

STATEMENT OF ENVIRONMENTAL EFFECTS

Development Application for
Development Consent for the
establishment of a Group Home
(Transitional)

162 Ulan Road, Bombira NSW 2850

Lot 1 DP1209218

September 2024



HPC Planning

ABN 93 670 815 022

BRISBANE

Level 12, 126 Margaret Street, Brisbane, QLD 4000

T: (07) 3217 5800

GOLD COAST

Level 4, Central Tower One,

56 Scarborough Street, Southport, QLD 4215

T: (07) 3101 4157

PO Box 15038, City East QLD 4000

W: www.hpcplanning.com.au

© HPC Planning 2024

This document is and shall remain the property of HPC Planning. The document may only be used for the purposes for which it was commissioned and in accordance with the Terms of Engagement for the commission. Unauthorised use of this document in any form whatsoever is prohibited.

Prepared by **HPC Planning**

Reference 24405

Document Control

Rev	Date	File	Author	Reviewer	Status
A	27/09/2024	DA Report	KC	MW	Final

Application Overview

Site and Application Details	
Address	162 Ulan Road, Bombira NSW 2850 Lot 1 DP1209218
Site Area	4,627m ²
Consent Authority	Mid-Western Regional Council
Consent Authority Zoning	R2 Low Density Residential
Local Plan	Not applicable
Existing Use	Dwelling House
Application Details	Development Consent for the alterations of the existing Dwelling House to establish a Group Home (Transitional)
Assessment Category	Permitted with Consent
Concurrence Agencies	Not applicable
Applicant Details	Rehab Corporations Pty Ltd c/- HPC Planning Contact: Chris Waning Phone: (07) 3217 5800 Email: chris.w@hpcplanning.com.au Web: www.hpcplanning.com.au
Landowner	Rehab Corporations Pty Ltd

Contents

1	Introduction	5
1.1	Overview	5
1.2	Summary of Proposals	5
1.3	Legislative Framework.....	5
1.4	Supporting Information	6
1.5	Recommendation.....	6
2	Site + Surrounding Development.....	7
2.1	Property Description	7
2.2	The Site	7
2.3	Urban Servicing	8
2.4	On-Site Vegetation	9
2.5	Site History	9
3	Proposed Development	10
3.1	Application Details	10
3.2	Proposal Overview.....	10
3.3	Operational Details	12
3.4	BASIX Assessment.....	12
4	Statutory Planning Framework	13
4.1	Environmental Section 4.15 Assessment.....	13
4.2	Mid-Western Regional Local Environmental Plan 2012	14
4.3	Mid-Western Regional Council Development Control Plan 2013.....	15
4.4	Designated Development	20
4.5	Integrated Development	20
5	Conclusion	21

Appendices

- Appendix A: Proposal Plans
- Appendix B: Landowners Consent
- Appendix C: Title Search, Deposited Plan and S88b Instrument
- Appendix D: Contaminated Land Search
- Appendix E: BCA Report
- Appendix F: Estimated Cost of Development Form
- Appendix G: Operational overview and timetable
- Appendix H: Development Control Orders

1 Introduction

1.1 Overview

HPC Planning have been engaged by Rehab Corporations Pty Ltd (“the Applicant”) to prepare and lodge a Development Application for Development Consent for Group Home on land at 162 Ulan Road, Bombira NSW 2850, and described as Lot 1 on DP1209218 (“the subject site”).

Page | 5

This Statement of Environmental Effects (‘SEE’) provides context to the proposed development by describing the subject site and surrounding locality. Second, the SEE describes the proposed development and key planning issues. Last, the report provides an independent assessment of the proposal against the applicable statutory planning instruments, which demonstrates the acceptability of the proposal.

1.2 Summary of Proposals

The proposed development is for the establishment of a Group Home (Transitional) involving internal alterations to the existing Dwelling House. The group home will be operating as Mudgee Private Rehabilitation Centre which provides residential drug and alcohol rehabilitation programmes. Refer to Appendix F of the weekly schedule of the programme. The proposal is established within the existing dwelling house involving minor internal alterations. Alteration to the built form is not proposed.

The Group Home hosts up to 14 guests to receive therapy at one time. The length of stay for the rehabilitation program is 6 months and can be extended for further six months if required. The facility is operated by 6 staff members with only 2 staff on site at one time.

Five parking spaces are provided including a double garage for staff parking and three spaces for visitors. Guests are required to stay at the rehabilitation centre and visiting are not allowed throughout the therapy except permission from the centre. As such, the proposal does not generate visitor and the proposed parking arrangement is sufficient to the operation of the facility.

The existing building comprises the following:

- Double garage and three parking spaces on the driveway
- 5 bedrooms
- One main bathroom and two ensuites
- Kitchen
- Living and dining areas
- Theatre (Gym purposes)
- Walk in robe
- Tennis Court

1.3 Legislative Framework

Under the Mid-Western Regional Local Environmental Plan 2012, the subject site is included within Zone R2 Low Density Residential. The objectives of the Zone R2 Low Density Residential is:

- To provide for the housing needs of the community within a low-density residential environment
- To enable other land uses that provide facilities or services to meet the day to day needs of residents.

The proposal involves alterations to the existing Dwelling House to establish a Group Home for the purpose of a Rehabilitation Centre. The proposed works are consistent with the intent of the zone where

the land use of a Group Home is 'permitted with consent' under the Land Use Table for Zone R2 Low Density Residential.

1.4 Supporting Information

This SEE should be read in conjunction and considered with the following supporting documentation:

- Proposal Plans – *ZTA Architects*
- BCA Report – *East Coast Approvals Group Pty Ltd*
- Operational timetable – Mudgee Private Rehabilitation Centre

Page | 6

All relevant supporting information has been provided for the development application to be considered properly made.

1.5 Recommendation

This independent SEE, coupled with the plans, demonstrates that the proposed development is an appropriate outcome for the site, generally accords with the relevant provisions of the Mid-Western Regional Local Environmental Plan 2012 and Mid-Western Regional Council Development Control Plan 2013 (DCP 2013) and state environmental planning instruments, and will not prejudice the development potential of adjoining lots. As such, the application is recommended for approval, subject to reasonable and relevant conditions.

2 Site + Surrounding Development

2.1 Property Description

The subject site is comprised of a single lot as described below (Table 1), with sole frontage to Ulan Road.

Street Address	RP Description	Zoning	Site Area
162 Ulan Road, Bombira NSW 2850	Lot 1 on DP1209218	R2 Low Density Residential	4,627m ²

Table 1: Subject Site Details

2.2 The Site

The site is located approximately 2.2km north of the Town Centre shopping mall, approximately 2.5km south of Mudgee Airport. The proposed site is zoned under the Mid-Western Regional Local Environmental Plan 2012 as R2 – Low Density Residential zone as shown in Figure 1. The immediate region of land parcels consists of a variety of land use zones, namely surrounded by R2 – Low Density Residential zone and RU4 – Primary Production Small Lots. Multiple R2 zones in the 1km vicinity have existing commercial and hospitality land use improvements, namely Parkland Resort in the West, Mudgee Guesthouse in the North, Birches Mudgee in the East and Mudgee Racecourse in the South as shown in Figure 2.

Site access is governed by an easement for Right of carriageway on 160 Ulan Road. Proposed site shares site boundaries with adjacent dwelling houses, with 160 Ulan Road to the west, 170 Ulan Road to the East and, 10 Bumberra Place to the South. The site slopes from approximately 465.05m to 463.3m in a south-western orientation.

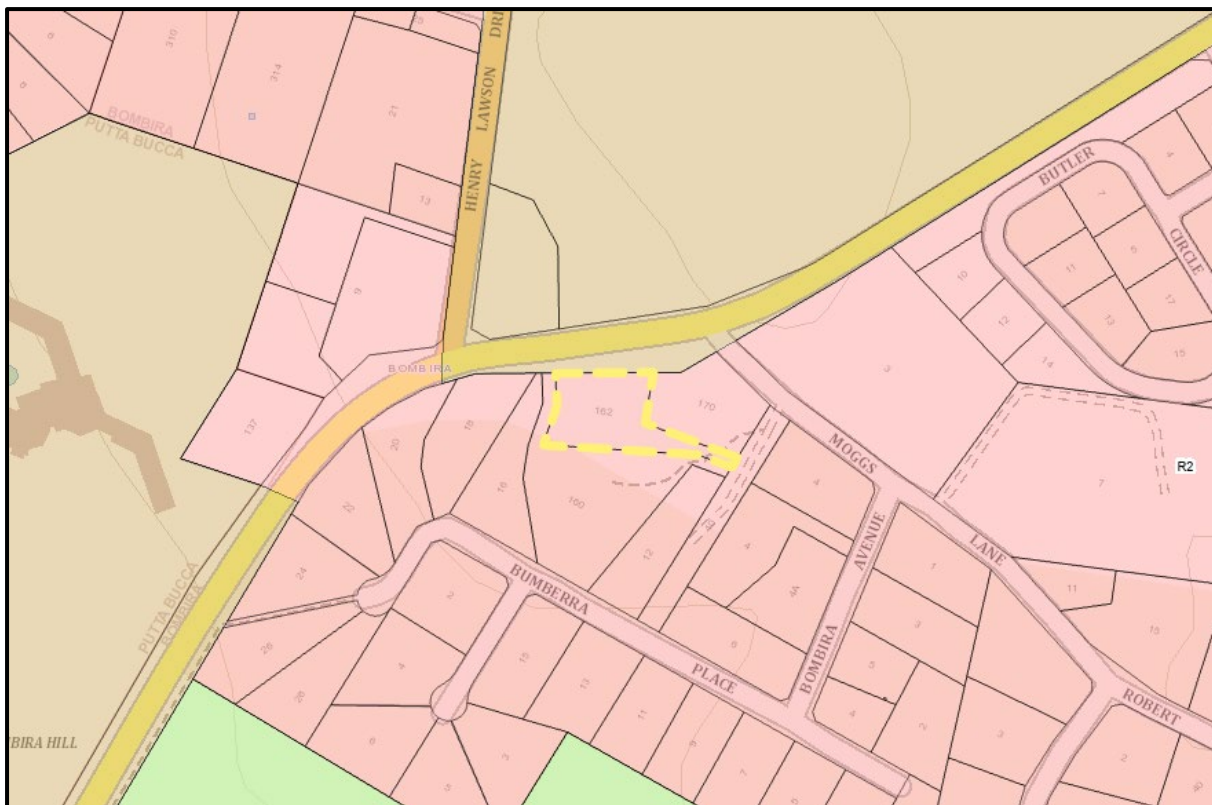


Figure 1: Zoning map

Source: NSW Planning Portal

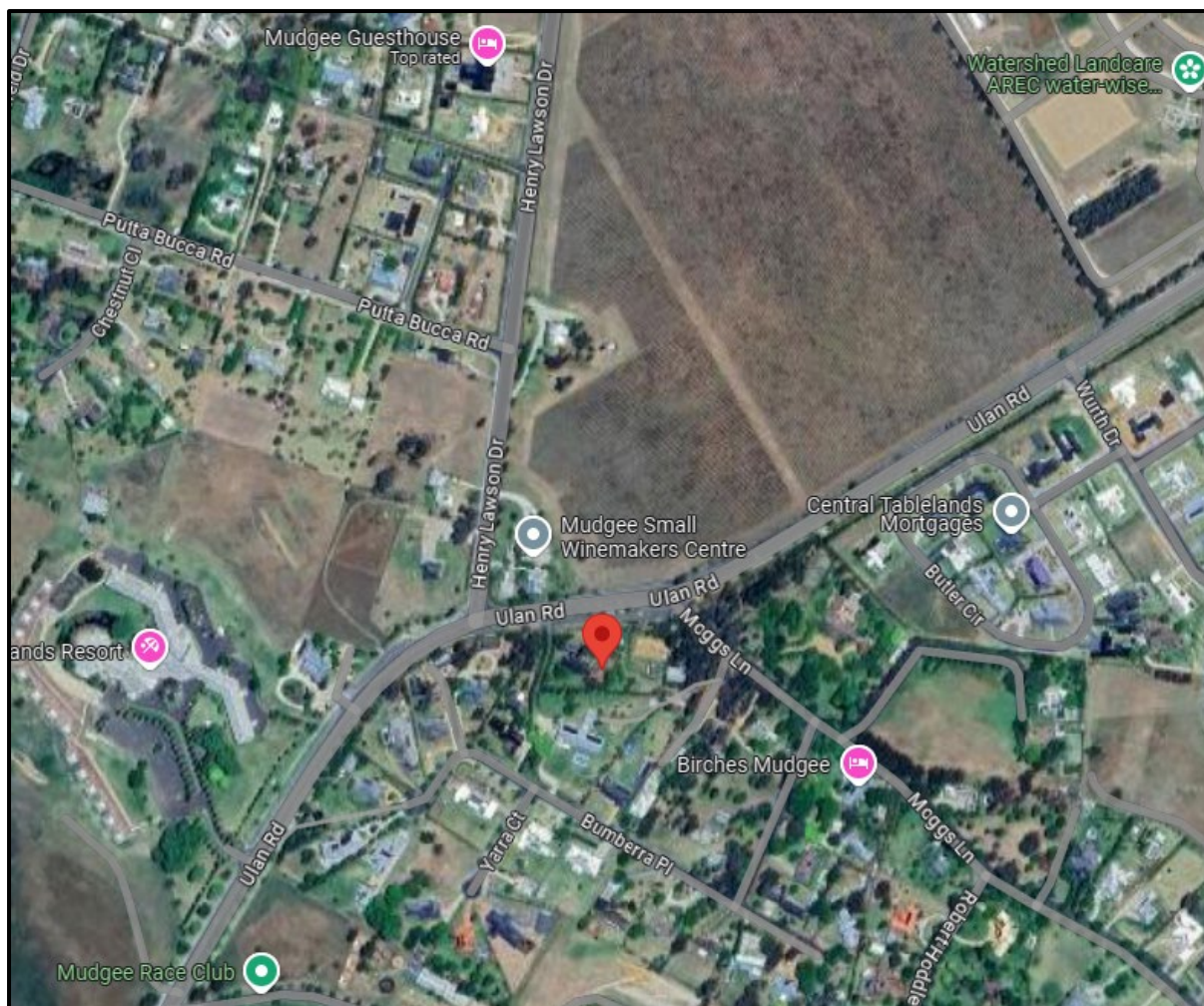


Figure 2: Site Locality Context

Source: Google Maps

2.3 Urban Servicing

The subject site is currently adequately serviced by all necessary infrastructure, including water, electricity, and telecommunications.



Figure 3: Map of Mudgee Sewerage Service Area Source: Mid Western Regional Council

2.4 On-Site Vegetation

The site is largely void of ecologically significant vegetation; only ornamental vegetation associated with the dwelling house is identified on site. No adverse ecological impacts are anticipated as a result of the proposal.

2.5 Site History

Per Council's Application tracking system, there is one previous approval recorded against the subject site (Table 2). The approval was for the establishment of the existing dwelling house.

Reference	Application Description	Date of Determination
DA0154/2017	Dwelling House	07/03/2017
DA0193/2014	Subdivision - Torrens Title	-

Table 2: Development approvals recorded against the site

3 Proposed Development

3.1 Application Details

This application seeks Development Consent for Group Home at 162 Ulan Road, Bombira NSW 2850, described as Lot 1 on DP1209218.

Page | 10

3.2 Proposal Overview

Development consent is sought for the Dwelling House to be utilised as a Group Home (Transitional). No changes are proposed to the gross floor area of the existing dwelling house, only the intended use. The below floor plans are commensurate with the approved plans per DA0154/2017.

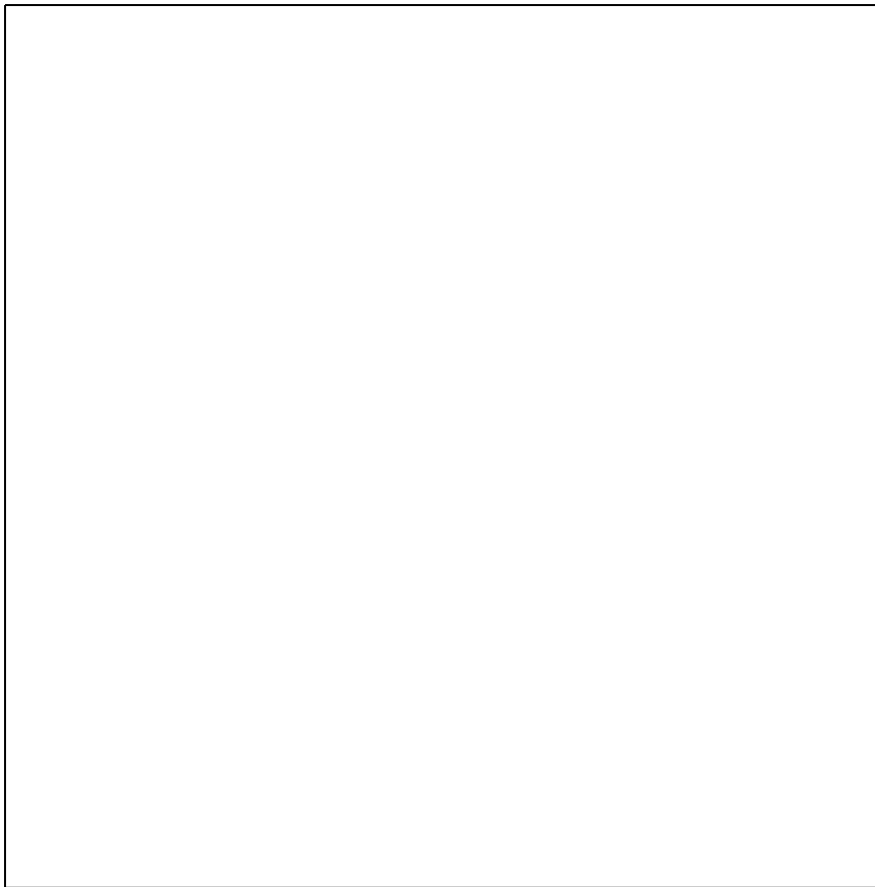


Figure 4: Ground Floor Plan

Source: ZTA Architects



Figure 5: First Floor Plan

Source: ZTA Architects

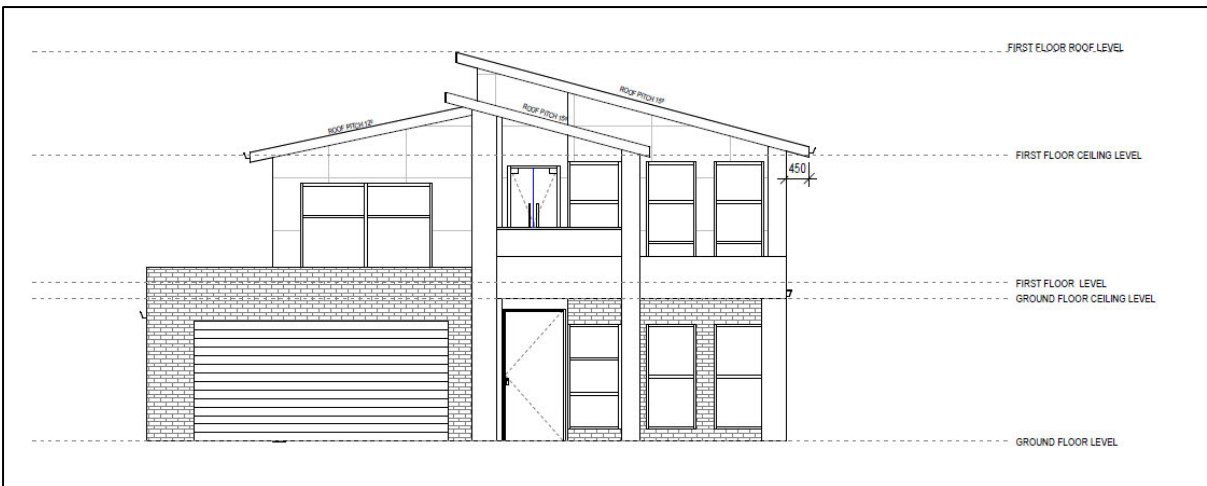


Figure 6: Front Elevation Plan

Source: ZTA Architects

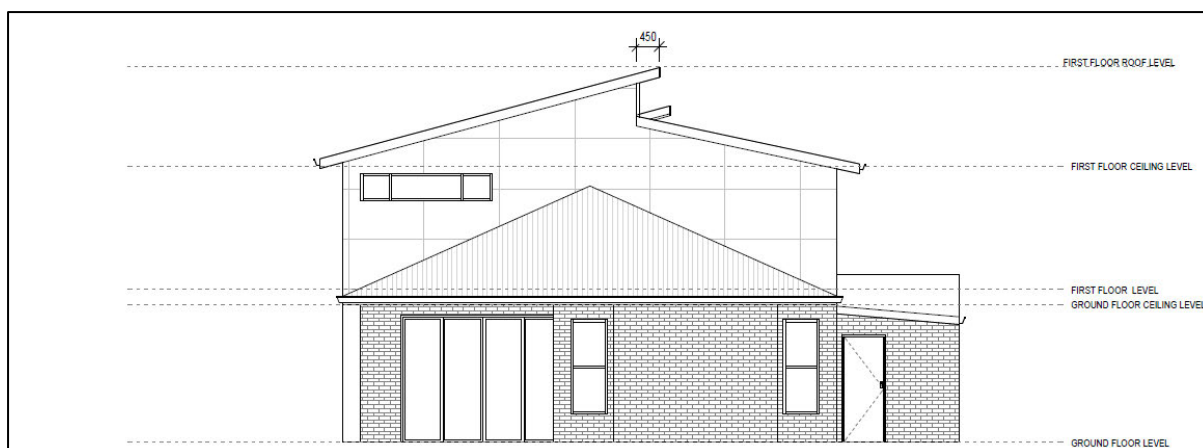


Figure 7: Rear Elevation Plan

Source: ZTA Architects

3.3 Operational Details

- **Guests and Staff:** Maximum of 14 guests and 6 staff (part time) however only 2 staff on site at any one time.
- **Stay length:** Guests stay for a 6-month timeframe, with an additional option to stay a further 6 months if required.
- **Alcohol / Drug Test:** Daily tests are carried out, if found positive then immediately removed from the facility. There is a zero-tolerance approach.

Room Searches are carried out 2 - 3 times per day. Guests are not allowed to leave the premises without supervision during their stay.

- **Medical:** Psychologist is only on teams / only on site one per week or if needed. Doctor on call but does not reside on site / nor is at attendance every day. Director of company is a qualified pharmacist and is on site 4 - 5 days per week in addition to the one staff member.
- **Parking:** 2 car spaces within the garage. Parking for at least 3 vehicles outside garage. Van is available to transport guests. Turn around area already existing.

3.4 BASIX Assessment

In accordance with Schedule 7 of the Environmental Planning and Assessment Regulation 2021, the definition of BASIX building is as below:

BASIX building means a building that contains at least 1 dwelling, but does not include the following—

- (a) hotel or motel accommodation,
- (b) a boarding house, hostel or co-living housing that—
 - (i) accommodates more than 12 residents, or
 - (ii) has a gross floor area exceeding 300 square metres.

The proposed use within the building is for a group home for temporary accommodation providing rehabilitation programs which meet the use as a boarding house with residents more than 12 residents and the proposed Gross Floor Area is more than 300m². As such, a BASIX certificate is not required.

4 Statutory Planning Framework

The following sections outline the planning assessment process that is applicable to the proposed development and summarises the relevant state and local environmental planning legislation that has been taken into consideration during the preparation of this SEE.

4.1 Environmental Section 4.15 Assessment

This section of the SEE evaluates the proposed development against the provisions of section 4.15 of the *Environmental Planning and Assessment Act 1979* ('the EP&A Act'). Section 4.15 of the EP&A Act identifies the matters for consideration for development applications, as follows:

4.15 Evaluation

(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.*

Sections 4.2, 4.1.2 and 4.1.3 below address the relevant requirements of section 4.15(1)(a), whilst section 4.1.4 addresses subclauses 4.15(1)(b)(c)(d) and (e) of the Act.

4.1.1 Section 4.15 (1)(b)–(e) Assessment

The following is an assessment of the proposal with respect to the considerations of section 4.15(1)(b–e) of the Act.

- (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*

Response

As outlined in this report, the proposal is consistent with the objectives and development controls contained within the various environmental planning instruments and development control plans that apply to the site. The proposal will not detrimentally affect the surrounding local amenity through appropriate business operations and safety measures. The proposed development will not result in unacceptable impacts on the environment, built environment or social and economic establishments in this location.

(c) *the suitability of the site for the development*

Response

The proposed development is situated within Zone R2 Low Density Residential. The proposed use is permissible within the Zone R2 Low Density Residential and therefore the subject site is suitable for the development.

(d) *any submissions made in accordance with this Act or the regulations*

Response

All submissions are to be appropriately considered by Council as part of the assessment process.

(e) *the public interest.*

Response

The public interest is best served by the orderly and economic use of land for purposes permissible under the relevant planning regime and predominantly in accordance with the prevailing planning controls. The proposed development is a permissible land use and satisfies the provisions of Mid-Western Regional Council LEP 2012, Mid-Western Regional DCP 2013 and relevant state legislation. The proposed development can be delivered with no significant adverse environmental, built form or social impacts subject to the proposed operational management plan.

4.2 Mid-Western Regional Local Environmental Plan 2012

4.2.1 Zoning and Permissibility

The subject site is located within Zone R2 Low Density Residential pursuant to the Mid-Western Regional LEP 2012. Figure 2 demonstrates the zoning of the site and surrounding land.

This application is seeking Development Consent for Alterations to an existing Dwelling House to establish a Group Home. The Mid-Western Regional LEP 2012 defines a **Group Home** as follows:

group home means a permanent group home or a transitional group home.

Note—

group home (transitional) or transitional group home means a dwelling—

- (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
- (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.

The proposed Group Home meets the above definition (b) as it will provide temporary accommodation for the relief or rehabilitation of people with a disability or for drug or alcohol rehabilitation purposes.

Part 2 – Land Use Table of the Mid-Western Regional LEP 2012 identifies that within the Zone R2 Low Density Residential, Groups Homes is permitted with consent. As the proposal is Permitted with

Consent, the development is consistent with the zone objectives. As such, the proposal is suitable in the zone.

4.2.2 Height of Buildings

Clause 4.3 Height of buildings

(1) *The objectives of this clause are as follows—*

- (a) *to establish a maximum height limit to which buildings can be designed in particular locations,*
 - (b) *to enable infill development that is of similar height to existing buildings and that is consistent with the heritage character of the towns of Mudgee, Gulgong, Kandos and Rylstone.*
- (2) *The height of a building on any land is not to exceed the maximum height shown for the land on the Height of Buildings Map.*

The subject site is not identified on the *Height of Buildings Map*. The proposed Group Home is established within the existing dwelling house approved on 7 March 2017 (DA0154/2017). No change to the built form of the existing house is proposed. As such, the building height of the dwelling house remains unchanged.

4.2.3 Groundwater Vulnerability

Clause 6.4 Groundwater Vulnerability

The subject site is identified as 'Groundwater vulnerable' on the *Groundwater Vulnerability Map*. As such, assessment against Clause 6.4 (3) of the Mid-Western Regional LEP is triggered.

(3) *Before determining a development application for development on land to which this clause applies, the consent authority must consider the following—*

(a) *the likelihood of groundwater contamination from the development (including from any on-site storage or disposal of solid or liquid waste and chemicals),*

The proposal is for a group home within an existing dwelling house. On-site storage of chemicals is not proposed. The rehab centre does not generate medical waste and the household waste generated will be disposed to the wheelie bins and collect at the kerbside once a week.

(b) *any adverse impacts the development may have on groundwater dependent ecosystems,*

The proposal is established within an existing dwelling house and no addition is proposed. As such, no removal or damage to the existing vegetation and ecosystem on site is proposed.

(c) *the cumulative impact the development may have on groundwater (including impacts on nearby groundwater extraction for a potable water supply or stock water supply),*

The proposal is established within an existing dwelling house and no earthwork is proposed.

(d) *any appropriate measures proposed to avoid, minimise or mitigate the impacts of the development.*

The proposal is for a group home and all the waste generated will be disposed appropriately to the wheelie bins. As such, the proposal does not impact the groundwater vulnerability around the area.

4.3 Mid-Western Regional Council Development Control Plan 2013

The Mid-Western Regional DCP 2013 supplements and expands upon the aims, objectives and other provisions of the Mid-Western Regional LEP 2012. Per Table 5 below, the following parts of the Mid-Western Regional DCP 2013 are applicable (or not applicable as discussed) to the proposed development.

DCP Part	Response	
Part 2 – Fast Track Development Applications	Not applicable.	
Part 3 – Discretionary Development Standards	Complies. Refer to s4.3.1.	
Part 4 – Specific Types of Development	Not applicable.	
Part 5 – Development Standards	5.1 Car Parking	Complies.
	5.2 Flooding	Not applicable.
	5.3 Stormwater Management	Complies.
	5.4 Environmental Controls	Complies.
Part 6 – Development in Rural Areas	Not applicable.	
Part 7 – Subdivision	Not applicable.	
Part 8 – Site Specific Controls	Not applicable.	

Table 4: Applicable DCP Parts

4.3.1 Discretionary Development Standards

The following is an assessment of the proposal with respect to the Development Standards applicable.

3.1 Residential Development in Urban Areas (Single dwellings and Dual-occupancies)

Total Site Area	4,627m ²		
Zone	R2 Low Density Residential		
Development Considerations	Deem to satisfy	Provision	Compliance
Setbacks	Street: 10m Side and rear: 2.5m	Street: 18.91m Side and Rear: West: 7.07m South: 14.36m East: 35.29m	COMPLIES
Building Height	Single storey building with a FFL of less than 1 metre above Natural Ground Level.	2 storeys (8.015m)	Approved in the previous approval (DA0154/2017)
Site Coverage	35%	0.077%	COMPLIES
Solar Access	Living areas and private open space areas are to be located with a northerly aspect (i.e. on the north or eastern side of the building).	The existing living area is sited on the northeastern side of the building.	COMPLIES
Privacy	Dwellings must be single storey and have a finished floor level less than 1,000 mm above the natural ground level.	2 storeys (8.015m)	Approved in the previous approval (DA0154/2017)
Parking	Two (2) spaces per dwelling	5 spaces	COMPLIES

Landscaping	-	Existing landscaping buffer along the boundaries is retained.	COMPLIES
Open Space	NOT APPLICABLE Dual Occupancy is not proposed.		
Corner lots	NOT APPLICABLE The subject site is not a corner lot.		
Fencing	1.8 metre high fence to all boundaries including private open space areas. All fencing forward of building line cannot be 'Colorbond' (All Residential zones excluding R5 zone).	Existing fencing is retained.	COMPLIES
Infrastructure	-	The Ulan Road frontage is screened by the existing landscape buffer. All surface infrastructures are not visible from street.	COMPLIES
Garage, Outbuildings	-	No alteration is proposed to the existing garage and outbuildings are not proposed.	COMPLIES
Development near Ridgelines	NOT APPLICABLE Development near ridgeline is not proposed.		
Slopes	NOT APPLICABLE Cut and fill work is not proposed.		
Access	-	The existing access arrangement is retained.	COMPLIES
Relocated Dwellings	NOT APPLICABLE Relocated dwelling is not proposed.		
Adaptability	-	Minor internal renovation is proposed to adapt the use of Group home (Rehabilitation Centre)	COMPLIES

Table 5: Discretionary Development Standards

Design Principle

a) Design should maximise surveillance with clear sightlines between public and private places, effective lighting of public places and landscaping that makes places.

24/7 security surveillance is placed inside and outside the property to ensure the safety of staff and residents.

b) Physical and symbolic barriers should be used to attract, channel or restrict the movement of people to minimise opportunities for crime and increase the effort required to commit crime.

Existing fencing and landscaping buffer is provided with 24/7 security surveillance and staff on site to minimise opportunities for crime.

d) Must be sympathetic with existing adjoining and surrounding developments in relation to bulk and height.

No Change is proposed to the existing built form.

e) Well-proportioned building form that contributes to the streetscape and amenity.

The proposal is established within an existing dwelling house and the siting of the building is unchanged.

f) Density appropriate to the regional context, availability of infrastructure, public transport, community facilities and environmental quality.

The proposal is established within an existing dwelling house. As such, the density remains unchanged.

g) Design must demonstrate efficient use of natural resources, energy and water throughout its full life cycle, including construction.

The proposal is established within an existing dwelling house and no change is proposed to the existing servicing arrangement.

h) Landscape design should optimise useability, privacy and social opportunity, equitable access and respect for neighbours' amenity, and provide for practical establishment and long term management.

Existing landscape buffers are proposed along all boundaries to provide screening to the facility and protect the privacy and amenity of the adjoining properties.

i) Optimise amenity (e.g. appropriate room dimensions and shapes, access to sunlight, natural ventilation, visual and acoustic privacy, storage, indoor and outdoor space, efficient layouts and service areas, outlook and ease of access for all age groups and degrees of mobility).

No change is proposed to the built form of the existing dwelling house. Landscape buffer at all boundaries is retained for screening and a minimum 7m setback to the western boundary is retained to optimise amenity to the adjoining properties.

j) Optimise safety and security, both internal to the development and for the public domain.

Two staff will be on site at all times to ensure the safety and security of both the rehab centre and the public domain.

k) Design must demonstrate response to the social context and needs of the local community in terms of lifestyles, affordability, and access to social facilities.

The proposal is established within an existing dwelling house and no change is proposed to the building appearance.

l) Council will not support dual occupancy development where both dwellings are pre-manufactured or relocatable homes in urban zones.

Relocatable homes are not proposed.

4.3.2 Development Standards

5.1 Car Parking

Car parking requirements: 2 spaces per dwelling – 1 space to be a garage, 1 space may be provided in a stacked arrangement in front of the garage provided that the space is contained wholly within the site.

Response – COMPLIES

Proposed development will retain the existing Dwelling House residential land use. Car parking provisions include 2 car spaces within the garage and at least 3 vehicles outside garage. This complies with the prescribed car parking requirements.

5.2 Flooding

Flood Risk Precincts: Each of the floodplains within the local government area which have been subject to flood investigations have been divided based on different levels of potential flood hazard. The relevant Flood Risk Precincts (FRP's) are outlined below.

- *High Flood Risk Land that is below the 100 year ARI flood that is subject to high hydraulic hazard (ie provisional high hazard in accordance with the Floodplain Management Manual) or areas that are isolated in a 100 year ARI flood due to evacuation difficulties.*
- *Medium Flood Risk Land below the 100 year ARI flood level that is not subject to high hydraulic hazard and where there are no significant evacuation difficulties.*
- *Low Flood Risk All other land within the floodplain (i.e. within the PMF extent) but not identified as either in a high flood risk or medium flood risk precinct.*

Response – NOT APPLICABLE

Proposed development is not located within an identified flood planning area.

5.3 Stormwater Management

Response – COMPLIES

Proposed Development is not located within an identified salinity area, retains existing Dwelling House and the proposed Gross Floor Area is over 300m² and the ultimate capacity of the facility is above 12 guests for the use of a boarding home. A new BASIX certificate for the existing development is not required. The proposal will not alter any of the existing stormwater management measures and services and the existing 130,000 Ltr stormwater tank is retained.

5.4 Environmental Controls

Pollution and Waste Management

- Proponents should indicate all waste streams i.e. trade, liquid, chemical, solid, medical, and clarify how they will be managed and contained safely on-site and disposed of such that there are no environmental impacts or effects on adjoining properties, stormwater or sewerage systems or waterways.*
- Proponents should determine if the development application is classified as integrated development under Section 4.46 of the EP&A Act 1979 and if an environmental protection license is required.*
- Proponents will refer to Groundwater Vulnerability Mapping associated with Mid-Western Regional Council Local Environmental Plan 2012.*

Response – COMPLIES

The proposed development is not identified as Integrated Development pursuant to the provisions of Section 4.46 of the EP&A Act. All waste generated will be disposed into the existing four wheelie bins and the staff members are responsible to move bins to the frontage for servicing. Staff member on site ensures no overflow of the bins and prevent impacts on adjoining properties, stormwater or sewerage systems and protect the groundwater vulnerability of the area.

4.4 Designated Development

Schedule 3 of the *Environmental Planning and Assessment Regulations 2000* ('the Regulations') identifies development that is designated development. Assessment against Schedule 3 of the Regulations confirms the proposed development is **not** designated development.

4.5 Integrated Development

The proposed development is **not** Integrated Development pursuant to the provisions of Section 4.46 of the EP&A Act.

5 Conclusion

This Statement of Environmental Effects has been prepared on behalf of Rehab Corporations Pty Ltd, in support of a development application seeking Development Application for Development Consent for Group Home on land at 162 Ulan Road, Bombira NSW 2850, and described as Lot 1 DP1209218.

Page | 21

The application has been assessed against the relevant requirements of the Mid-Western Regional LEP 2012, Mid-Western Regional Council DCP 2013, and the relevant state environmental planning instruments, and is demonstrably appropriate for the subject site. Consequently, the application is recommended for approval subject to reasonable and relevant conditions.

This SEE has demonstrated the following key planning grounds as the basis for the above recommendation:

- The proposal is consistent with the land use intent of the Zone R2 Low Density Residential Density.
- No changes are proposed to the built form, height and appearance of the existing Dwelling House.
- The proposed development does not result in unacceptable impacts on the natural and built environment, or social and economic establishments in the area.
- The development satisfies the aims, objectives and development parameters of the relevant state environmental planning instruments and the Mid-Western Regional LEP 2012 and Mid-Western Regional DCP 2013.

In conclusion, it is recommended that Development Consent be granted for the Group Home in accordance with the plans and documentation submitted.

HPC Planning
ABN 93 670 815 022

Prepared by:



Ken Chan
Town Planner
ken.c@hpcplanning.com.au

Reviewed by:



Murray Wright
Director
murray.w@hpcplanning.com.au