

DUNGOG SHIRE COUNCIL

STATEMENT OF ENVIRONMENTAL EFFECTS

SUBDIVISION - BOUNDARY ADJUSTMENT

LOT 1 DP 30442 & LOT 2 DP 548362

1607 SALISBURY ROAD UNDERBANK

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1. INTRODUCTION

Hill Top Planners have been commissioned to prepare a Statement of Environmental Effects for a proposed boundary realignment of a 221 hectare parcel of land at 1607 Salisbury Road Underbank. There is currently one dwelling on the property and the proposal will not create any additional lots or any additional dwelling entitlements.

This application is made pursuant to the provisions of Clause 4.2 of the Dungog LEP 2014. The land, the subject of this application, forms part of an established holding.

The property comprises moderately sloping cleared grazing land (Agricultural Class 2, 3 & 4) being used for cattle raising for over 100 years. Each of the two existing lots comprise areas in excess of 100ha. Proposed Lot 62 will comprise 66.83ha while proposed Lot 63 will comprise an area of 154ha. There is one existing dwelling on the property to be located on Lots 63. A dwelling house site has been identified on proposed lot 62. Access to the dwelling will be off a well established 10m wide Right of Carriageway. Surrounding development comprises rural grazing activities.

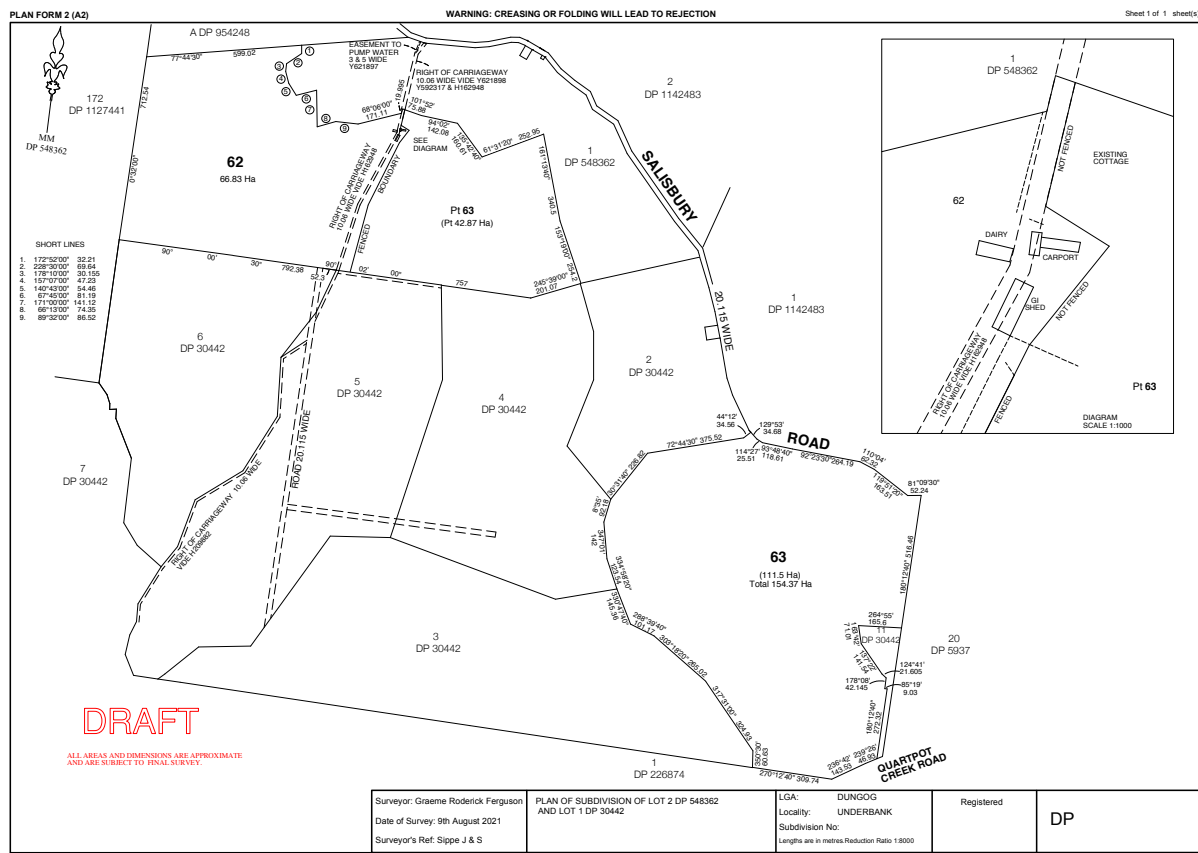


Figure 1 Proposed plan of subdivision.

2. STATUTORY CONSIDERATIONS

The subject site is zoned RU1 Primary Production pursuant to the provisions of Dungog LEP 2014.

2.1 Dungog LEP 2014

The subject site is zoned RU1 Primary Production. The objectives of the zone are:

- *To encourage sustainable primary industry production by maintaining and enhancing the natural resource base.*
- *To encourage diversity in primary industry enterprises and systems appropriate for the area.*
- *To minimise the fragmentation and alienation of resource lands.*
- *To minimise conflict between land uses within this zone and land uses within adjoining zones.*
- *To provide for recreational and tourist activities that are compatible with the agricultural, environmental and conservation value of the land.*
- *To promote the rural amenity and scenic landscape values of the area and prevent the silhouetting of unsympathetic development on ridgelines.*

The proposal provides for the creation of two lots each with an area in excess of 60 hectares, which is the minimum allotment size in the RU1 zone. The development satisfies the objectives of the zone as each lot comprises a sufficient area to accommodate a manageable farming enterprise.

Dungog DCP No. 1

The provisions of Dungog DCP No. 1 require a side boundary setback in excess of 50m. The proposed subdivision achieves this requirement with the proposed location for a dwelling on Lot 62 boundaries being in a location where a minimum setback to an existing property boundary of 50m can be achieved. The setbacks from the existing dwelling to an existing property boundary will not alter.

3. ENVIRONMENTAL CONSIDERATIONS

3.1 Site Suitability

The property has been used for grazing for over 140 years and comprises 100% cleared grazing land. The existing dwelling house is located close to the northern side of the property.

The site is considered suitable for proposed development as each holding will comprise a sufficient area of cleared grazing land to sustain a viable agricultural activity. Being fully cleared the site does not contain significant areas of native vegetation, while the site of the

proposed dwelling on Lot 62 is so situated as not to unduly impact on the agricultural character and landscape attributes of the area.

The proposal does not involve the fragmentation of rural land, and as such will not result in a reduction in agricultural production or have the potential to reduce agricultural production as both lots are of sufficient area (66ha & 154ha) to continue to operate as a viable agricultural holding.

It is not considered necessary that each allotment is of a sufficient area to have the capacity to fully support a family. A 60ha parcel of land in this location is of such a size as to be used by an absentee farmer who has the capacity to support ongoing farm improvements through external funding sources.

The proposed dwelling house is located on an area of cleared land and does not require the clearing of any native vegetation.

3.2 Bushfire

A bushfire assessment has been prepared by *Hunter Bushfire Services* in accordance with RFS requirements. The site is not in an area of high bushfire hazard. No native vegetation is located within 140m of either of the existing dwellings or the proposed dwelling site and the access road is in good condition with passing bays every 200 metres.

3.3 Flora/fauna

The site comprises open grazing land with small areas of native vegetation along creeklines and ridgelines. The development will not impact on any area of native fauna or require the removal of any trees.

3.4 Services

The town of Dungog is located 26 kilometres by car - a ten minute journey. The property enjoys electrical and telecommunication infrastructure. Like the majority of the Dungog Shire, the site is not serviced by public transport. The existing dwellings use rainwater tanks, as will the future dwelling on Lot 62.

All dwellings will dispose of effluent via on site waste disposal systems.

It is not considered that the provision of one additional dwelling will place an unnecessary demand on local services.

The development will have a positive impact on the economy of Dungog through the provision of one additional dwelling and the corresponding spending of monies by occupants of the dwelling in Gresford.

3.5 Road Access

Access to the site is via a 10m wide Right of Way off Salisbury Road which is a two lane bitumen road in good condition. The well maintained gravel access road traverses undulating pasture grassland. As this all weather access road satisfies the provisions of *Planning for Bushfire Protection 2019* is not considered that road access presents a justifiable reason to refuse the application.



Figure 2 *Access road over property*

4. CONCLUSION

The subject site is located in a rural area and the proposal to realign the boundaries between two lots so as to produce one lot of 62 hectares with a site for a new dwelling, and to produce a residue lot of 154 hectares. The proposed subdivision is permissible in the RU1 Primary Production zone pursuant to the provisions of Dungog LEP 2014. The proposal is not inconsistent with the aims or objectives of the Dungog LEP 2014 and each allotment complies with Council minimum allotment size of 60 hectares.

The proposed development will not impact on any area of native vegetation. There are minimal environmental impacts associated with the development.

We recommend that Council grants development consent to the proposal.

Richard Bennett
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Certified Practising Planner

29th January 2022