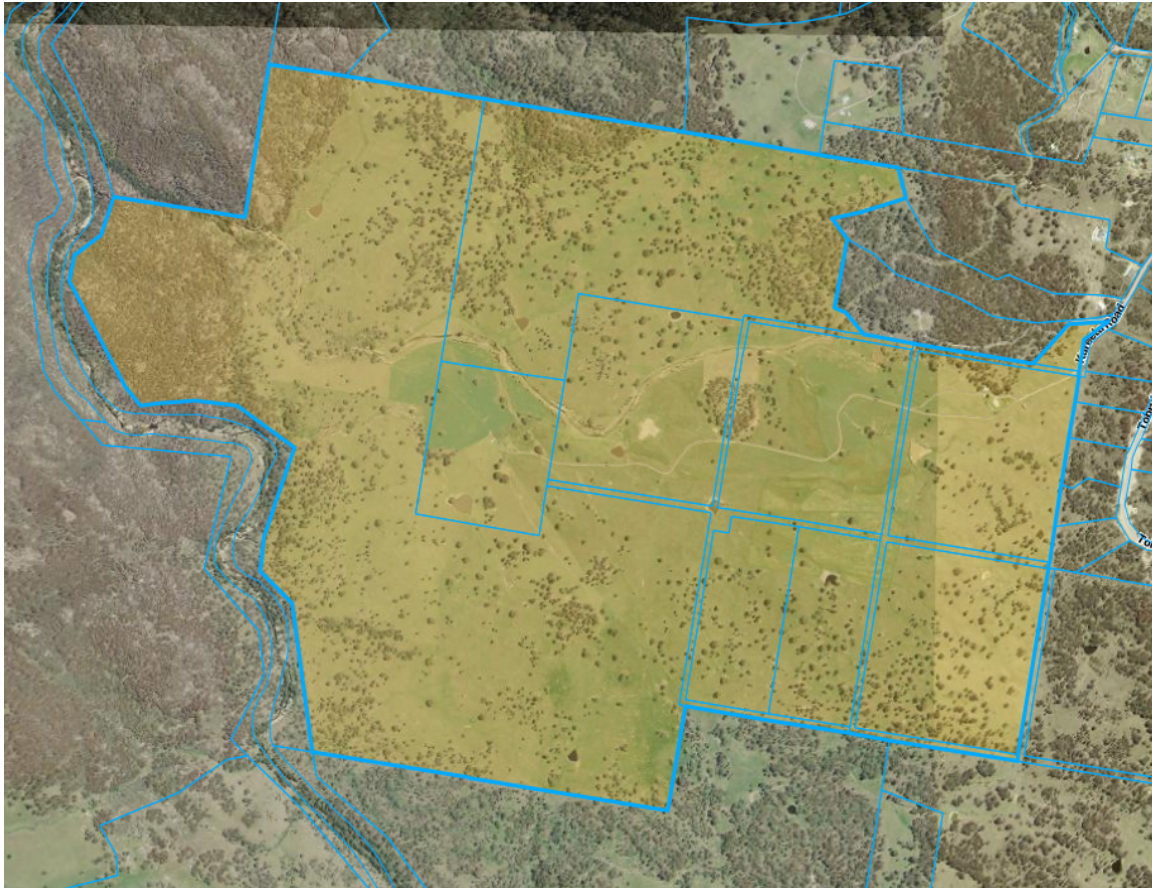


Figure 2 Subject Site

Existing structures on the Site

The site has an existing dwelling, a garage, a small outbuilding, cattle yards, farm buildings and rural fencing.

Surrounding Development

The site is located within the established rural residential locality of Invergowrie, an area characterised by a pattern of large-lot residential holdings, detached dwellings and associated outbuildings. Development in the surrounding area is generally low density and dispersed, with properties typically accommodating a dwelling house, sheds, ancillary structures, boundary fencing and areas of open land. The surrounding development and properties are shown in Figure 3.



Figure 3 Aerial Image of the Locality

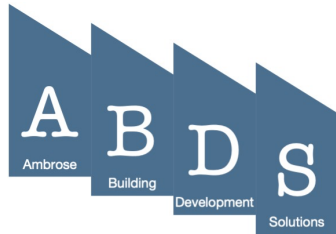
Site Constraints

The following planning site constraints apply or affect the development site.

- The site is zoned R5 Residential Large Lot and C4 - Environmental Living
- The site is Bushfire Prone Land
- The site has an area of mapped Biodiversity Values Land.
- The site has a minimum lot size of 2 ha and 400 ha.

Potential Impacts / Main Issues

- Concept DA to retain development potential.



Referrals and Other Approvals

Concurrences and Integrated Development

The development is classified as integrated development under 4.46 of the Environmental Planning and Assessment Act 1979. The development involves the subdivision of land that is bushfire prone and will involve excavation works within 40 metres of a watercourse.

The development does not require concurrences under any environmental planning instrument.

Referrals

The development requires a referral to Transport for NSW as a traffic-generating development under Chapter 4 Section 4.30 of State Environmental Planning Policy (Planning Systems) 2021 due to the development proposing 50 or more lots.

Other Approvals

Development Applications for each subsequent stage.
Subdivision Works Certificate.
Subdivision Certificate.

Planning Matters

Biodiversity Conservation Act 2016

The Biodiversity Conservation Act 2016 has three triggers that determine if a Biodiversity Assessment Report (BDAR) is required to be submitted with a Development Application. The three triggers applicable to the subject site are detailed below:

1. Area Clearance.
 - The subject site has a minimum lot size of 400 ha and 2 ha, which is less than 1ha.
 - Where a site has two or more minimum lot sizes, the guidelines require the smaller minimum lot size to be used for the calculation of the clearance threshold.

- The threshold for clearing, above which the BAM and offsets scheme applies, is 5000m².
- The proposed development will not involve clearing native vegetation above the 5000m² threshold.

2. Biodiversity Values Map.

- The subject site has areas identified on the Biodiversity Values Map; Figure 4 shows the extent of this mapping. All of this mapped land is proposed to be contained wholly within the residual Lot 100. This ensures all the land identified on the Biodiversity Values Map is protected within the proposed subdivision.

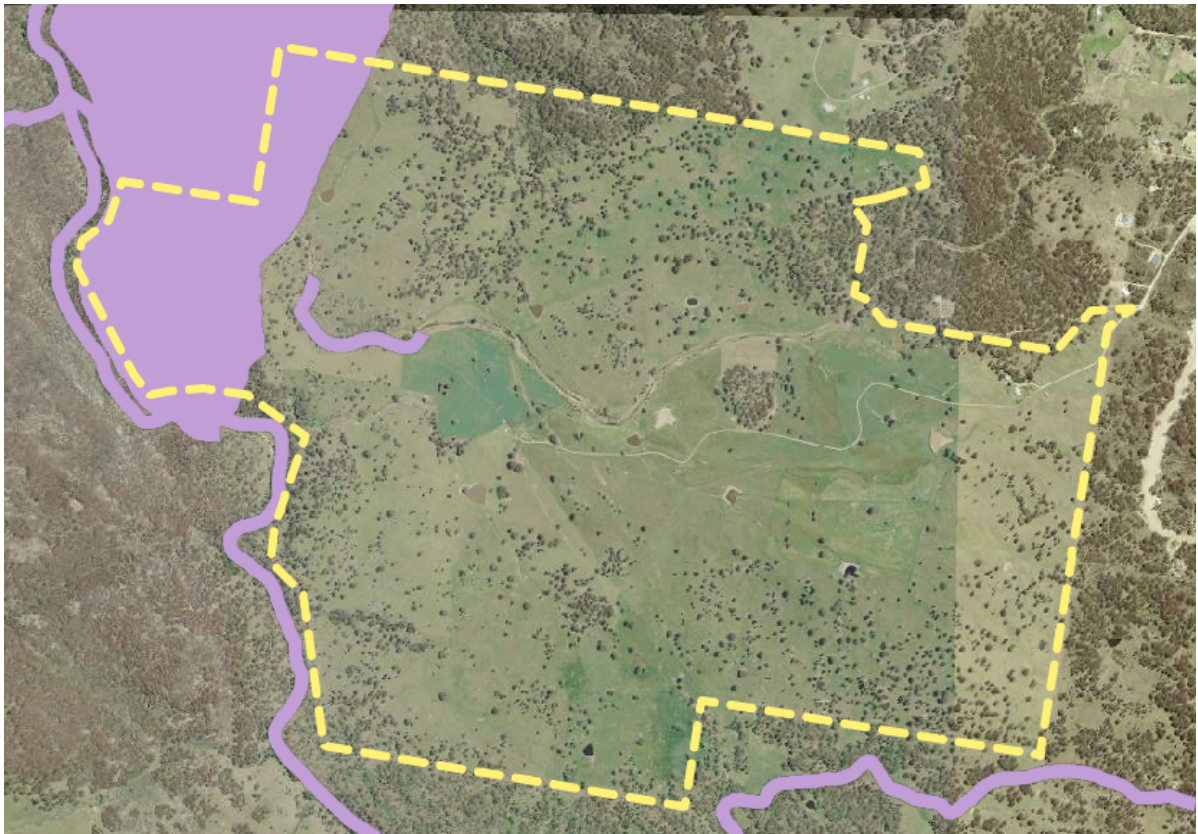


Figure 4 Biodiversity Values Map

3. Test of Significance.

- A preliminary Biodiversity Assessment has been carried out, helping us identify which areas of biodiversity we aim to protect or offset. This will be further refined through detailed impact assessments in future development application stages.

- The full completed Biodiversity Assessment Report (BDAR) considering the full extent and impact of the development will be considered in the subsequent development applications for each of the future stages to ensure the development complies with the Biodiversity Conservation Act 2016. The reason for the delay in supplying this BDAR is to enable the detailed flora and fauna site assessment to be undertaken in the spring.
- This proposed concept Development Application details mapped biodiversity values land is not proposed to be subdivided or altered in the development of this land.

Environmental Planning Policies

The following State Environmental Planning Policies apply to the proposed development.

- State Environmental Planning Policy (Biodiversity and Conservation) 2021
- State Environmental Planning Policy (Planning Systems) 2021
- State Environmental Planning Policy (Resilience and Hazards) 2021

State Environmental Planning Policy (Biodiversity and Conservation) 2021

Chapter 3 Koala Habitat Protection 2020

This chapter does not apply to this site because the land is zoned R5 Large Lot Residential and C4 Environmental Living, which are not nominated zones for this chapter.

Chapter 4 Koala Habitat Protection 2021

This chapter applies to the site as the land is zoned R5 Large Lot Residential and C4 Environmental Living. No approved Koala Plan of Management applies to the site. The land size is 150 hectares, which is above the 1 ha threshold, so an assessment against Clause 4.9(2) and (3) of the SEPP is required, which states the following:

- (2) *Before a council may grant consent to a development application for consent to carry out development on the land, the council must assess whether the development is likely to have any impact on koalas or koala habitats.*
- (3) *If the council is satisfied that the development will likely have low or no impact on koalas or koala habitat, the council may grant consent to the development application.*

The subject site comprises a mix of non-native and native grassland vegetation. The preliminary mapping undertaken for the Biodiversity Assessment Report shows the extent of the native and non-native vegetation. (Figure 5).

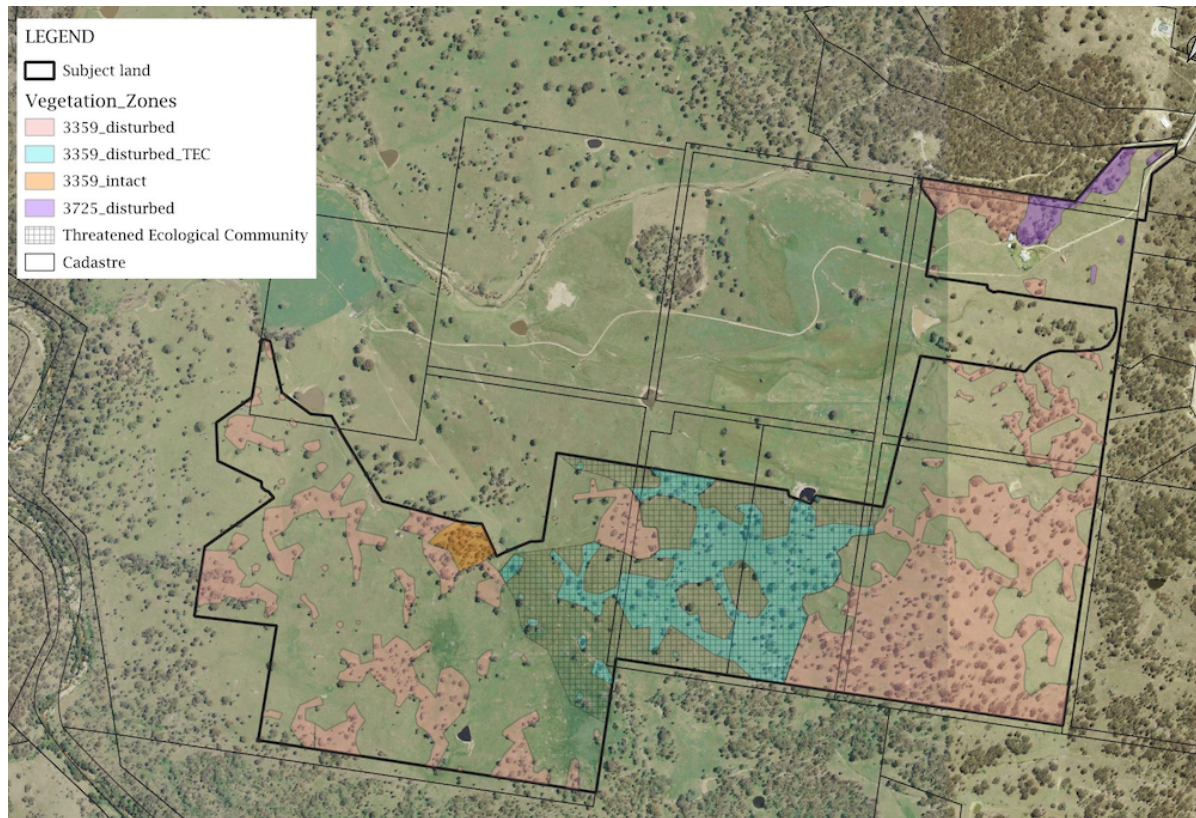


Figure 5 Preliminary Biodiversity Mapping

Figure 6 shows the subject site has no recorded koala sightings in or near the subject site; however, there is a nearby koala acoustic recording in 2022 in the vicinity of the subject site on the NSW Government's Koala Species Sighting database. The impact of the development on potential and/or core Koala Habitat will be fully considered in the BDAR that will be submitted with the subsequent stage Development Application. The preliminary vegetation mapping and subsequent BDAR will inform any future detailed subdivision design and, importantly, this concept application is not seeking consent to remove any vegetation on the site.

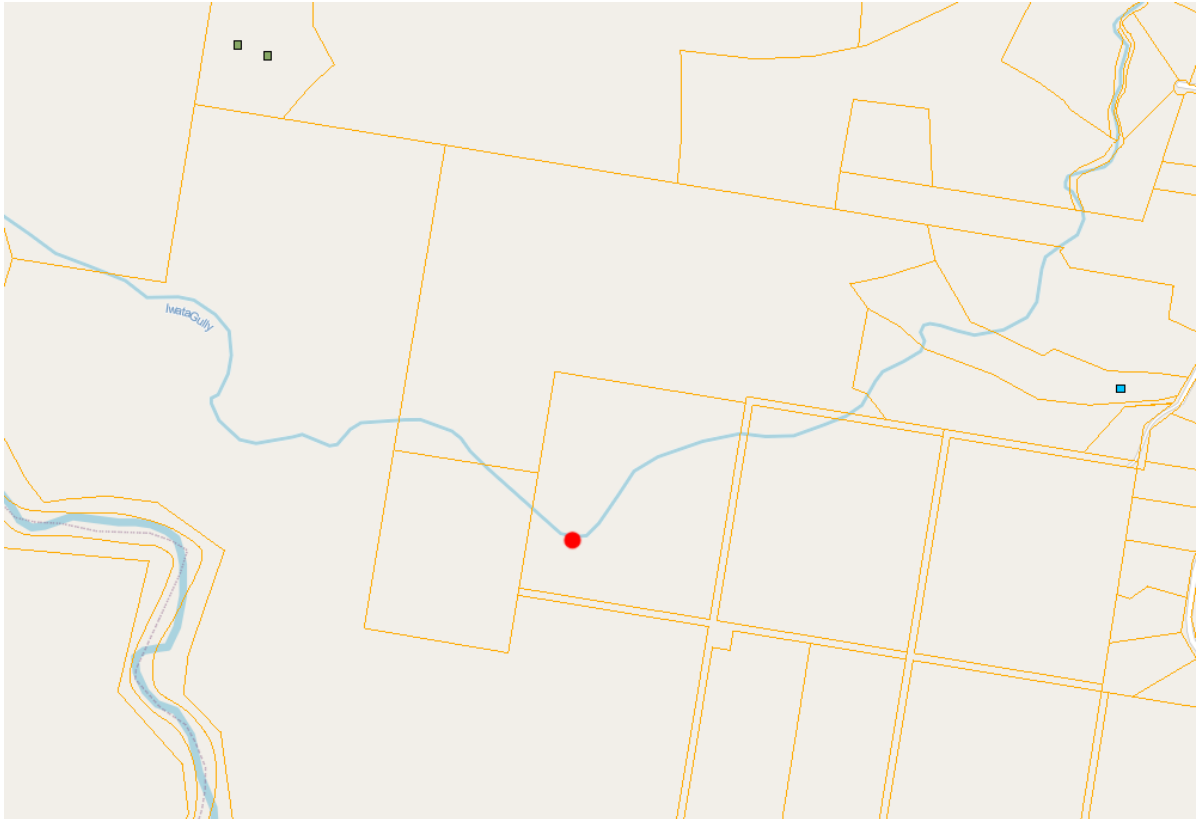


Figure 6 Koala Sightings

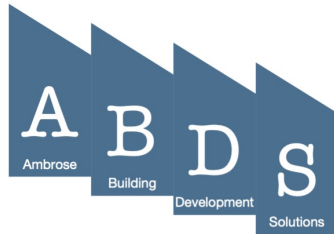
Clause 4.9(3) of the SEPP allows the Council to grant consent without requiring a koala assessment report if the development is unlikely to significantly impact koala feed trees or populations. In this instance, considering the future Development Applications for the stages of the subdivision and the initial concept is not seeking consent for removal of any vegetation, the likelihood of a significant impact on koala feed trees or populations is considered to be low.

State Environmental Planning Policy (Resilience and Hazards) 2021

Chapter 4 Remediation of Land

The site is not identified as contaminated on the Environmental Protection Authority's property register. It has historically been used for agricultural grazing, and there is no evidence of old dips, orchards, or mines having operated historically on the site, so the likelihood of contamination on site is considered very low.

Clause 4.5 of the Resilience and Hazards SEPP requires the consent authority to consider the following:



- a) *whether the land is contaminated.*

The subject site is not identified as contaminated land on the EPA list of contaminated sites.

- 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,*

Not applicable.

- 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.*

Not applicable.

2. *Before determining an application for consent to carry out development that would involve a change of use on any of the land specified in subsection (4), the consent authority must consider a report specifying the findings of a preliminary investigation of the land concerned carried out in accordance with the contaminated land planning guidelines.*

Not applicable.

State Environmental Planning Policy (Planning Systems) 2021

Section 4.11 Bushfire Prone Land

The development involves the subdivision of land that is bushfire prone and is required to be referred to the Development Coordination Authority.

Section 4.31 Electricity infrastructure

This concept development application does not propose any works that would trigger a referral under Section 4.31.

Local Environmental Plan

Uralla Local Environmental Plan 2012

2.1 Land Use Zones- Permissibility

The subject site is zoned R5 Large Lot Residential and C4 Environmental Living (Figure 7) under Uralla Local Environmental Plan 2012 (ULEP12). The R5 Large Lot Residential and C4 Environmental Living are both classified as closed zones.

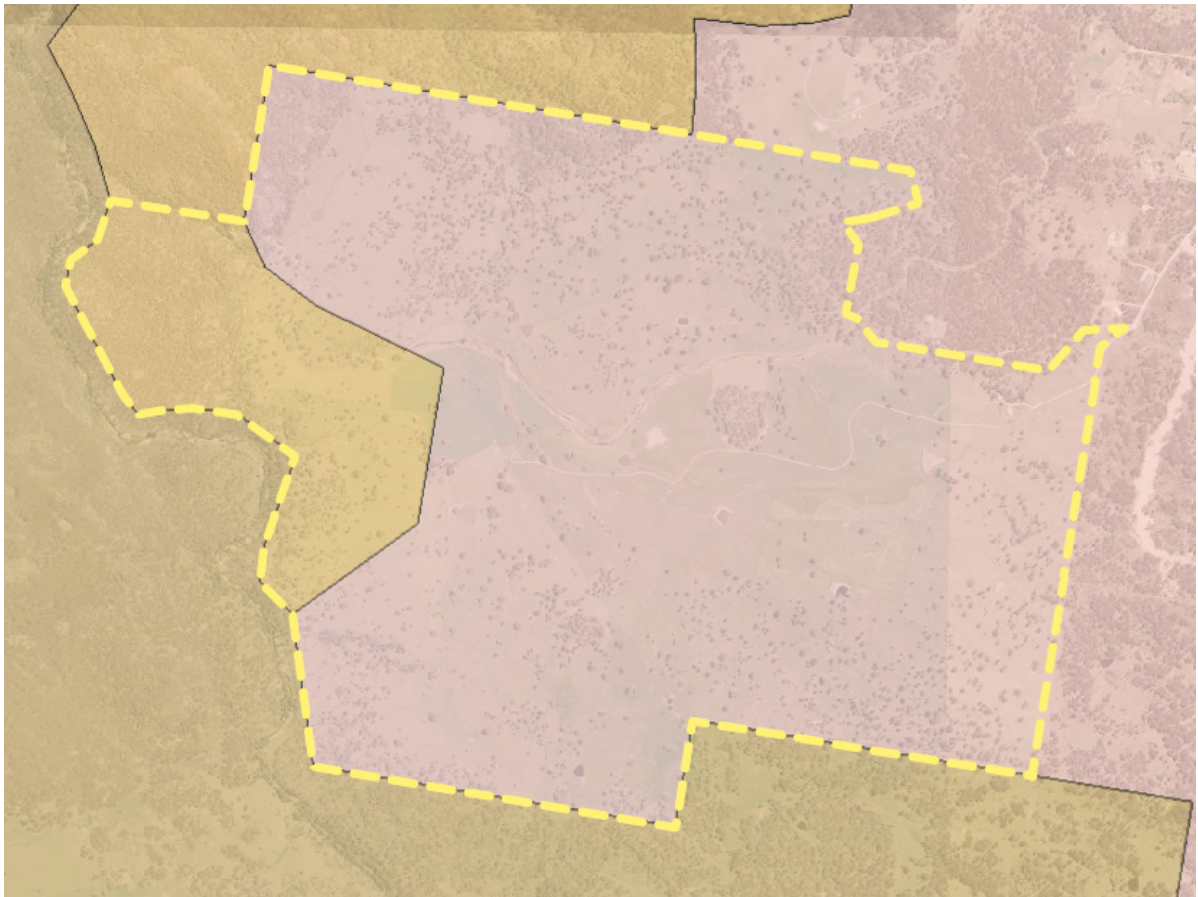


Figure 7 Zoning Map

2.3 Zone Objectives and Land Use Table

This Clause requires the consent authority to have regard to the objectives of the relevant zone. The objectives of the R5 Large Lot Residential and the C4 Environmental Living zones are as follows:

R5 Large Lot Residential:

- *To provide residential housing in a rural setting while preserving, and minimising impacts on, environmentally sensitive locations and scenic quality.*
- *To ensure that large residential lots do not hinder the proper and orderly development of urban areas in the future.*
- *To ensure that development in the area does not unreasonably increase the demand for public services or public facilities.*
- *To minimise conflict between land uses within this zone and land uses within adjoining zones.*

The proposed subdivision is considered consistent with the objectives of the R5 Large Lot Residential zone as it provides for rural-residential living opportunities in an area specifically identified for that purpose under the Uralla LEP 2012.

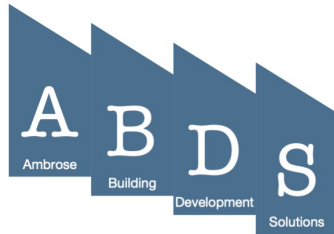
The subdivision should create a range of large residential allotments generally between 2 and 4 hectares in area, suitable for future dwelling construction while maintaining the spacious, low-density character envisaged for the zone. The proposal also facilitates the orderly and economic extension of residential development through the proposed extension of Kareela Road and provides an appropriate transition between residential and environmental lands.

The development should support the zone objective of providing residential housing in a rural setting while minimising impacts on environmentally sensitive land. Future residential development will be contained within the R5-zoned portion of the site, where environmental constraints are lower and access to infrastructure can be efficiently provided.

C4 Environmental Living:

- *To provide for low-impact residential development in areas with special ecological, scientific or aesthetic values.*
- *To ensure that residential development does not have an adverse effect on those values.*

The proposal is also considered consistent with the objectives of the C4 Environmental Living zone. The subdivision has been specifically designed to avoid fragmentation of the environmental land by retaining the entirety of the C4-zoned area within a single residue allotment (Lot 100). This approach protects the environmental values, landscape character and ecological functions of the land while avoiding the creation of numerous smaller allotments that could increase development pressure and environmental disturbance.



Importantly, the proposed lot layout directs future residential development away from the environmentally sensitive portions of the site and into the R5-zoned land identified for residential purposes. As a result, the subdivision achieves an appropriate balance between facilitating rural-residential growth and conserving the environmental attributes of the subject site.

The proposal therefore is considered to satisfy the intent of both the R5 Large Lot Residential and C4 Environmental Living zones by promoting orderly development, protecting environmental values and ensuring land use outcomes that are compatible with the planning objectives applying to the site.

2.6 Subdivision – consent requirements

The permissibility of the proposed subdivision is established by Clause 2.6 of the ULEP12, which states:

1. *Land to which this Plan applies may be subdivided, but only with development consent.*

This concept development application seeks development for a 56-lot subdivision of the subject land under this clause. This development application is only a concept and does not seek approval for any construction works but rather establishes the overall masterplan/concept for the future development of the site, subject to a further Development Application for each stage.

4.1 Minimum Subdivision Lot Size

Under this Clause, the site has two minimum lot sizes of 400 ha and 2 ha as shown in Figure 8.

Proposed Lots 101 to 155 are all proposed to be in excess of the 2 ha minimum lot size applicable to that portion of the land. The residual proposed Lot 100 will contain all the remaining land with the two minimum lot sizes and all the land in the C4 zone. This residual proposed Lot 100 will have a total area less than the 400 ha minimum (365.49 ha approx.). This variation is, however, enabled by Clause 4.1A discussed below.

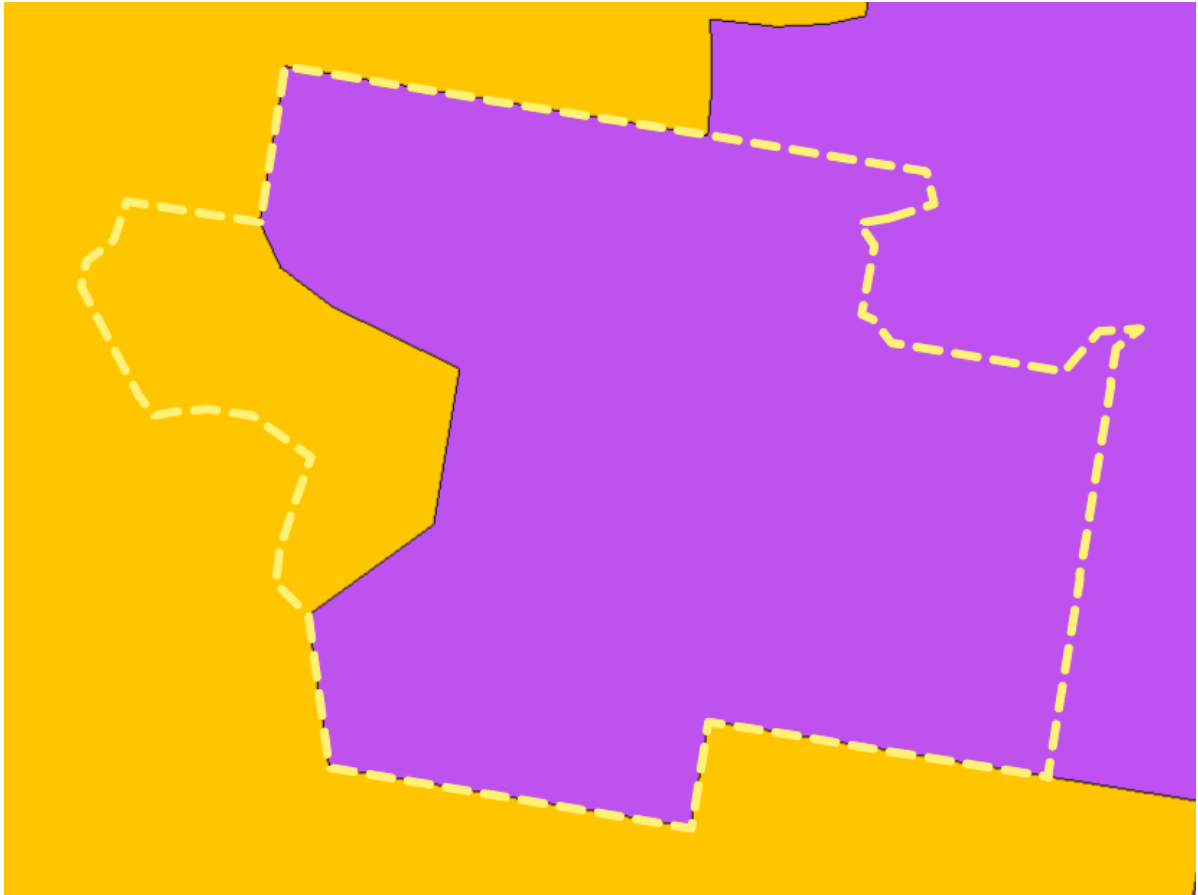


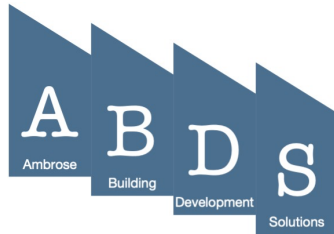
Figure 8 Minimum Lot Size Map

4.1A Minimum subdivision lot size for certain split zone lots

The subject site comprises a split-zoned holding containing land within both the R5 Large Lot Residential zone and the C4 Environmental Living zone. As such, the land satisfies the applicability provisions of this Clause, which specifically provides the ability for the subdivision of the site as it contains both residential zoned land (R5) and environmental zoned land (C4).

The proposed subdivision is consistent with the objectives of Clause 4.1A as it facilitates the orderly subdivision of the residentially zoned component of the site while ensuring that the environmentally constrained land is retained within a single residue allotment.

The concept subdivision will create a range of large-lot residential allotments within the R5-zoned land that all satisfy the minimum lot size required under Clause 4.1 and retain all C4 Environmental Living land within proposed Lot 100, thereby avoiding fragmentation of environmentally sensitive land and promoting an appropriate land use and environmental outcome.



The proposal satisfies the intent of Clause 4.1A by concentrating future residential development within the developable R5 Residential large lot zone and retaining all the environmental land in a single parcel. The resulting subdivision pattern reflects the strategic purpose of the clause, being to enable the efficient development of split-zoned land while ensuring suitable land use and development outcomes are achieved.

6.4 Essential Services

This Clause requires that adequate arrangements have been made for the provision of essential services to support the development. The proposed subdivision has been designed to ensure that all future lots are capable of being adequately serviced in a manner consistent with the rural-residential character of the locality. The specific details and location and therefore impacts will be the subject of the subsequent stage Development Applications.

Water Supply

The concept of the proposed subdivision would be that the water supply for all future dwellings would be supplied to each lot via individual on-site rainwater harvesting systems. The proposed lot sizes, generally ranging from approximately 2 to 4 hectares, provide ample area for the installation of rainwater tanks capable of supplying the water demands of future dwellings and associated domestic uses. This servicing approach is consistent with the established pattern of development within the surrounding rural-residential area.

Sewerage Disposal

Wastewater generated by future development will most likely be managed on-site through aerated wastewater treatment systems (AWTS) or equivalent Council-approved treatment systems. The large lot configuration provides sufficient area to accommodate both the treatment infrastructure and suitably sized effluent disposal areas, ensuring wastewater can be managed in accordance with Council and NSW Health requirements without adverse impacts on adjoining properties or the environment.

Stormwater Disposal

Stormwater generated from future residential development will be primarily captured and reused through the proposed rainwater tank systems. Overflow from tanks, together with surface runoff from driveways and building platforms, will be managed

by natural overland flow paths and directed towards existing drainage lines and watercourses within the broader catchment. Given the large lot sizes, low development density and significant pervious areas retained across the site, the proposal is not expected to result in adverse stormwater impacts or concentrated downstream flows.

Electricity Supply

The Essential Energy electricity infrastructure is available within the subject site providing a supply to the existing dwelling on the property. This service is proposed to be extended to service the proposed allotments as part of the subdivision works.

Suitable Road Access

Vehicular access to all proposed allotments is proposed to be provided via the proposed extension of Kareela Road. The internal road network will be constructed as part of the subdivision works and will provide safe and efficient access for residents, service vehicles and emergency services. The subdivision layout has been designed to ensure each lot has legal and practical access to the public road network. The recently constructed emergency service road provides alternative access in the event of an emergency.

Development Control Plans

Uralla Development Control Plan 2021 (UDCP21) applies to the site, with the applicable chapters considered below:

2.4 Subdivision of Bushfire Prone Land

The site is identified as bushfire prone land (Figure 9), and the proposed concept subdivision plan has been assessed by a BPAD accredited practitioner which recommended the following actions be implemented for the proposed development:

- *A separation distance of at least 20 metres in all directions is provided for all dwellings.*
- *The APZ shall be managed as an Inner Protection Area according to Appendix 4 of PBP2019 to provide a defensible space for emergency personnel.*
- *This shall exceed the APZ requirements outlined in Table A1.12.3 of PBP2019.*
- *A minimum of 20,000L of dedicated water storage is required for each lot.*
- *Property access shall include emergency egress and discussed with emergency services.*

- *New construction for any future dwelling shall comply with section 3 and 7 of AS3959-2018 and section 7.5 of PBP2019.*
- *The residual lot to continue to be grazed by livestock to provide a buffer around the residential development.*

The future stage Development Applications will include these recommendations and any integrated conditions imposed as part of the concept application.

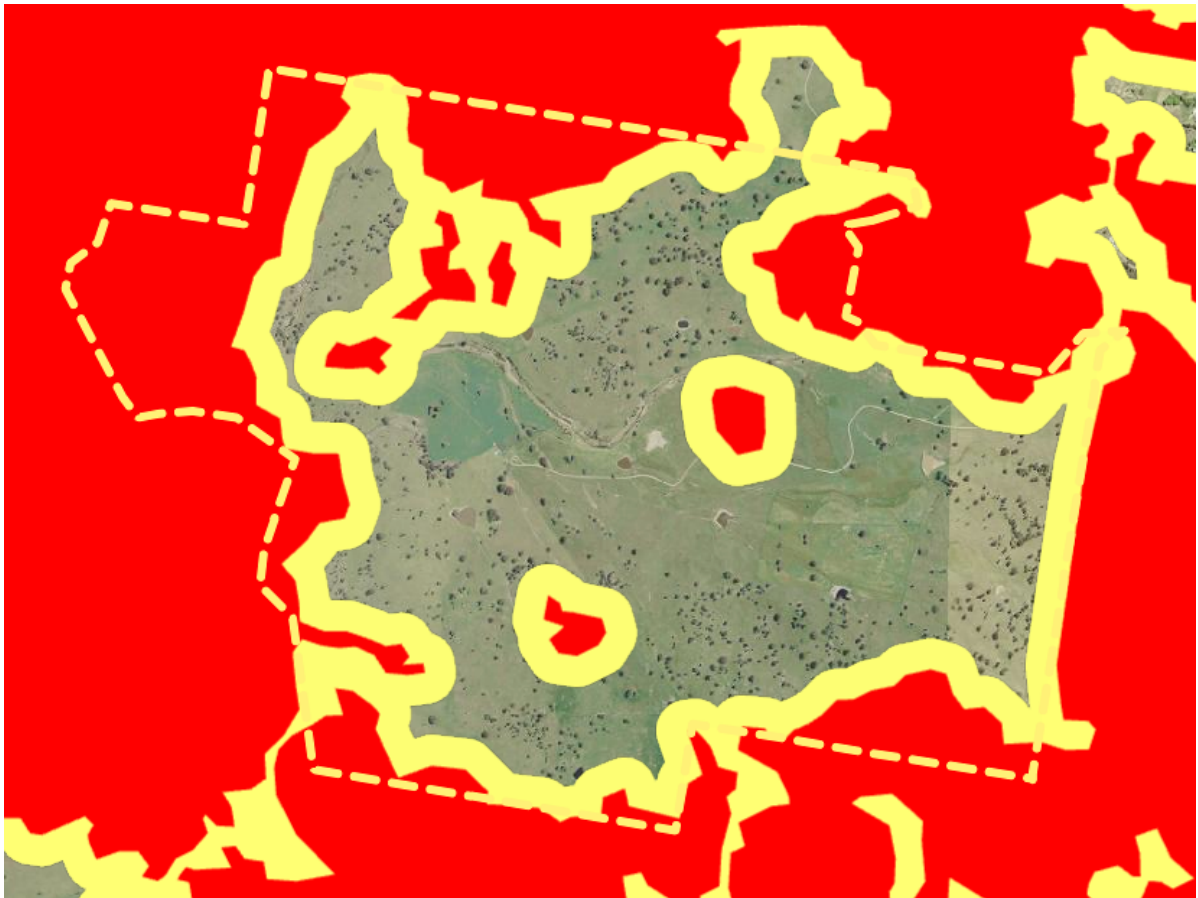
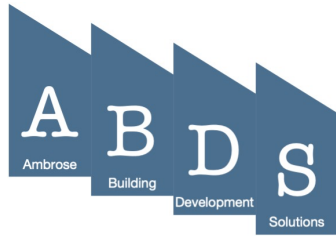


Figure 9 Bushfire Prone Land

2.7 Subdivision in Large Lot Residential Areas

The concept development proposes the creation of 55 new lots ranging in sizes from 2 hectares up to just under 4 hectares, with one 365 hectare residual lot containing all the land zoned C4 and the mapped biodiversity values land. This complies with the minimum area requirements under Clause 4.1 and 4.1A of ULEP12.

The proposed concept layout only includes one battle-axe allotment, while the remainder of the proposed lots all have direct frontage to a proposed road.



The design of the subdivision has taken the bushfire assessment and the preliminary biodiversity study into account. The roads proposed within the subdivision will be all bitumen sealed to Council minimum standard and width. These elements will be designed and assessed in detail in the future stage Development Application/s.

Likely Impacts of the Development

Context and setting

The locality is characterised by a semi-rural landscape containing large residential allotments, dwelling houses, outbuildings, stands of native vegetation and open grazing land. Development within the surrounding area generally occurs at a low density and is serviced by on-site water supply and wastewater treatment systems, reflecting the rural-residential nature of the Invergowrie area. The proposed concept subdivision is consistent with this established development pattern and is considered a logical extension of the existing Kareela Road rural residential area.

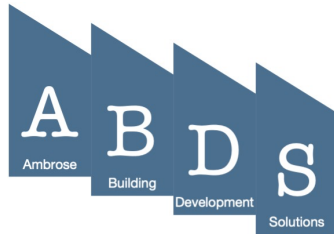
The topography across the site generally enables the creation of large rural-residential allotments while also allowing environmentally sensitive areas to be retained within a larger residue parcel. The proposed subdivision has been designed having regard to the site's physical characteristics, zoning pattern and environmental constraints.

The development proposes the creation of a large number of rural-residential allotments generally ranging in size from approximately 2 hectares to 4 hectares together with a substantial residue lot containing all the mapped biodiversity values and environmental land. Access to the subdivision will be provided via the proposed extension of Kareela Road, creating an orderly and integrated subdivision pattern that connects with the existing road network. While an alternative C1 Fire Trail to Rocklea Road is connected to the subject site and will be connected to the proposed road network within the proposed development.

A key feature of the proposal is the retention of environmentally significant land within a single larger allotment, thereby minimising fragmentation of vegetation and landscape features. Future residential development will be concentrated within the R5 Large Lot Residential zoned land, while the environmental values associated with the C4 zoned land will be maintained through the retention of a significant residue parcel.

Site design and internal design

The proposed concept subdivision has been designed to create 56 rural residential lots, each exceeding the 2 hectare minimum lot size and accessed via a new internal



spine road connected to Kareela Road. The layout has been planned around the existing characteristics of the site, utilising the cleared grazing land for future residential development while retaining environmentally sensitive biodiversity value areas associated with C4 zoned land along Rocky River and other riparian corridors within the site. This approach allows development to occur within the R5 Large Lot Residential zone while maintaining separation from important vegetation and environmental features.

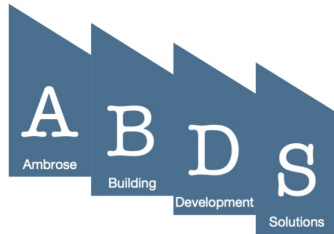
The subdivision design has also been informed by bushfire considerations. Future dwelling sites will be located within large lots capable of accommodating a minimum 20-metre Asset Protection Zone, providing separation from surrounding woodland vegetation and improving bushfire resilience. A secondary emergency access connection to the NSW RFS fire trail network is also proposed, providing an additional evacuation and emergency response route beyond Kareela Road. Collectively, these measures ensure the subdivision responds appropriately to the site's environmental constraints while maintaining safe and practical access for future residents.

No dwellings or subdivision construction works are proposed as part of this subdivision concept development application; however, the size and configuration of the proposed lots provide ample opportunity for future residential development. The large lot format allows dwellings to be positioned well within building envelopes, achieving the required setbacks from vegetation, accommodating on-site services and water storage, and maintaining the rural residential character of the locality.

Access and traffic

The proposed concept is for the subdivision to be accessed from Kareela Road via a new internal spine road that will provide frontage and access to each of the proposed lots. As this application is lodged as a concept proposal, the subdivision layout is intended to demonstrate that an appropriate access arrangement can be achieved, with the detailed engineering design and servicing requirements to be addressed as part of future subdivision stages.

While a Traffic Impact Assessment has not been prepared at this stage, the proposal is not expected to generate traffic volumes that are inconsistent with the intended rural residential character of the R5 Large Lot Residential zone. The subdivision comprises large residential lots with low-density development outcomes, and the existing road network is already used to service several rural residential developments in the Invergowrie area. Detailed assessment of traffic generation, potential intersection requirements, road upgrades and internal road design can be appropriately undertaken at the detailed subdivision application stage/s.



The concept proposal benefits from access to Kareela Road as the primary entry and exit point, together with a secondary emergency egress road via the existing NSW Rural Fire Service fire trail network. The bushfire assessment has concluded that the proposed access arrangements are capable of providing suitable access for emergency service vehicles and evacuation during bushfire events, subject to detailed design and implementation as part of future development stages.

The proposed concept subdivision design demonstrates that safe and practical vehicular access can be achieved for the proposed subdivision, with detailed traffic and engineering matters to be considered and resolved through subsequent staged development approval processes.

Public Domain

The proposal is located within the established rural residential setting and is intended to reinforce the existing character of the western Invergowrie area through the creation of large residential allotments integrated within the surrounding landscape. At this concept stage, no detailed public domain works are proposed; however, the subdivision layout retains significant areas of open grazing land, protects environmentally sensitive land and riparian corridors associated with Rocky River and adjacent waterways. The proposal should deliver an attractive rural residential environment that maintains the visual amenity of the locality, responds to the site's environmental constraints and contributes positively to the broader landscape character of Invergowrie.

Indigenous Heritage

A search of the Heritage NSW AHIMS Web Services (Aboriginal Heritage Information Management System) report with a buffer of 1000 m of the subject property indicates that no Aboriginal sites or places have been declared in or near the subject property. A copy of this report is attached to this application.

Standard notification protocols will be enforced during the construction of the proposed development, should any potential artifact be unearthed.

European Heritage

The site is not listed as a heritage item under Uralla Local Environmental Plan 2012 or in a Heritage Conservation Area.

Soil impacts

The site is not identified as significant agricultural land in the Draft State Significant Agricultural Land Map.

Natural hazards

The site is not identified as being liable to any natural hazards other than bushfire prone land.

While the proposed development is located next to Rocky River, there are no studies that identify the subject site has been impacted by flooding. It is, however, likely that some flooding may affect the subject site; however, this would be predominantly the residual allotment which has frontage to Rocky River.

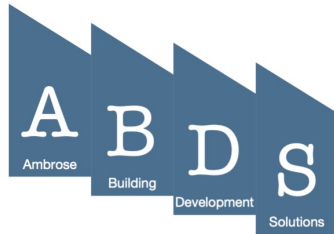
The site is identified as bushfire prone land (Figure 9), and the proposed concept subdivision plan has been assessed by a BPAD accredited practitioner which recommended the following actions be implemented for the proposed development:

- *A separation distance of at least 20 metres in all directions is provided for all dwellings.*
- *The APZ shall be managed as an Inner Protection Area according to Appendix 4 of PBP2019 to provide a defensible space for emergency personnel.*
- *This shall exceed the APZ requirements outlined in Table A1.12.3 of PBP2019.*
- *A minimum of 20,000L of dedicated water storage is required for each lot.*
- *Property access shall include emergency egress and discussed with emergency services.*
- *New construction for any future dwelling shall comply with section 3 and 7 of AS3959-2018 and section 7.5 of PBP2019.*
- *The residual lot to continue to be grazed by livestock to provide a buffer around the residential development.*

The future stage Development Applications will include these recommendations and any integrated conditions imposed as part of the concept application.

Social impact

The proposal is expected to have a positive social impact by providing additional large lot residential opportunities within the Invergowrie area, helping to accommodate population growth while maintaining the area's established rural residential character. The creation of 55 rural residential lots should increase housing



choice in a highly sought-after lifestyle location and contribute to the ongoing growth of the local community and the Uralla LGA.

The concept development has been designed to integrate with the existing settlement pattern, provide for safe access and emergency egress, and retain important environmental features that contribute to local amenity. Given the scale of the allotments and the low-density nature of the development, the proposal is unlikely to result in adverse social impacts and is expected to support the long-term sustainability and vitality of the Invergowrie community.

Economic impact

The proposal should generate positive economic outcomes for both the local area and the broader Uralla LGA by facilitating additional rural residential development within Invergowrie. The creation of 55 rural residential lots will support investment in housing, stimulate demand for local construction, surveying, engineering and associated professional services, and contribute to employment opportunities during future subdivision and dwelling construction stages.

In the longer term, an increase in the resident population is likely to support local businesses and services within Uralla and the surrounding region. Given the concept nature of the application and the site's suitability for large lot residential development, the proposal represents an efficient use of land zoned for this purpose and is expected to contribute positively to the economic growth and sustainability of the locality.

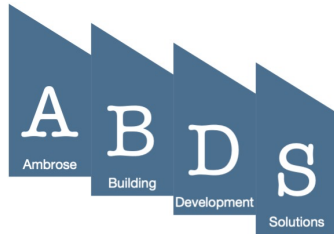
Construction

The proposed concept development application is not proposing any construction works. The construction impacts will be part of the future stage development application/s

Cumulative impacts

Due to this Development Application seeking concept development consent only, the assessment of cumulative impacts is necessarily at a strategic level and focused on whether the proposal establishes an appropriate framework for future development of the site.

The proposal is considered to represent a logical extension of the existing rural residential development that has occurred throughout Invergowrie and is consistent with the R5 Large Lot Residential zoning applying to the land. The development does



not introduce any new land uses or create an unexpected growth outcome, but rather facilitates the orderly expansion of an established rural residential area.

While the development will ultimately likely result in an increase in population, traffic generation and demand for infrastructure and services, these impacts would occur progressively over time as individual lots are developed. Given the concept nature of the application, detailed matters relating to traffic, servicing, infrastructure capacity, stormwater management, engineering design and utility provision can be comprehensively assessed as part of future stage development application/s.

The concept plan demonstrates that the site is capable of accommodating future residential development while retaining environmental buffers, responding to bushfire constraints and maintaining the low-density character of the locality.

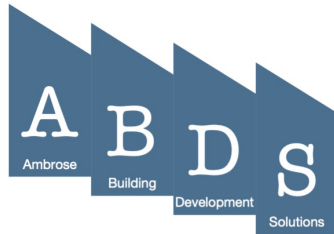
Suitability of the Site

The site is considered suitable for the proposed development for the following reasons:

- The site is zoned R5 Large Lot Residential and C4 Environmental Living and the development is permitted with consent under Clause 2.6.
- The proposal is considered consistent with the intended character of the zone and locality.
- The scale and design of the development are considered appropriate for the size of the site.
- The site has environmental and biodiversity values which have been considered in the concept design and will be assessed in greater detail in the future stage development applications.
- The impacts of bushfire have been considered in the concept development design.
- The site has connections to various essential systems and utilities to service the development.
- The site facilitates access via Kareela Road, which provides safe access to proposed allotments. The suitability of the road network will be subject to detailed assessment at the future stage Development Application/s.
- The site's topography is conducive to the development and is not significant agricultural land.

Contribution Plans

Development Contributions under Council's Contributions Plans will not apply to this concept application however future stages will likely be subject to contributions.



Planning Agreements

No Planning Agreement or draft Planning Agreements apply to the site or the proposed development.

Provisions of Regulations

No Clauses under Division 1 of the Environmental Planning and Assessment Regulation 2021 apply to this development application.

Public Interest

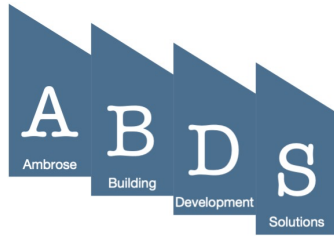
The proposed development is considered to be in the public interest given the following:

- The proposal facilitates the orderly development of land that is already zoned R5 Large Lot Residential and intended for this form of growth.
- The concept plan demonstrates that the site is capable of accommodating future residential development while responding to key constraints including bushfire risk and environmental considerations.
- As a concept development application, detailed matters relating to subdivision design, traffic, servicing, infrastructure and environmental impacts will be addressed as part of future development applications.
- The proposal provides an appropriate framework for the future development of the land and is therefore considered to be in the public interest.

Conclusion

The proposed concept development application seeks approval for a residential subdivision comprising 55 large lot residential allotments and one residual lot within land zoned R5 Large Lot Residential and C4 Environmental Living on the subject site. This proposed concept development establishes a framework for the future staged development of the land while ensuring that key environmental, biodiversity and bushfire constraints have been identified and appropriately considered at the concept planning stage.

The concept subdivision has been designed to concentrate future residential development within the R5-zoned portion of the site, while retaining environmentally sensitive land, mapped biodiversity values and riparian corridors within the residual allotment. The proposal is consistent with the objectives of the R5 and C4 zones and facilitates the orderly development of land identified for large lot residential purposes under the Uralla Local Environmental Plan 2012.



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The supporting bushfire assessment demonstrates that future residential development can be accommodated on the site subject to the implementation of appropriate bushfire protection measures, including BAL-29 construction standards, 20 metre Asset Protection Zones, dedicated firefighting water supplies and emergency access arrangements. Detailed matters relating to engineering design, traffic, servicing, biodiversity impacts, infrastructure provision and subdivision works can be appropriately assessed and addressed through future staged development applications.

Having regard to the characteristics of the site, the applicable planning controls, the likely impacts of the proposal and the concept nature of the application, the development is considered suitable for the land and is expected to deliver a positive planning outcome for the Invergowrie locality.