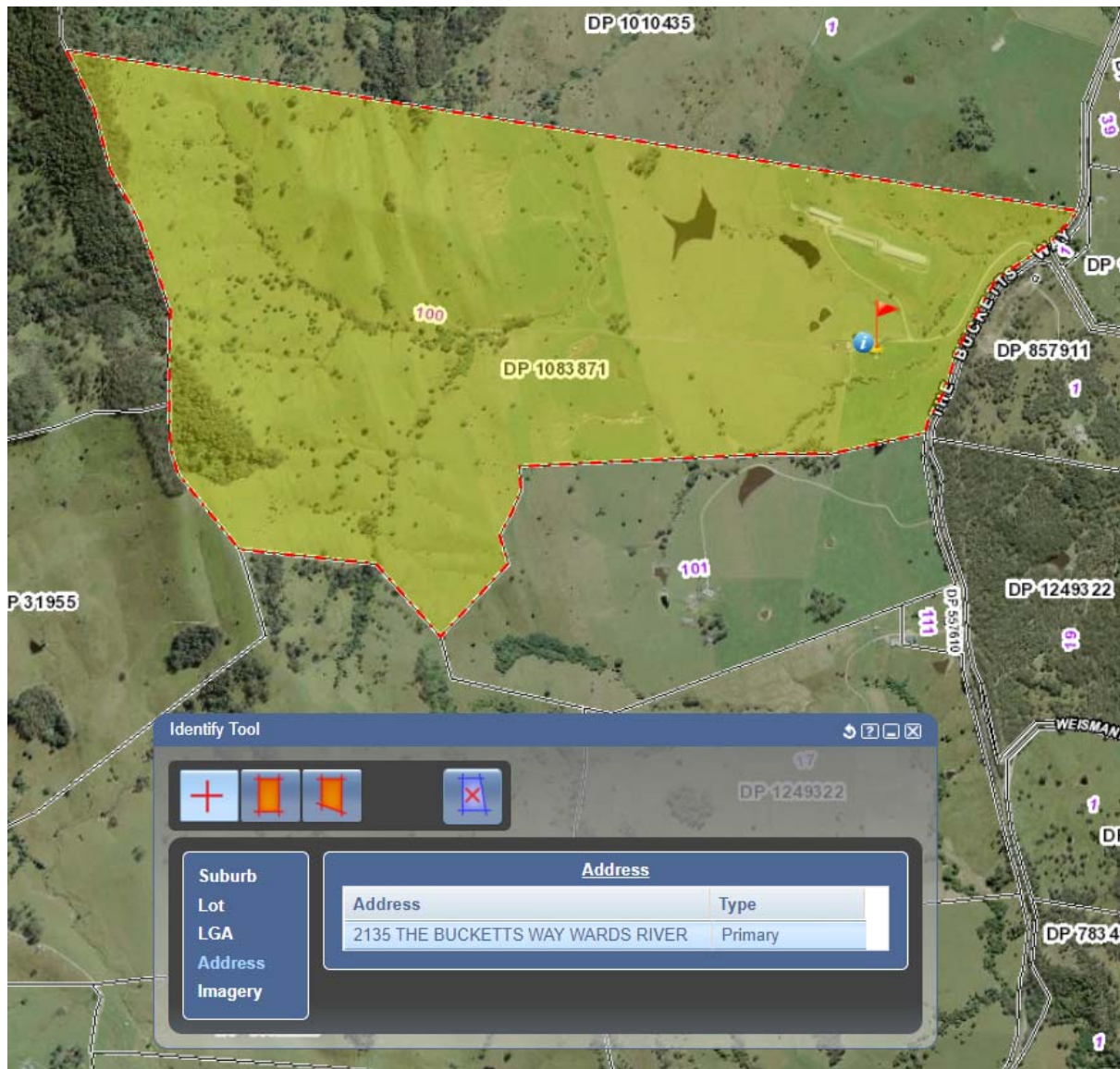


# Statement of Environmental Effects



Proposed Subdivision of Lot 100 DP1083871  
2135 THE BUCKETTS WAY WARDS RIVER



## The Proposal

A two lot subdivision development is proposed over the property. The Proposal forms a lot in the front section of the property which contains the residence and the poultry sheds. A proposed access handle over the existing driveway is to provide access to the residual 216 hectare allotment in the rear area of the property proposed as lot 2. Lot 1 will have right of carriageway over the handle.



*Figure: Proposed Development Layout*

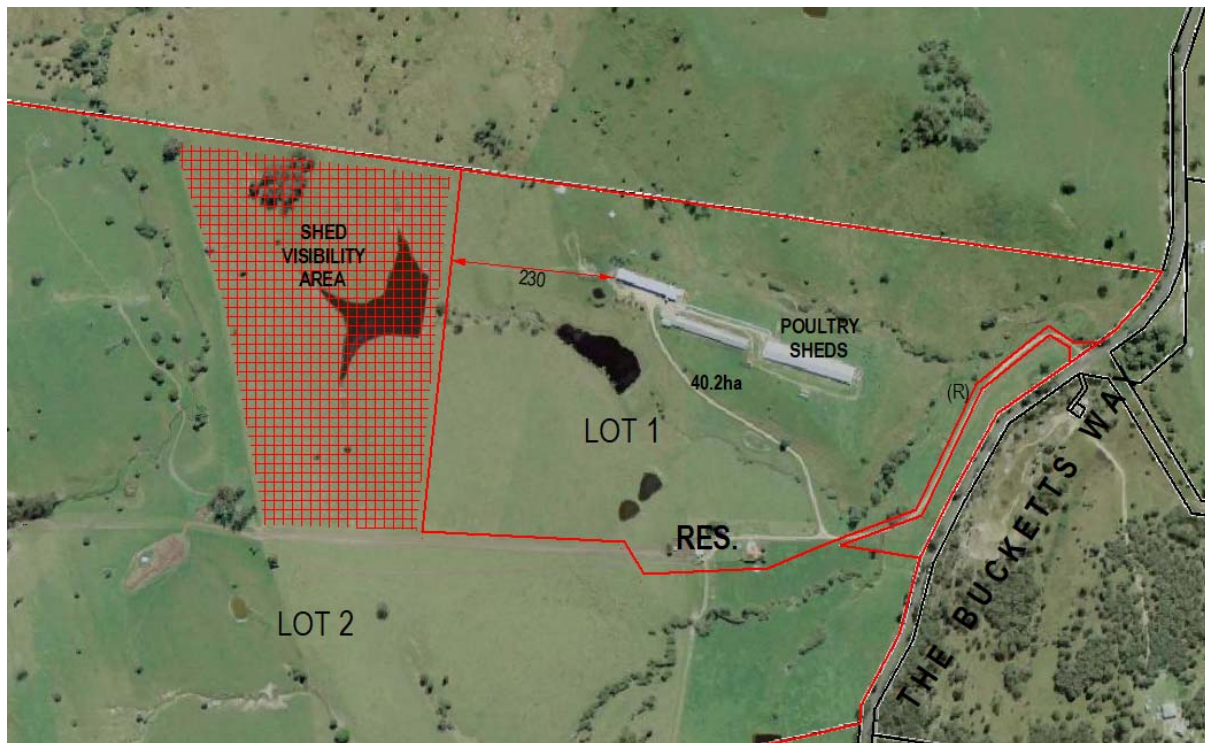
## Existing Poultry Sheds

A free range egg poultry operation consisting of three sheds runs and will continue to do so post development.

- Noise & Air Pollution and Visual Amenity

The setback from the sheds to the nearest proposed boundary is over 230m in a westerly direction. The sheds are visible from the area within lot 2 (shown hatched below). The site is subject to the usual noise from a poultry operation such as regular truck movements and small machinery operation (forklifts and tractors). Due to the vicinity, nature and location of the sheds in relation to the boundary there will be no significant burden on the rural setting of lot 2.





### Current Legislation

#### Land Zoning

The site is currently zoned RU2 Rural Landscape in the Great Lakes Local Environmental Plan 2014 (the LEP).

#### *Zone RU2 Rural Landscape*

##### *1 Objectives of zone*

- To encourage sustainable primary industry production by maintaining and enhancing the natural resource base.*
- To maintain the rural landscape character of the land.*
- To provide for a range of compatible land uses, including extensive agriculture.*
- To provide for rural tourism in association with the primary industry capability of the land which is based on the rural attributes of the land.*
- To secure a future for agriculture in the area by minimising the fragmentation of rural land and loss of potential agricultural productivity.*

##### *2 Permitted without consent: Extensive agriculture; Home occupations*

*3 Permitted with consent: Agriculture; Airports; Airstrips; Animal boarding or training establishments; Aquaculture; Backpackers' accommodation; Bed and breakfast accommodation; Boat launching ramps; Boat sheds; Camping grounds; Caravan parks; Cellar door premises; Cemeteries; Centre-based child care facilities; Charter and tourism boating facilities; Community facilities; Crematoria; Depots; Dual occupancies; Dwelling houses; Eco-tourist facilities; Educational establishments; Environmental facilities; Environmental protection works; Exhibition homes; Extractive industries; Farm buildings; Farm stay accommodation; Flood mitigation works; Forestry; Hazardous storage establishments; Helipads; Heliports; Home-*

*based child care; Home businesses; Hotel or motel accommodation; Industrial training facilities; Industries; Information and education facilities; Jetties; Kiosks; Landscaping material supplies; Marinas; Mooring pens; Moorings; Neighbourhood shops; Offensive storage establishments; Open cut mining; Places of public worship; Plant nurseries; Public administration buildings; Recreation areas; Recreation facilities (indoor); Recreation facilities (major); Recreation facilities (outdoor); Registered clubs; Respite day care centres; Restaurants or cafes; Roads; Roadside stalls; Rural industries; Rural supplies; Secondary dwellings; Sewerage systems; Signage; Timber yards; Transport depots; Truck depots; Veterinary hospitals; Water recreation structures; Water supply systems; Wharf or boating facilities*

**4 Prohibited:** Any development not specified in item 2 or 3

It is envisaged that the resultant lots of the development will be suitable for agriculture and dwelling houses which is consistent with the LEP.

#### Minimum Lot Size

##### *4.1 Minimum subdivision lot size*

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

*(a) to control the density of subdivision in accordance with the character of the location, site constraints and available services, facilities and infrastructure,*  
*(b) to ensure that lots are of a sufficient size and shape to accommodate future development.*

*(2) This clause applies to a subdivision of any land shown on the Lot Size Map that requires development consent and that is carried out after the commencement of this Plan.*

*(3) The size of any lot resulting from a subdivision of land to which this clause applies is not to be less than the minimum size shown on the Lot Size Map in relation to that land.*

*(4) This clause does not apply in relation to the subdivision of any land—*

*(a) by the registration of a strata plan or strata plan of subdivision under the Strata Schemes Development Act 2015, or*

*(b) by any kind of subdivision under the Community Land Development Act 2021.*

Minimum lot size of the land is 40ha. Minimum lot size is achievable for each proposed lot.

Great Lakes Development Control Plan

**9.5 Large Lot Residential, Rural and Environmental Subdivision Controls and acceptable solutions**

- (1) **An allotment size in excess of this minimum area standard as shown in the LEP 2014 lots size map may be required where land is identified as having agricultural or environmental value that would be compromised if the land is fragmented by subdivision:** The agricultural asset of lot 1, primarily being the poultry sheds, is not impeded by this development. All associated infrastructure and environmental dependencies are contained within Lot 1. As Lot 2 remains a large rural holding its agricultural value is not compromised and has ample ability to continue as a rural asset.
- (2) **Allotment dimensions should allow for the inclusion of buffer distances for onsite sewage management systems as prescribed by the NSW Department of Local Government's Environment & Health Guidelines titled "Onsite Sewage Management for Single Households":** The onsite sewer system and associated transpiration areas are to be contained within lot 1. There is ample opportunity for OSSM within Lot 2
- (3) **Land application areas for onsite disposal systems are not to be located on or adjacent to areas where mature trees have been removed. Residual tree roots have the potential to cause the disposal area to fail due to funnelling of effluent. Details may be required with the subdivision application:** N/A
- (4) **Where sites contain areas of significant vegetation, the subdivision boundaries shall be designed so as to minimise the clearing of land:** No clearing shall result from the new boundaries of the development.
- (5) **Boundaries over hills, ridgelines and elevated areas shall be designed so as to minimise visual impact as a result of clearing:** No clearing shall result from the new boundaries of the development.
- (6) **All subdivision boundaries are to be designed so as to ensure the best practical location for fence lines and fire trails:** The new boundary will follow existing fence lines and existing gravel access
- (7) **A topographical map is to be submitted showing the proposed boundaries and all site improvements including buildings, dams etc.:**  
See figure below
- (8) **Proposed allotments will indicate a dwelling site that allows for reasonable sunlight access:** N/A
- (9) **The plan of subdivision shall indicate an appropriate dwelling site for each lot, taking into consideration the constraints and opportunities for the future development of the land.:** N/A



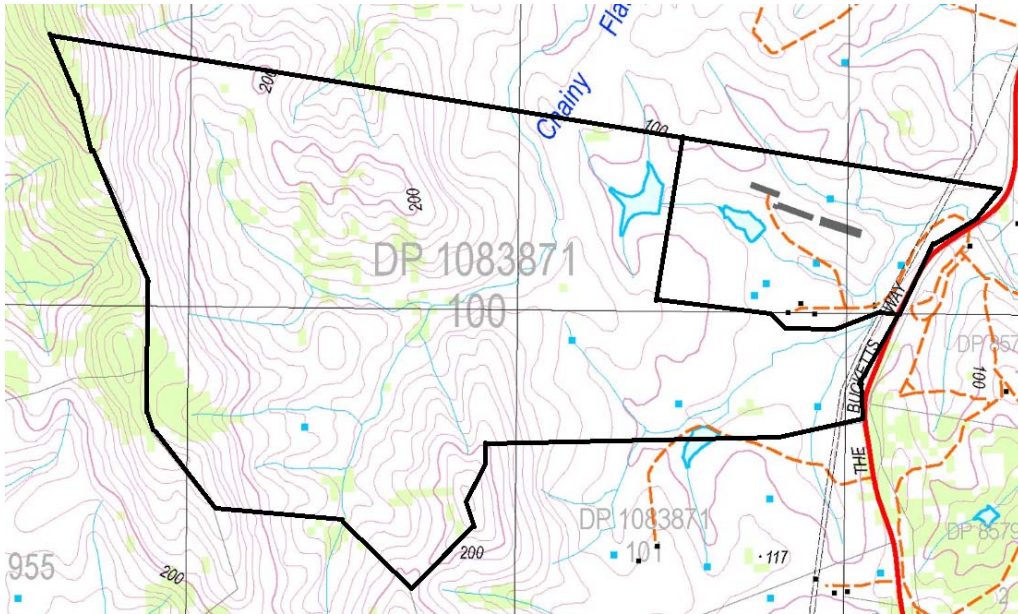


Figure: Layout with Topographical Map

### Environmental Issues

#### Land Clearing and Biodiversity Values

The proposed new boundaries are purposely situated within cleared land. No clearing will result from the new boundaries. The development will not reach any biodiversity value thresholds as defined by the Department Of Planning, Industry & Environment. The riparian vegetation adjacent to Chainy Flat Creek is the subject land mapped on the Biodiversity Values map published by the Chief Executive of the NSW Office of Environment and Heritage. None of this vegetation is to removed or affected as part of this development.

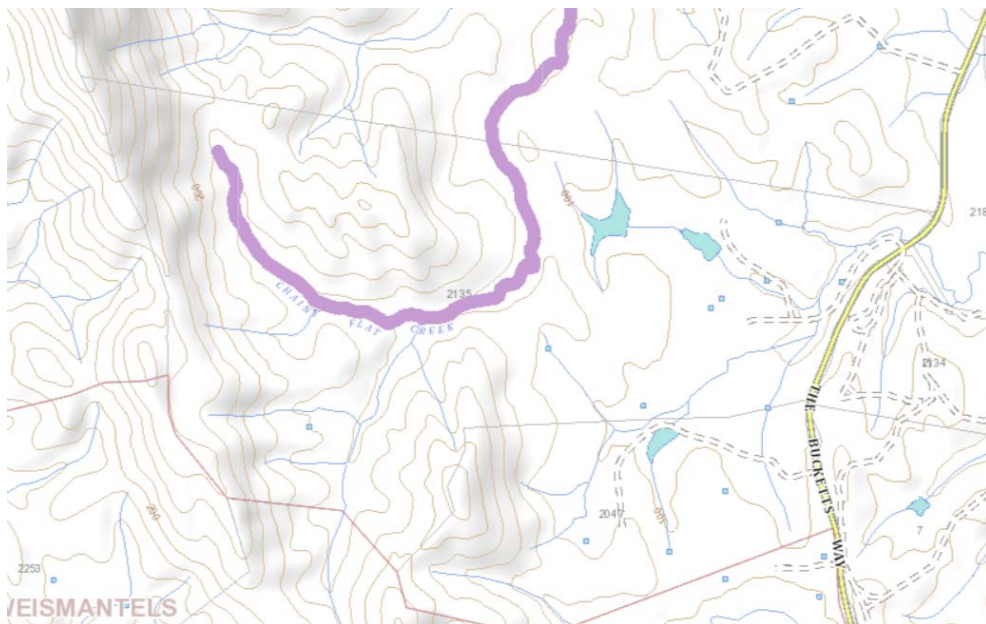


Figure: Biodiversity Values

map

### Flora and Fauna

No threatened flora or fauna species will be affected by the proposed development. A significant area of about 7ha of vegetated land suitable for habitat is situated in the SW corner of lot 2. This area is not affected by this development.



Figure: Vegetated area within Lot 2

### Road Access

Lots 1 & 2 are to access The Bucketts Way at the existing driveway. This driveway is currently suitable for daily truck movements associated with the poultry operation and has adequate sight distance and physical attributes to accommodate the extra traffic associated with the development.

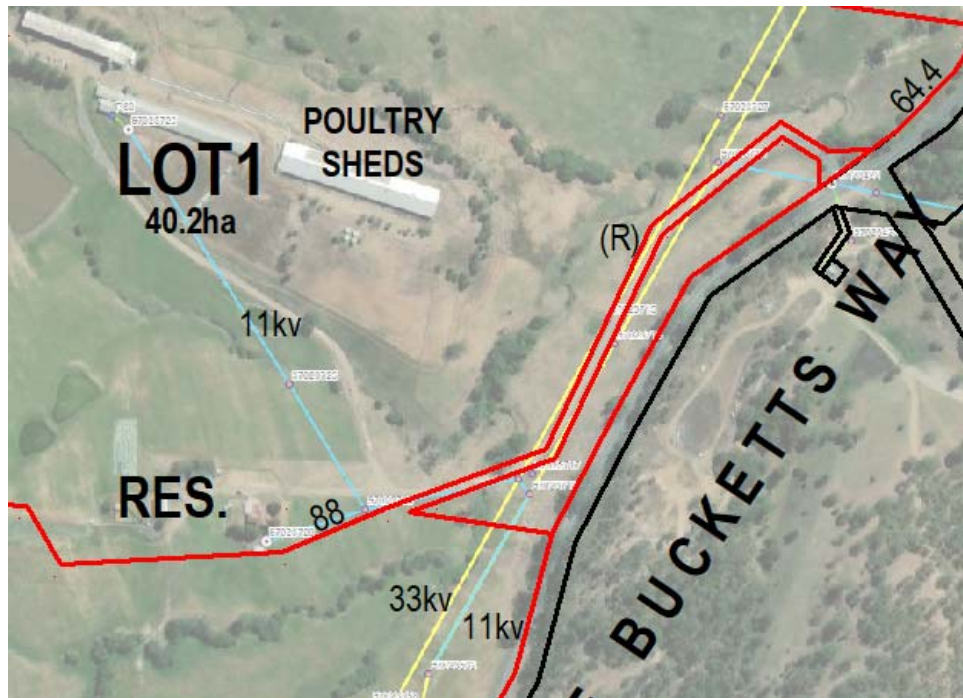


Figure: Existing Property Access



### Services and Utilities

The existing land is not serviced by a reticulated water or sewer network. NBN Fixed Wireless is the available communication option in the area. Electricity traverses through the front of the site.



*Figure: Electricity within Lot 1&2*

### On-Site Sewer Management

The residence on lot 1 supports its own OSSM. Lot 2 will also accommodate OSSM systems. Previous studies in surrounding areas have supported OSSM and it is highly unlikely that any lot could not demonstrate OSSM compliance.

Integrated Development Consent – Bushfire Prone Land



The development is bushfire prone hence a bushfire assessment accompanies this statement.