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Planning Department
Moree Plains Shire Council
PO Box 420
Moree NSW 2400

16 February 2024
Our Reference: 24-71

Re: DA2015/42 Amendment
Subdivision of Lot 24 DP1272753 into four lots

Dear Planning Department,

Mark Antony Beattie, who is the current owner of Lot 24 DP1272753 is applying for the modification of DA2015/42. Consent was initially provided to Ray Firth, who owned the property at the time. Part of this Development Application has been completed by creating the large remainder lot, being Lot 23 DP1272753 (now Lot 1 DP1297194 due to an unrelated boundary adjustment) and the smaller Lot 24 DP1272753, which contains all the land for the previously approved Lots 20, 21 & 22.

Attached is an updated site plan showing the new proposed layout for the subdivision. We have chosen to change the lot numbers to save confusion when comparing the previously approved and the proposed application.

SUMMARY OF MODIFICATION

Applicant & Owner: Mark Antony Beattie
Land involved: Lot 24 DP1272753
Address: 9 Sunnyside Road Moree NSW 2400
Zone: R2 – Low Density Residential

It is proposed to subdivide Lot 24 DP1272753 into four lots, instead of the approved three. The layout is broadly similar to the approved layout shown on the plan “Right of Way – Indicative 27 April 2017” except that the previously approved Lot 21 is now to be split further into two lots (31 & 32). It is intended to stage this development in much the same way as previously approved, with the stages as follows (see also “2024 Site Plan.pdf” attached):

- Stage A: Create Lot 30 (2405 m²) and remainder lot (9502 m²)
- Stage B: Create Lot 31 (1701 m²) and remainder lot (7801 m²)
- Stage C: Create Lot 32 (1954 m²) & Lot 33 (5847 m²)

Modifications to Statement of Environmental Effects

Much of the previously approved Statement of Environmental Effects can be read unchanged given the summary of modifications above. For example, a reference to Lots 20 to 22 can be assumed to be a reference to Lots 30 to 33. Where ambiguity exists, it will be explained in the following sections.

INFRASTRUCTURE

TELECOMMUNICATIONS AND ELECTRICITY

Three additional lots are to be provided with telecommunications and electricity, instead of the stated two.

A concept for the location of electricity is provided in the attached site plan coloured magenta. The intention is to provide underground electricity along the southern edge of the right of access & easement for services, subject to approval by Essential Energy.

WATER SUPPLY

A concept for new water infrastructure is provided in the attached site plan. A new water meter is to be provided to lots 31, 32 & 33. Lot 30 has an existing water meter and connection. Three new water meters and three new hydrants are to be provided.

SEWAGE

A concept for new sewer infrastructure is provided in the attached site plan. The new sewer is to be a Polyethylene low pressure sewer system (LPSS).

Lot 30 already has access to gravity sewer as shown on the plan. Lots 31-33 will all be connected to the LPSS and will each be provided with an LPSS boundary kit for their sewer connection.

BYDA shows a sewer maintenance hole adjacent to the existing sewer connection on Lot 30. This has not been confirmed by survey. If this is in error, an alternative layout may be necessary.

STORMWATER

A shared PVC stormwater network is to be provided to Lots 31, 32 & 33 within the right of access as shown on the site plan. An easement will be created to define the rights and responsibilities of each lot to the shared infrastructure. This stormwater pipe will terminate into a drain just downstream of the existing culvert headwall at Sunnyside Road.

PROPERTY ACCESS

Lot 24 DP1272753 is currently serviced by two access points off Sunnyside Road. The northern access is proposed to be included in the battleaxe of proposed lot 33 (Right of Access 10 Wide) granting Lot 33 direct access to Sunnyside Road. Lot 30 will retain its southern access and will also retain access to the northern access via the abovementioned Right of Access. Lots 31 & 32 will also gain access to Sunnyside Road via the Right of Access.

PLANNING CONSIDERATIONS

ACCESS AND PARKING

Lots 30-33 will all share the Right of Access 10 wide. The access is wide enough to easily accommodate two vehicles passing each other.

SITE DESIGN

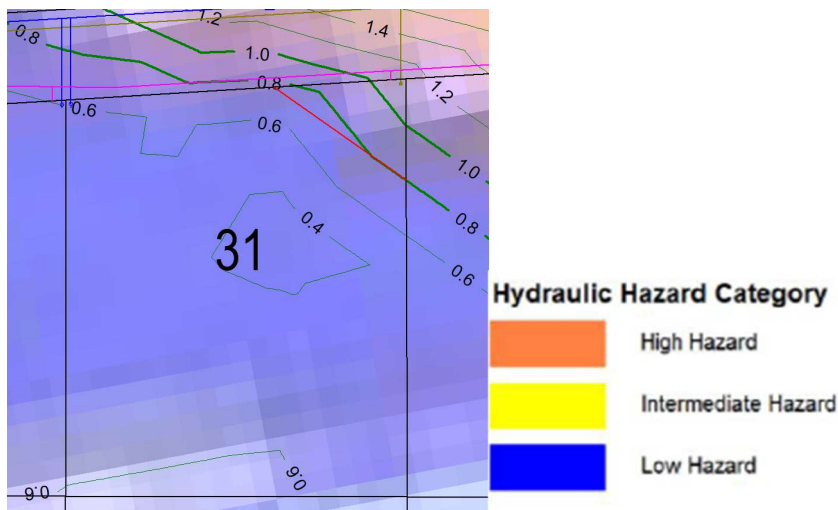
See “2024 Site Plan.pdf” for details of the site design. The “Summary of Modification” section above explains the staging of the subdivision.

Building envelopes have been provided for Lots 31 & 33 and are intended to be in the “Low Hazard” category shown on “Figure F.5 – Preliminary Hydraulic Hazards - 1% AEP Event” from the WRM *Review of Moree and Environs Flood Study/Floodplain Risk Management Study and Plan (2017)*.

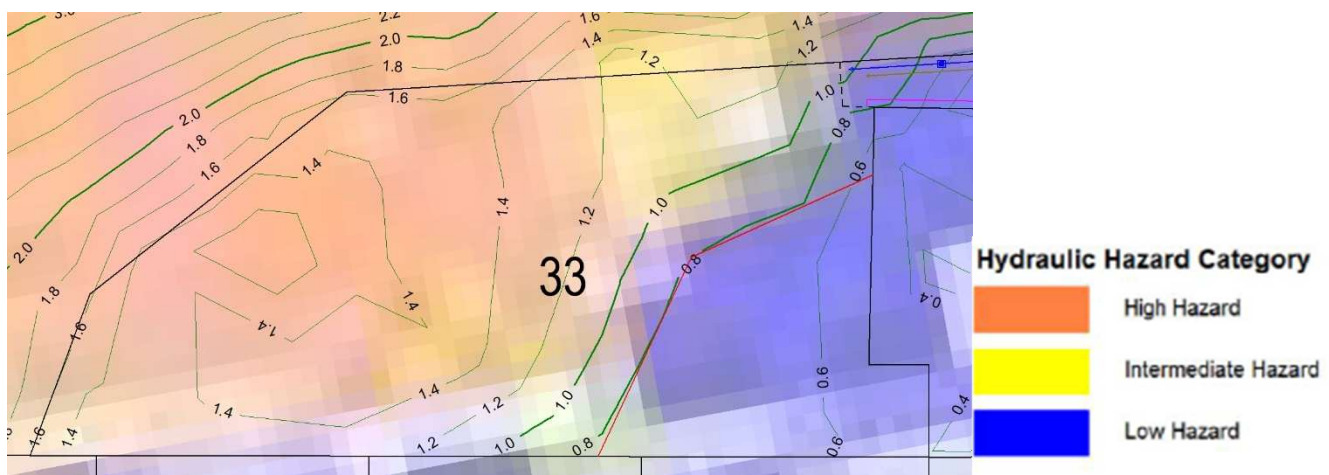
Because this plan is of low resolution it is difficult to be certain of the edge of the category. A flood depth contour of 0.8 m in the 1% AEP Event of has been adopted as the limit of the construction envelope, as this appears to approximate the edge of the “Low Hazard” category well.

The building envelopes are shown on the site plan, being the labelled area between the edges of the lot and the red line. In the images below, the green contours represent water depth in the 1% event. The red lines represent the edges of the adopted building envelopes. The coloured background is “Figure F.5 – Preliminary Hydraulic Hazards - 1% AEP Event” from the WRM *Review of Moree and Environs Flood Study/Floodplain Risk Management Study and Plan (2017)*.

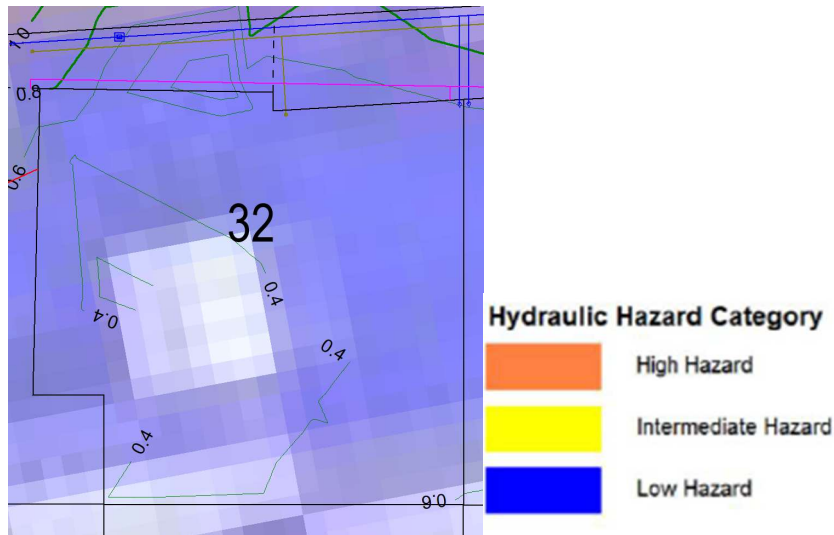
Most of Lot 31 is suitable for building, except for the northeast corner.



Most of Lot 33 is not suitable for building, but the southeast corner of the lot contains an appropriately sized area (955.615 m²).



The entirety of Lot 32 is suitable for building.



Lot 30 already contains a dwelling, so a building envelope was not provided.

James Lillyman

SurveyOR - BUrbDev(SpatialSc)

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