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# **Statement of Environmental Effects**

**for a**

**Three (3) Lot into Four (4) Lot subdivision  
and boundary adjustment**

**at**

**Lot 3 DP 1203365, Lot 2 DP 1202319 & Lot  
11 DP 1180243**

**330 & 64 Glenroy Road &  
694 Good Hope Road,  
Good Hope, NSW, 2582**

May 2025

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# 1 Introduction

## 1.1 Summary

Site Details	
Address	330 & 64 Glenroy Road 694 Good Hope Road, Good Hope, NSW, 2582 (Site)
Property Description	Lot 3 DP 1203365 Lot 2 DP 1202319 Lot 11 DP 1180243
Local Government Area	Yass Valley Council

General Details	
Proposal	Two Lot Torrens Title Subdivision
Application Type	Development Application
Level of Assessment	Local Development
Consent Authority	Yass Valley Council
Key Applicable Codes	Yass Valley LEP 2013 (YVLEP) Yass Valley Council Development Control Plan 2024 (YVDCP)

## 1.2 Background

This Statement of Environmental Effects (SEE) has been prepared by Catalyze Property Consulting Pty Ltd (Catalyze) to accompany a Development Application (DA) to Yass Valley Council (Council) seeking development consent to subdivide the Site from Three (3) Lots into Four (4) Lot and undertake a boundary adjustment.

The purpose of this report is to describe the proposed development and review the relevant planning requirements relating to the Proposal. It provides an assessment of the proposed development in terms of the Evaluation Criteria prescribed under Section 4.15 of the Environmental Planning and Assessment Act, 1979 (Act).

In the preparation of this SEE, the Site and the locality has been considered, along with the Draft Subdivision Plan and numerous specialty reports.

The merits of the Proposal have been considered with reference to the relevant State, Regional and Local Council planning instruments, codes and policies and the Proposal is considered worthy of development consent.



### 1.3 Site & Locality Description

The Site currently consists of three Torrens Title Lot being ;

- 330 Glenroy Road, Good Hope, NSW, 2582 - Lot 3 DP 1203365
- 64 Glenroy Road, Good Hope, NSW, 2582 - Lot 2 DP 1202319
- 694 Good Hope Road, Good Hope, NSW, 2582 - Lot 11 DP 1180243

The properties have a combined total site area of approximately 605.52ha, although given the large natural boundary along the river, this area is approximate. They are located along Glenroy and Good Hope Road, approximately 9km west of Yass.

64 Glenroy Road and 694 Good Hope Road both consist of two separate parcels of land and 330 Glenroy Road is dissected by Glenroy Road.

Each of the existing properties have dwellings and improvements and have been used for primary production for many years.

Location maps and the general spatial arrangement and relationship of the Lots are set out in the following Figures.



Figure 1 - Regional Context Map

Catalyze Property Consulting Pty Ltd – SEE for 3 Lot into 4 Lot Subdivision – Good Hope, NSW 2582





Figure 3 - Aerial Photograph of 330 Glenroy Road



Figure 4 - Aerial Photograph of 64 Glenroy Road

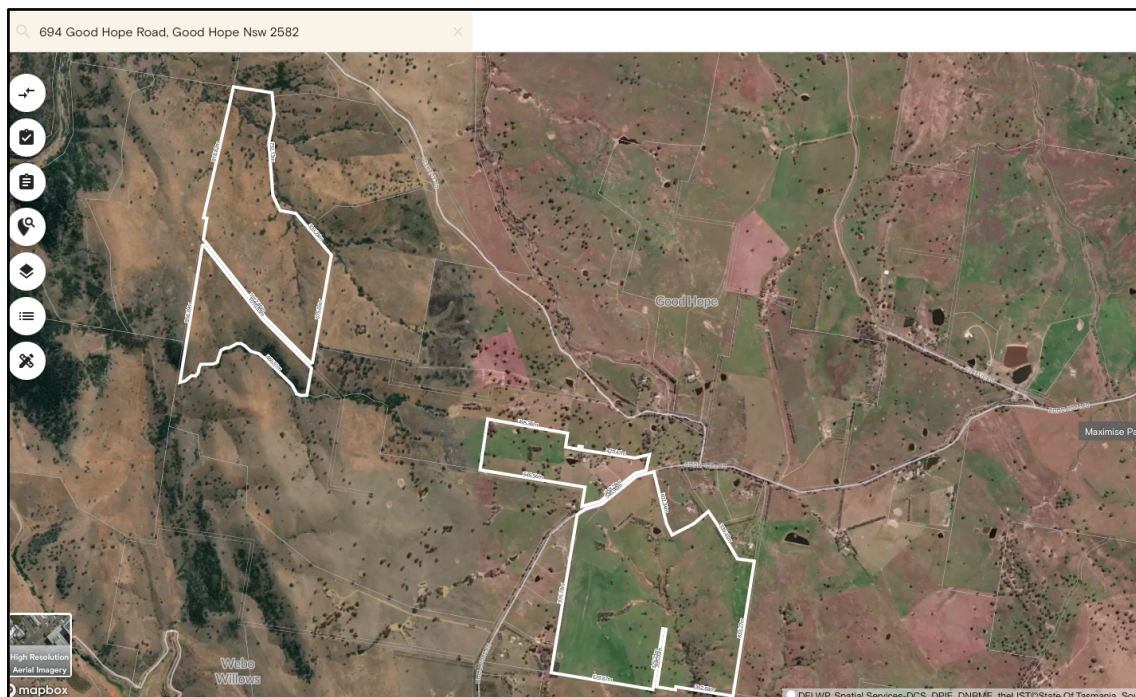


Figure 5 – Aerial Photograph of 694 Good Hope Road

## 2 Description of Proposal

The proposal involves a boundary adjustment and a three (3) into four (4) lot subdivision at 330 & 64 Glenroy Road and 696 Good Hope Road, Good Hope. The proposal will result in the creation of the following:

- 330 Glenroy Road (Lot 3 DP 1203365) is decreased in size to 126.1ha and identified as proposed Lot 100.
- 64 Glenroy Road (Lot 2 DP 1202319) is decreased in size to 136.9ha and identified as proposed Lot 102.
- 694 Glenroy Road (Lot 11 DP 1180243) is decreased in size to 129.4ha and identified as proposed Lot 103.
- Creation of proposed Lot 101 (206ha) and a designated building envelope.

The proposed building envelope has been identified in an area already disturbed by agricultural activity to avoid any ecological impact and access via an existing track to Glenroy Road. The new Lot boundaries following existing fence lines. Aside from the proposed building envelope, no new dwellings or services are proposed, and each lot will maintain the existing dwellings and driveway access.

Extracts from the proposed subdivision plans are including in the following Figures.



SHEET 1 OF 4 SHEETS

YASS RIVER

YASS CREEK

YASS SPRING

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126.1 ha by Eads ex road

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Catalyze Property Consulting Pty Ltd – SEE for 3 Lot into 4 Lot Subdivision – Good Hope, NSW 2582



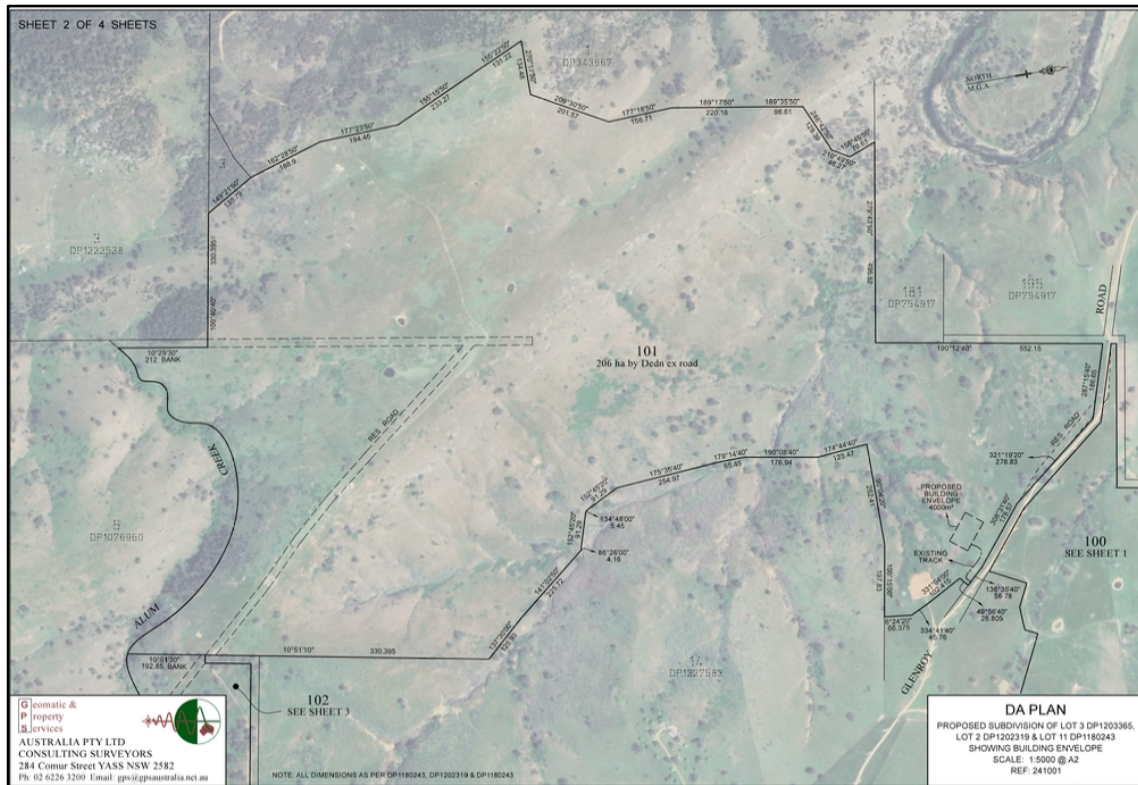


Figure 8- Extract from Proposed Subdivision Plan - Sheet 2

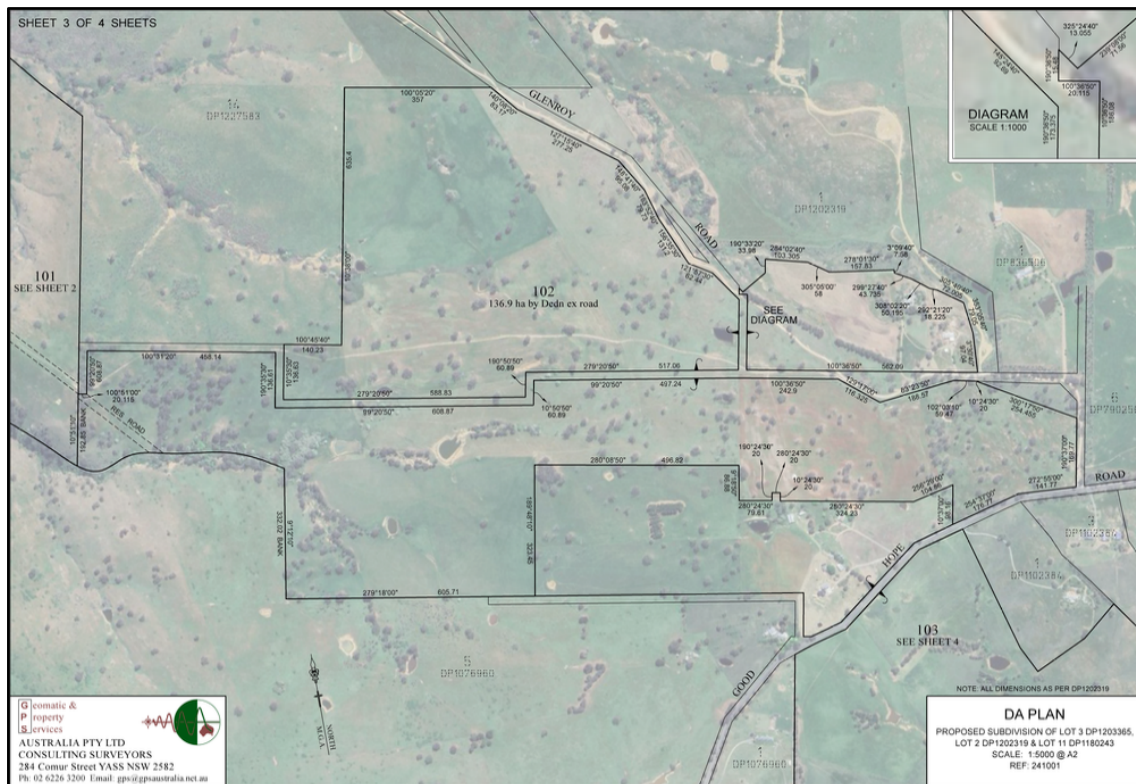


Figure 9 - Extract from Proposed Subdivision Plan - Sheet 3





## Clause 2.2 Zoning of land to which Plan applies

The Site is zoned RU1 Primary Production.

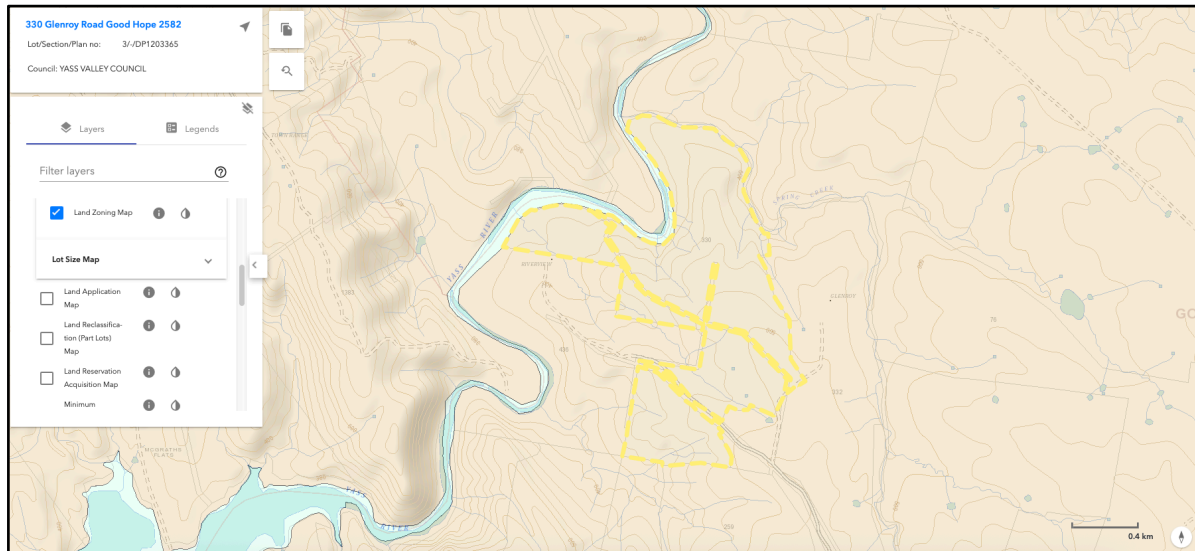


Figure 11 - Extract from YVLEP Zoning Map - 330 Glenroy Road

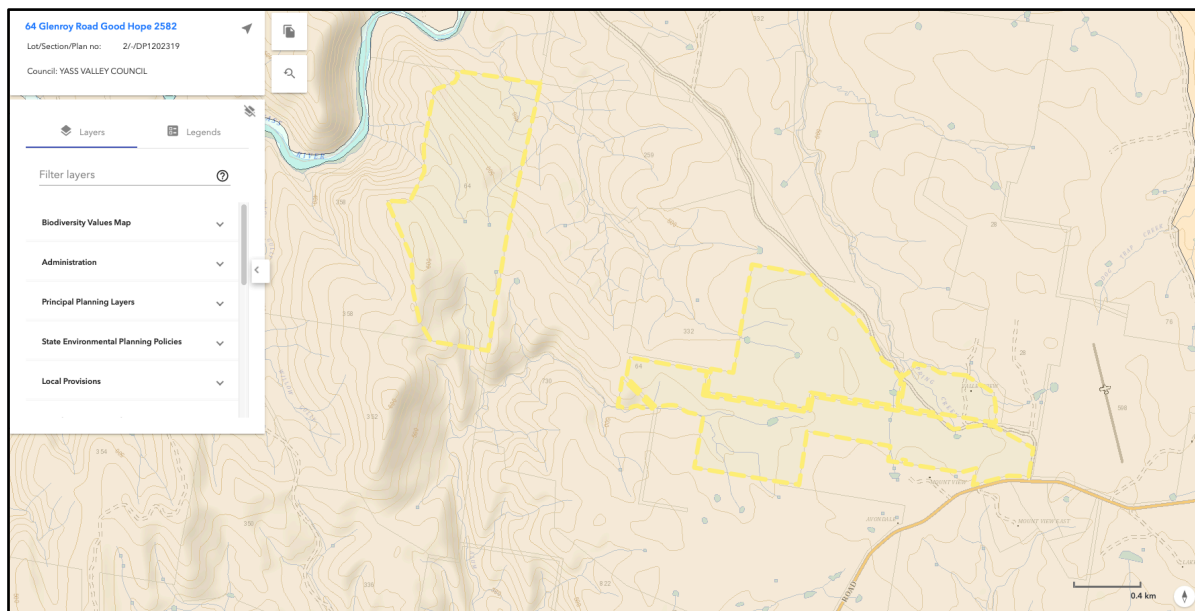


Figure 12 - Extract from YVEP Zoning Map - 64 Glenroy Road



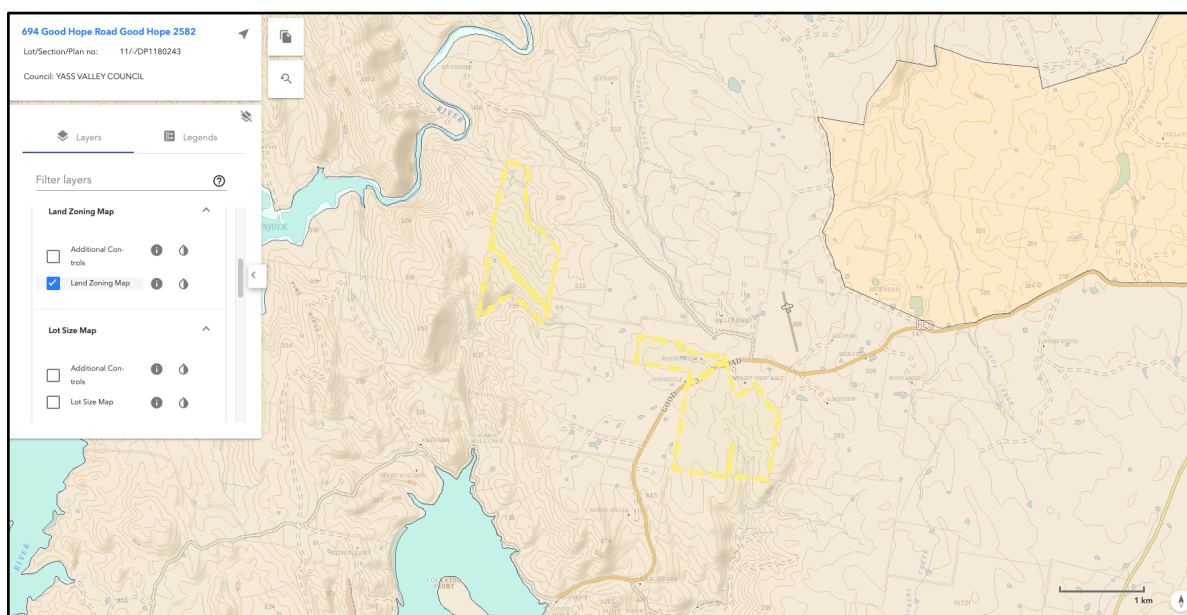


Figure 13 - Extract from YVLEP Zoning Map – 694 Good Hope Road

### Clause 2.3 – Zone Objectives and Land Use Table

Within the RU1 Primary Production zone, the objectives, and permitted and prohibited uses are as follows:

RU1 – Primary Production	
1	<p><b>Objectives of zone</b></p> <ul style="list-style-type: none"> <li>- To encourage sustainable primary industry production by maintaining and enhancing the natural resource base.</li> <li>- To encourage diversity in primary industry enterprises and systems appropriate for the area.</li> <li>- To minimise the fragmentation and alienation of resource lands.</li> <li>- To minimise conflict between land uses within this zone and land uses within adjoining zones.</li> <li>- To protect and enhance the biodiversity of Yass Valley.</li> <li>- To protect the geologically significant areas of Yass Valley.</li> <li>- To maintain the rural character of Yass Valley.</li> <li>- To encourage the use of rural land for agriculture and other forms of development that are associated with rural industry or that require an isolated or rural location.</li> <li>- To ensure that the location, type and intensity of development is appropriate, having regard to the characteristics of the land, the rural environment and the need to protect significant natural resources, including prime crop and pasture land.</li> <li>- To prevent the subdivision of land on the fringe of urban areas into small lots that may prejudice the proper layout of future urban areas.</li> </ul>
2	<p><b>Permitted without consent</b></p> <p>Environmental protection works; Extensive agriculture; Forestry; Home-based child care; Home businesses; Home occupations; Intensive plant agriculture; Water storage facilities</p>

<p><b>3 Permitted with consent</b></p> <p><i>Air transport facilities; Airstrips; Animal boarding or training establishments; Aquaculture; Bed and breakfast accommodation; Boat launching ramps; Boat sheds; Camping grounds; Caravan parks; Cellar door premises; Cemeteries; Charter and tourism boating facilities; Community facilities; Correctional centres; Crematoria; Depots; Dual occupancies; Dwelling houses; Eco-tourist facilities; Environmental facilities; Extractive industries; Farm buildings; Farm stay accommodation; Flood mitigation works; Function centres; Helipads; High technology industries; Home industries; Industrial retail outlets; Industrial training facilities; Information and education facilities; Intensive livestock agriculture; Landscaping material supplies; Markets; Open cut mining; Places of public worship; Recreation areas; Recreation facilities (major); Recreation facilities (outdoor); Restaurants or cafes; Roads; Roadside stalls; Rural industries; Rural supplies; Rural workers' dwellings; Serviced apartments; Signage; Timber yards; Transport depots; Truck depots; Turf farming; Waste or resource management facilities; Water recreation structures; Water supply systems</i></p>
<p><b>4 Prohibited</b></p> <p><i>Any development not specified in item 2 or 3</i></p>

The proposed development meets the relevant objectives of the zone by:

- providing Torrens Title Lots and potentially housing associated with rural industry;
- protecting the environment; and
- maintaining the rural character of the Yass Valley.

On this basis, the proposed development satisfies the zone objectives and the Development is permissible in the zone.

#### Clause 2.6 Subdivision – consent requirements

Clause 2.6 provides that Land to which this LEP applies maybe subdivided with development consent.

#### Clause 4.1 Minimum subdivision lot size

Clause 4.1 provides that consent may be granted to a development application for subdivision provided that;

- (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.*

The minimum subdivision lot size for the Site is 40ha and the proposal complies with this standard.

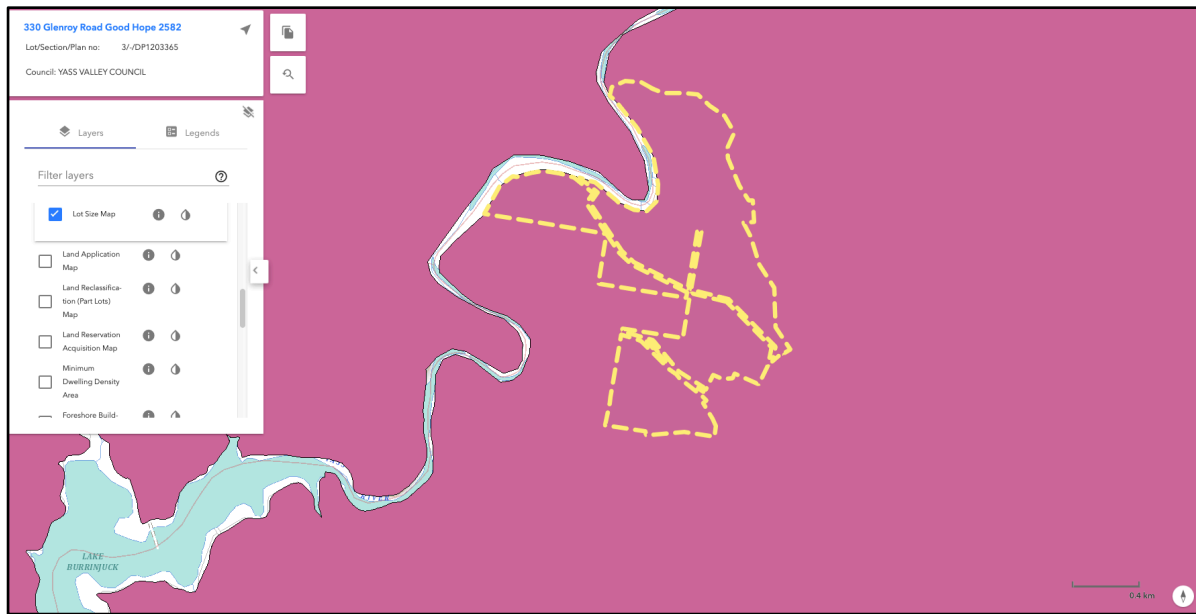


Figure 14 - Extract from YVLEP Lot Size Map - 330 Glenroy Road

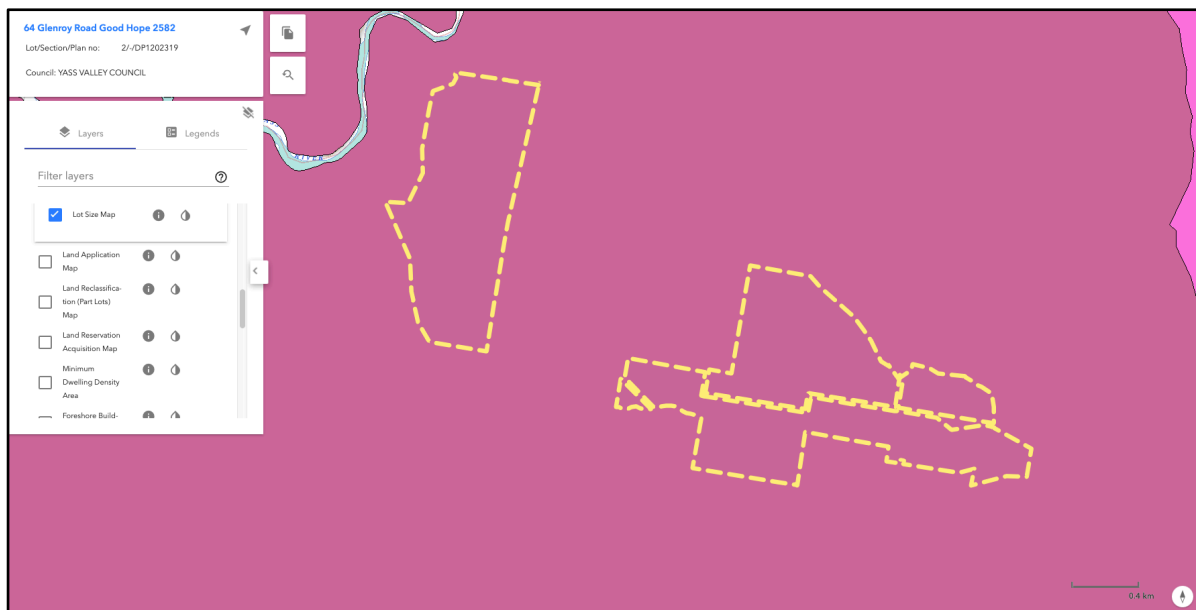


Figure 15 - Extract from YVEP Lot Size Map - 64 Glenroy Road

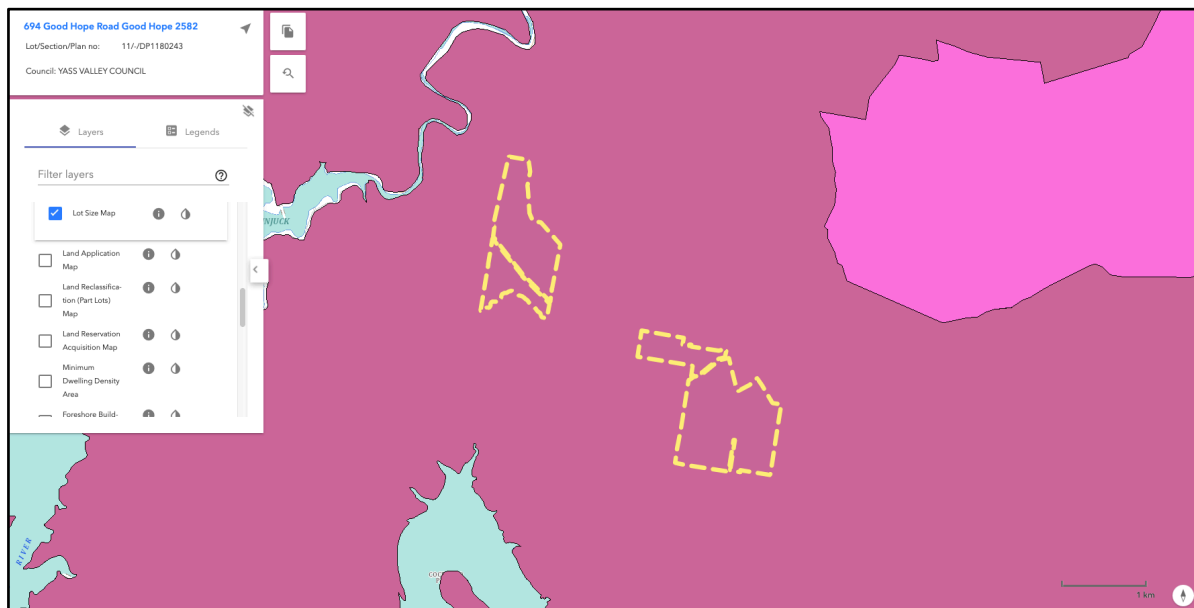


Figure 16 - Extract from YVLEP Lot Size Map – 694 Good Hope Road

#### Clause 4.3 - Height of Buildings

The Site has no maximum Building Height and there are no construction works proposed as part of this application.

#### Clause 4.4 - Floor Space Ratio

The Site has no maximum FSR and there are no building works proposed as part of this application.

#### Clause 5.10 – Heritage

The Site is not a heritage item, does not adjoin a heritage item and is not located within a heritage conservation area.

This SEE is also accompanied by a detailed AHIMS Search which shows there are no recorded Aboriginal Sites or Places within area of the identified Building Envelope.

On this basis, the development is considered satisfactory in terms of cl.5.10 of YVLEP.

#### Clause 6.3 – Terrestrial biodiversity

Sections of the Site are shown on the YVLEP Terrestrial Biodiversity Map.

As such, an Ecological Assessment has been prepared to consider the ecological value of the Site and whether the Biodiversity Offset Scheme is triggered by the development.

This Assessment concludes:

*An ecological assessment for the subdivision works proposed for Lot 3/DP 1203365, Lot 2/DP 1202319, and Lot 11 / DP 1180243 (Figure 1), was completed on the 2nd April 2025. The Study Area is dominated by exotic grassland Category 1- Exempt Land, with remnant*

*patches of low condition PCT 3540 Southwest Foothills Stringybark-Box Grassy Forest – Category 2 Regulated Land (Figure 2).*

*Impacts resulting from the proposed subdivision include a building envelope, track, and APZs. The proposal will have minimal impact on ecological values within the Subject Land, will not result in a significant impact on any threatened species and will not require assessment under the BOS.*

On this basis, the DA is assessed as acceptable in terms of biodiversity impacts.

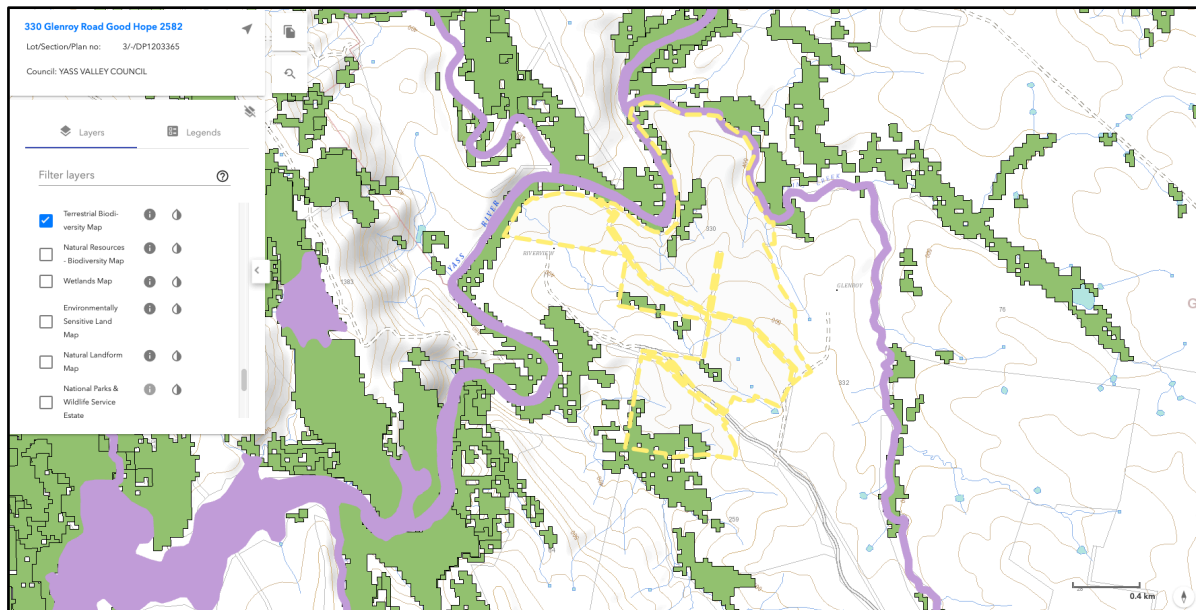


Figure 17 - Extract from YVLEP Terrestrial Biodiversity Map - 330 Glenroy Road

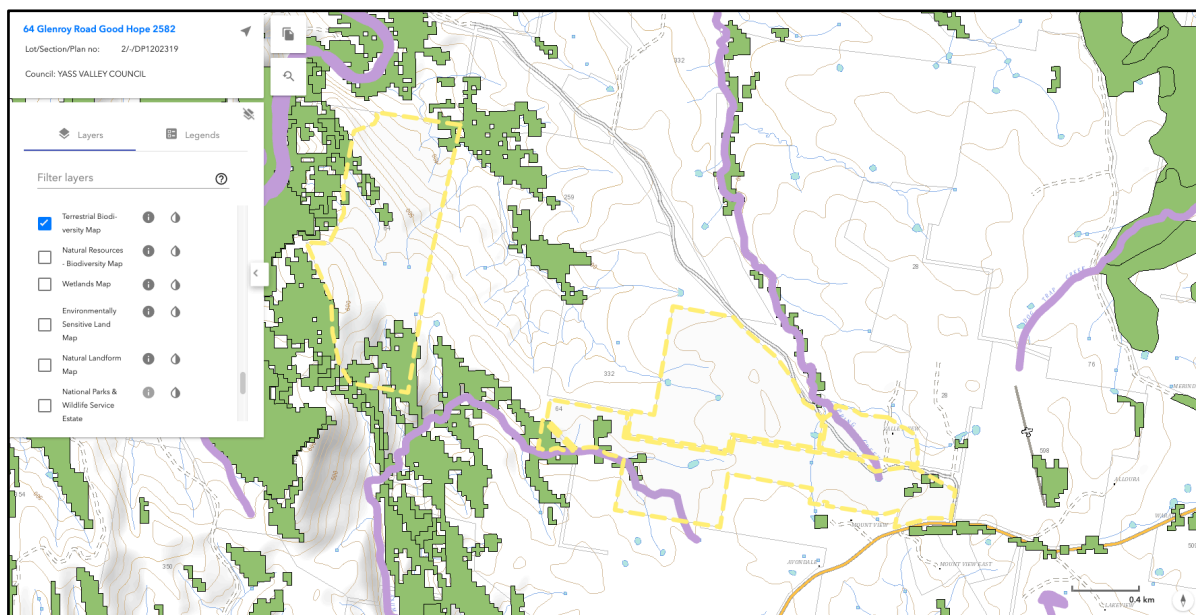


Figure 18 - Extract from YVLEP Terrestrial Biodiversity Map - 64 Glenroy Road

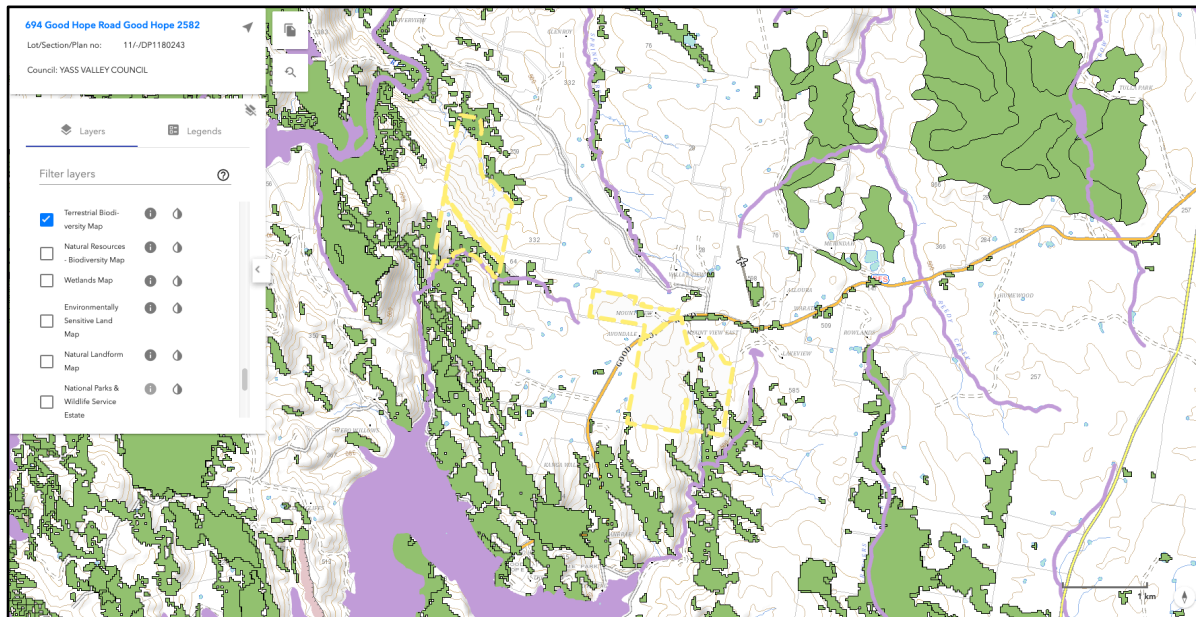


Figure 19 - Extract from YVLEP Terrestrial Biodiversity Map – 694 Good Hope Road

### 3.3 Relevant Draft Local Environmental Plans

Section 4.15(1)(a)(ii) requires Council to consider the Provisions of relevant Draft Environmental Planning Instruments.

No draft LEP exists in relation to the Site.

### 3.4 Development Control Plans

Section 4.15(1)(a)(iii) of the Act requires the consideration of any DCP.

Yass Valley Council Development Control Plan 2024 (YVDCP) applies to the land and specifically Part C.

The proposal's compliance with the relevant provisions of Part C is assessed in the Table below.

Part C – Subdivision Controls	
C.1 Layout	Comment
Objective: To ensure that the layout of subdivisions considers landform, topography with all necessary services considered at design stage	<p>The proposal makes use of existing fencing, access ways and vehicular tracks and has been designed and sited to avoid potential adverse environmental impacts.</p> <p>In preparing the design, the proponent considered alternatives for siting the works and subsequently determined that the least impact to biodiversity would result from siting the development in the existing cleared and earth worked areas.</p>

<b>C.2 Staging</b>	<b>Comment</b>
Objective: To ensure that each stage in a progressive subdivision takes account of subsequent stages and development potential of adjoining land	There is no staging proposed as part of this DA.
<b>C2 Large Lot Residential, Rural and Environmental Subdivision Controls</b>	
<b>C2.1 Buffers</b>	<b>Comment</b>
Objective: To minimise potential land use conflict and protect the right to farm and enjoyment of individual properties. The right to farm, as described by NSW Department of Primary Industries, means a desire by farmers to undertake lawful agricultural practices without conflict or interference arising from complaints from neighbours and other land users.	The proposed lots are very large and comply with the separation distances articulated in this control.
<b>C2.2 Fences</b>	<b>Comment</b>
Objective: To ensure that fences are provided in accordance with the existing landscape and suitable for the location in which they are located	The proposal makes use of existing fencing and can be conditioned appropriately.
<b>C2.3 Access</b>	<b>Comment</b>
Objective: To ensure that each allotment is provided with a legal, adequately designed and located access	The proposal makes use of existing access roads and can be conditioned appropriately.
<b>C2.4 Road design</b>	<b>Comment</b>
Objective: To ensure that the design and placement of roads minimises environmental impact and is suitable for the landscape and topography	The proposal makes use of existing access roads and can be conditioned appropriately.
<b>C2.5 Stormwater</b>	<b>Comment</b>
Objective: To ensure that subdivisions in non-urban areas are provided with drainage in a manner so as not to cause erosion or nuisance	The proposed lots are very large and stormwater will easily be able to be managed without causing erosion and nuisance. This can be subject to an appropriate condition.
<b>C2.6 Essential services</b>	<b>Comment</b>
Objective: To ensure that non-urban subdivisions are provided with essential services having regard to their location and intended use	In the event that power cannot practically be made available to each allotment in the subdivision and a Notice of Satisfactory Arrangement for electricity provided it is proposed that a restriction to user is to be created stating the lot burdened may not be connectivity to grid electricity.
<b>C2.7 Bushfire prone land</b>	<b>Comment</b>
Objective: To protect life and property in the event of a bushfire by appropriate design of non-urban subdivisions	A satisfactory Bushfire Assessment Report is provided with this DA.

### 3.5 Planning Agreements

Section 4.15(1)(a)(iiia) of the Act requires consideration of any planning agreement entered into under Section 7.4.

There are no planning agreements or draft agreements included in this proposal.

### 3.6 Regulations

Section 4.15(1)(a)(iv) of the Act requires consideration of the Environmental Planning Assessment Regulation 2000 (Regs).

The Proposal complies with and is consistent with the relevant provisions of the Regulations.

## 4 Planning Considerations

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Section 4.15(1)(b) of the Act requires consideration of the likely impact of the Development.

### Natural Environment

The Site has been used for primary production for many years and the proposed lot boundaries follow existing fence lines and the building envelope and access track have been located to utilise existing infrastructure and areas of existing landscape disturbance and exotic vegetation.

As discussed in Section 3.2 of this SEE, the ecological impacts have been assessed, and the Proposal is considered acceptable.

A Land Capability Assessment has been prepared and is submitted with this DA which provides the following recommendations:

*To minimise any potential environmental impacts the following specific management measures are recommended for the newly created dwelling lots:*

- *on-site effluent management is to be limited to secondary treatment systems which include disinfection to maximise the quality of effluent produced and minimise potential detrimental impacts to surface and ground water systems and the surrounding environment.*
- *on-site effluent dispersal is to be limited to surface spray or drip irrigation to maximise evapotranspiration and evaporation, and minimise potential drainage to groundwater systems.*
- *effluent dispersal areas should be restricted to areas which are not mapped as constrained and within the proposed building envelope.*
- *dwelling and associated infrastructure construction shall be located within the nominated building envelopes in areas not mapped as constrained for this purpose.*
- *remnant native vegetation should be retained in all parts of the property as far as practical to minimise groundwater recharge and potential dryland salinity issues.*
- *the area and vigour of perennial grazing pasture species should be maximised to reduce groundwater recharge and potential dryland salinity issues.*
- *areas of active erosion should be addressed through earthworks/revegetation as appropriate.*



- *groundcover should be maintained at >70% across the property to minimise future erosion risk.*
- *groundcover should be maintained at 100% in areas identified for effluent irrigation practices*

Subject to the listed recommendations, the Assessment concludes:

*This assessment found the size and layout of the selected building envelope on proposed Lot 101 provides adequate areas of unconstrained land suited to on-site effluent dispersal and the construction of dwellings.*

On this basis, the proposal is assessed as acceptable in terms of its impacts on the natural environment.

#### Built Environment

The Site is appropriately zoned to accommodate the existing development, and the proposed subdivision is entirely suitable in its context.

The Proposal will not cause any amenity impacts on adjoining properties and will cause no significant additional demand on utilities.

On this basis, the Proposal is considered acceptable in terms of its impacts on the built environment.

#### Social and Economic Impacts

The Site is being utilised for primary production and this application will result in a continuation of these uses; with the potential of an additional dwelling (subject to further approval) being developed on the property.

The Proposal will not give rise to any significant adverse social or economic impacts.

## **5 Suitability of the Site**

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Section 4.15(1)(c) of the Act requires consideration of the suitability of the Site.

The Site is currently zoned as RU1 Primary Production under YVLEP and the subdivision is permissible and entirely appropriate for the property.

A Bushfire Risk Assessment has been completed in relation to the proposed development and is submitted with this DA. This Assessment concludes the development is appropriate subject to the following recommendations:

*Recommendation 1 - At the issue of a subdivision certificate and in perpetuity, the property around the existing dwellings within Lots 100, 102 & 103 must be maintained as an asset protection zone as depicted in Figure 2.1 in accordance with the following requirements of Appendix 4 of Planning for Bush Fire Protection 2019:*

- *tree canopy cover should be less than 15% at maturity;*
- *trees at maturity should not touch or overhang the building;*

- lower limbs should be removed up to a height of 2 m above the ground;
- tree canopies should be separated by 2 to 5 m;
- preference should be given to smooth-barked and evergreen trees;
- large discontinuities or gaps in the shrubs layer should be provided to slow down or break the progress of fire towards buildings;
- shrubs should not be located under trees;
- shrubs should not form more than 10% ground cover;
- clumps of shrubs should be separated from exposed windows and doors by a distance of at least twice the height of the vegetation;
- grass should be kept mown (as a guide, grass should be kept to no more than 100mm in height); and
- leaves and vegetation debris should be removed regularly.

*Recommendation 2 - At the issue of a subdivision certificate, and in perpetuity to ensure ongoing protection from the impact of bush fires, a suitable mechanism, such as an instrument pursuant to section 88 of the Conveyancing Act 1919, must be in place over Lot 102 (for the benefit of Lot 103) to ensure its ongoing management of the 50m inner protection area as depicted in Figure 2.1 in accordance with Appendix 4 of Planning for Bush Fire Protection 2019.*

*Recommendation 3 – New landscaping within the required asset protection zone must comply with Appendix 4 of Planning for Bush Fire Protection 2019. In this regard, the following principles are to be incorporated:*

- A minimum 1 metre wide area (or to the property boundary where the setbacks are less than 1 metre), suitable for pedestrian traffic, must be provided around the immediate curtilage of the building;
- Planting is limited in the immediate vicinity of the building;
- Planting does not provide a continuous canopy to the building (i.e. trees or shrubs are isolated or located in small clusters);
- Landscape species are chosen to ensure tree canopy cover is less than 15% (IPA);
- Avoid species with rough fibrous bark, or which retain/shed bark in long strips or retain dead material in their canopies;
- Use smooth bark species of trees species which generally do not carry a fire up the bark into the crown;
- Avoid planting of deciduous species that may increase fuel at surface/ ground level (i.e. leaf litter);
- Avoid climbing species to walls and pergolas;
- Locate combustible materials such as woodchips/mulch, flammable fuel stores away from the building;
- Locate combustible structures such as garden sheds, pergolas and materials such as timber garden furniture away from the building; and
- Low flammability vegetation species are used.

*Recommendation 4 - The existing dwelling within Lot 102 (located within 100m of woodland) is to be upgraded for ember protection by enclosing all openings (excluding roof tile spaces) or covering openings with a non-corrosive metal screen mesh with a maximum aperture of 2mm. Where applicable, this includes any subfloor areas, openable windows, vents, weep holes and eaves. External doors are to be fitted with draft excluders.*

*Recommendation 5 - The provision of new water, electricity and gas must comply with Table 5.3c of Planning for Bush Fire Protection 2019.*

On this basis, it is assessed that the Site is suitable for the proposed development.

## **6 Submissions**

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Section 4.15(1)(d) of the Act requires assessment of submissions by Council following exhibition.

## **7 Public Interest**

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Section 4.15(1)(e) of the Act requires the public interest to be considered.

If Council is required to notify this DA, specific issues of public interest relevant to this application can be addressed as required.

## **8 Conclusion**

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This SEE has been prepared to accompany a DA to Council seeking consent to subdivide the existing three (3) Lots to create four (4) new Torrens Title Lots.

The DA is also supported by a Draft Subdivision Plan, Ecological Assessment, Bushfire Risk Assessment, AHIMS Search and Soil Capability Assessment.

The proposal has been assessed in relation to all relevant Environmental Planning Instruments and found to be acceptable.

The proposed development is worthy of approval by Council.



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Dip Law (LPAB)

