

STATEMENT OF ENVIRONMENTAL EFFECTS



**PROPOSED SUBDIVISION OF
Lot 3 in DP773566
Being part of the holding addressed as
2152 Bouyeo Road
Galong NSW**

Statement of Environmental Effects

Proposed Subdivision of Lot 3 in DP73566

2152 Bouyeo Road Galong

Prepared under instructions from
Max Graham

Ref: 21189

June 2022

Version	Purpose	Prepared/Reviewed	Date
Draft SEE	Internal Draft	PG	25 May 2022
Draft SEE	Internal Draft	PG	27 May 2022
Draft SEE	Client Review	PG / KR	30 May 2022
Final	Council Issue	PG	14 June 2022

Study Limitations and Disclaimer

This report has been prepared on behalf of Max Graham for the purpose of supporting a development application to Hilltops Council for a proposed subdivision at 2152 Bouyeo Road Galong.

Information provided in this report has been obtained from currently available public sources, including Council and the Department of Planning and Environment website, as acknowledged within the document. While reasonable measures have been undertaken to verify the currency and validity of the information taken within these sources, no liability is accepted for errors or omissions within the source documentation provided by these agencies, as accessed at the date of publication.

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SYDNEY HEAD OFFICE
2/99A South Creek Rd, DEE WHY NSW 2099
PO Box 463, DEE WHY NSW 2099
Ph: 02 9971 4802
Email: info@cmssurveyors.com.au
Web: www.cmssurveyors.com.au

RIVERINA OFFICE
90 Wallendoon St,
COOTAMUNDRA NSW 2590
Ph: 02 6942 3395
Email: coota@cmssurveyors.com.au



1. Introduction / Executive Summary

The proposal will see the subdivision of Lot 3 in DP773566, being part of the current holding addressed as 2152 Bouyeo Road Galong

The aim of the development application is to subdivide the existing Lot 3 in DPP 773599 into two Torrens Title lots:

Lot 1 – Southern corner of the site is 16.65Ha. This lot will be retained by the current landowner. This Lot will remain un-serviced, with no habitable structures and used as primary production land

Lot 2 Northern corner of site 15.28HA. this lot will be sold by the current landowner. This will remain un-serviced, with no habitable structures and used as primary Production land

1.1. Legal Description and Location

The land subject to the proposed subdivision is comprised in the following Folio Identifier:

- 3/773566

The land is in the Local Government Area of Hilltops Council, Parish of Harden, County of Harden.

1.2. Location

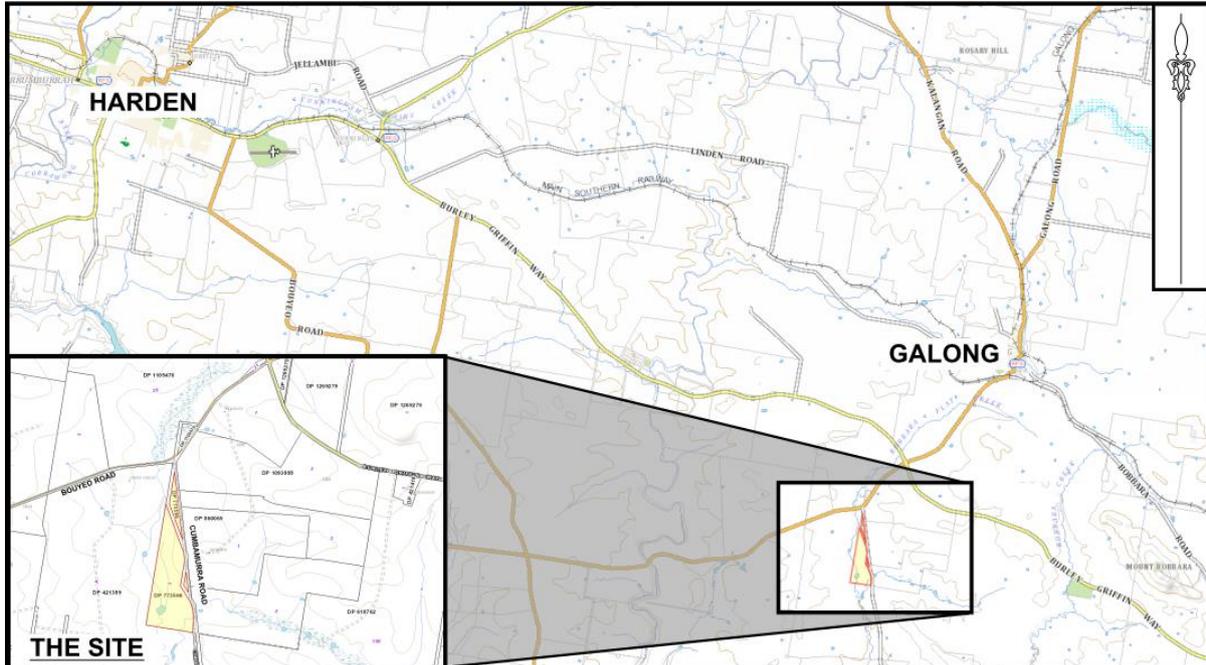


Figure 1: Plan showing location of the subject site relative to the township of Harden and Village of Galong

The site is located approximately 16.5km south-east from Harden CBD, and approximately, 1.3km from the Burley Griffin Way and Bouyeo Road intersection.

Information obtained from the Spatial Information exchange (SIXmaps) shows the site is located at the South-western corner at the intersection of Bouyeo Road and Cumbamurra Road Galong.

We note that during the preparation of the application, Harden Local Environment Plan mapping refer to the gravel formation as Coppabella Road. For this application however, Cumbamurra Road will be adopted.

1.3. Site Description and Context

The site consists of rural lands which have been cleared and pasture improved for agricultural purposes. Towards the southern end of the subject allotment, dams have been formed in the path natural water courses. The dams were formed on-site for the watering of stock.

The site is situated at the intersection of Bouyeo Road and Cumbarmurra Road Galong. The predominate frontage is located on Cumbarmurra Road.

Essential Energy mapping indicates that there are existing powerlines which pass through the current Lot 3 at two locations as indicated in the plan below.

Current land use of the subject parcel is residential and is in an RU1– Rural Zone. The overall site area of the current holding is 30.93Ha.

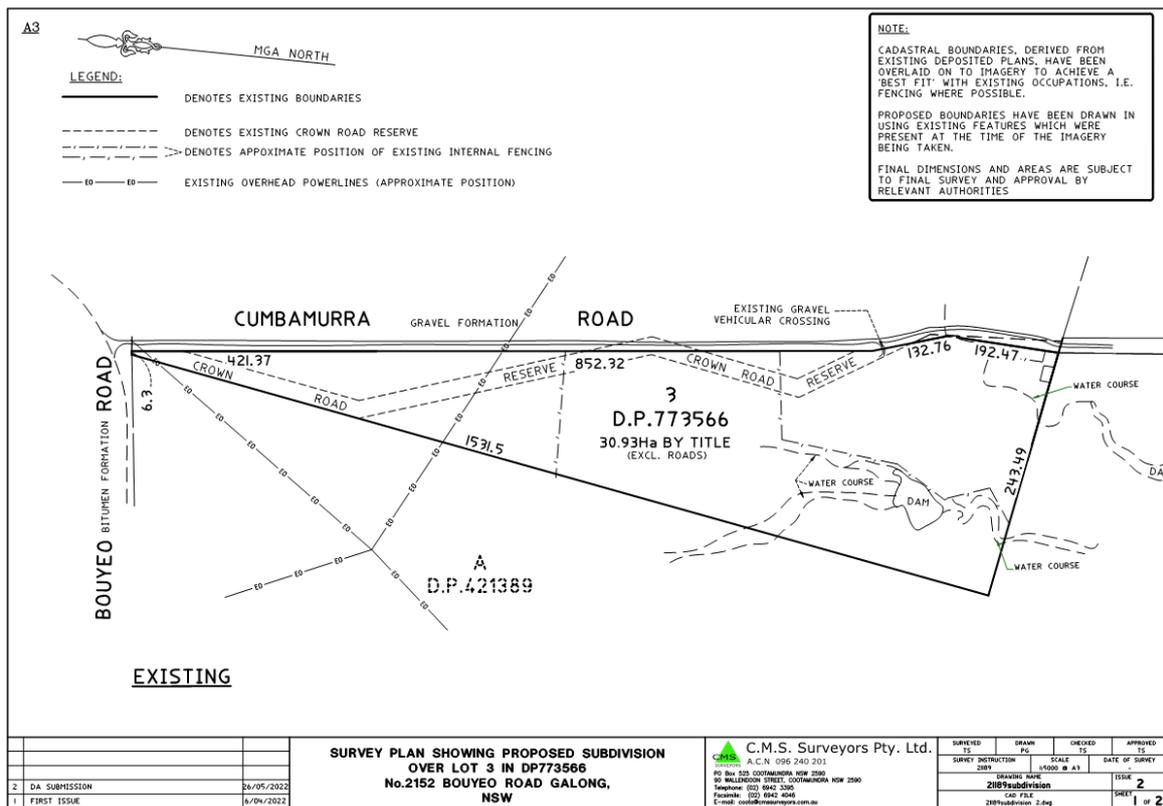


Figure 2: Existing site plan of 3 in DP773566 (21189subdivision 2 sheet 1 of 2)

Under the requirements of the current Harden Environment Plan 2011, the current allotment is not eligible for a building entitlement
The current allotment is de-void of any habitable structures or dwellings.

2. The Proposal

2.1. Description of the Proposal

The proposal will see the subdivision of Lot 3 in DP773566 into two allotments as per the Figure 4 below.

The proposed lots will not be eligible for a building entitlement and as such, the proposed lots will remain as un-serviced lots.

The existing overhead powerlines will require an Easement for Overhead Powerline 20wide as the areas of the proposed allotments are less than 25Ha

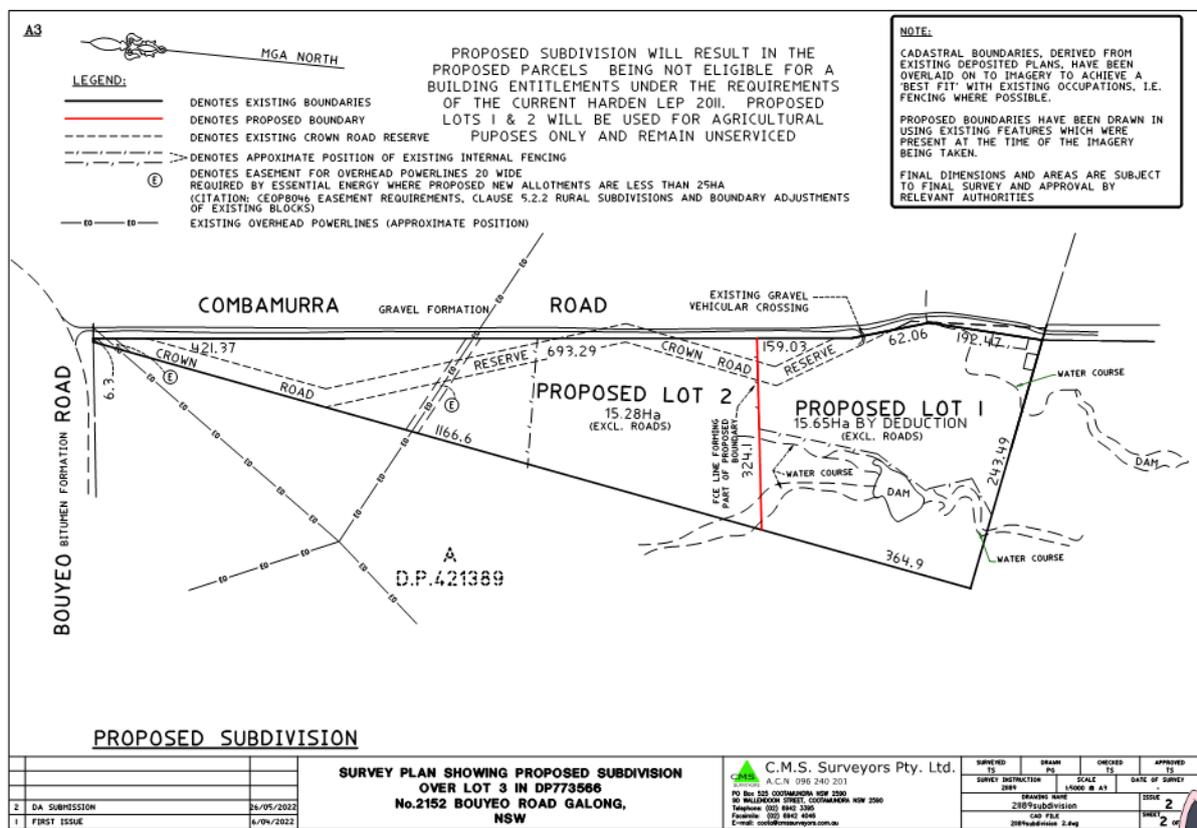


Figure 4: Proposed subdivision (Sheet 2 of 2).

2.2. Proposed Encumbrances

Essential Energy's Document 'Easement Requirements', Clause 5.2.2 - Rural Subdivisions and Boundary Adjustments of Existing Block' requires an easement over existing powerlines where the area of the newly created allotment is less than 25Ha and the allotment is surveyed.

3. Regulatory requirements

3.1. Applicable Planning Instruments

State **State Environment Planning Policy**

Local **Harden Local Environment Plan 2011**

3.2. Applicable Local Environment Plan Mapping

Map Name	Map Sheet ID Number	Applicable
• Land Zoning Map	LZN_001	Yes
• Minimum Lot Size	LSZ_001	Yes
• Heritage	HER_001	No
• Terrestrial Biodiversity Map	BIO_001	Yes
• Natural Resources Biodiversity Map	NRB_001B	Yes
• Natural Resources Land Map	NRL_001	Yes
• Natural Resources Water Map	NRW_001	Yes

3.3. Zoning – RU1 Primary Production

Current Zoning RU1 – Primary Production (Standard Instrument—Principal Local Environmental Plan: Land Use Table>E3)

The objectives of the RU1 – Primary Production – 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 encourage the development of non-agricultural land uses that are compatible with the character of the zone.
- 1. Permitted without Consent**
- Airstrips.
 - Environmental Protection Works.
 - Extensive Agriculture.
 - Home Occupations.
 - Roads.
- 2. Permitted with Consent**
- Agriculture.
 - Animal boarding or training establishments.
 - Aquaculture.
 - Bed and breakfast accommodation.
 - Boat building and repair facilities.
 - Boat launching ramps.
 - Boat sheds.
 - Camping grounds.
 - Caravan parks.
 - Cellar door premises.
 - Cemeteries.
 - Charter and tourism boating facilities.
 - Community facilities.
 - Correctional centres.
 - Crematoria.
 - Depots.
 - Dwelling houses.
 - Educational establishments.
 - Environmental facilities.
 - Extractive industries.
 - Farm buildings.
 - Farm stay accommodation.
 - Flood mitigation works.
 - Forestry.
 - Freight transport facilities.
 - Helipads.
 - Highway service centres.
 - Home-based childcare.
 - Home businesses.
 - Home industries.
 - Information and education facilities.
 - Intensive livestock agriculture.
 - Intensive plant agriculture.

- Jetties.
- Mooring pens.
- Moorings.
- Open cut mining.
- Recreation areas.
- Recreation facilities (indoor).
- Recreation facilities (outdoor).
- Research stations.
- Roadside stalls.
- Rural industries.
- Rural supplies.
- Rural workers' dwellings.
- Secondary dwellings.
- Signage.
- Veterinary hospitals.
- Water recreation structures.
- Water supply systems.

3. Permitted with Consent

- Schools.
- Any other development not specified in item 2 or 3.

3.4. Minimum Lot Size – Harden

Lot	Designation	Minimum*	Proposed area	Complies
Lot 1	AB2	40Ha	15.65Ha	No
Lot 2	AB2	40Ha	15.28Ha	No

* 'Minimum' refers to the area required for a building entitlement.

'Designation' obtained from the Local Environment Plan Lot Size mapping applicable for the area in question.

4. Impacts of the Development

4.1. Relationship to the existing Setting (site suitability)

The subject land has similar land use and description of adjoining land. The proposed subdivision will not result in a change in land use.

4.2. Services and Utilities

4.2.1. Power

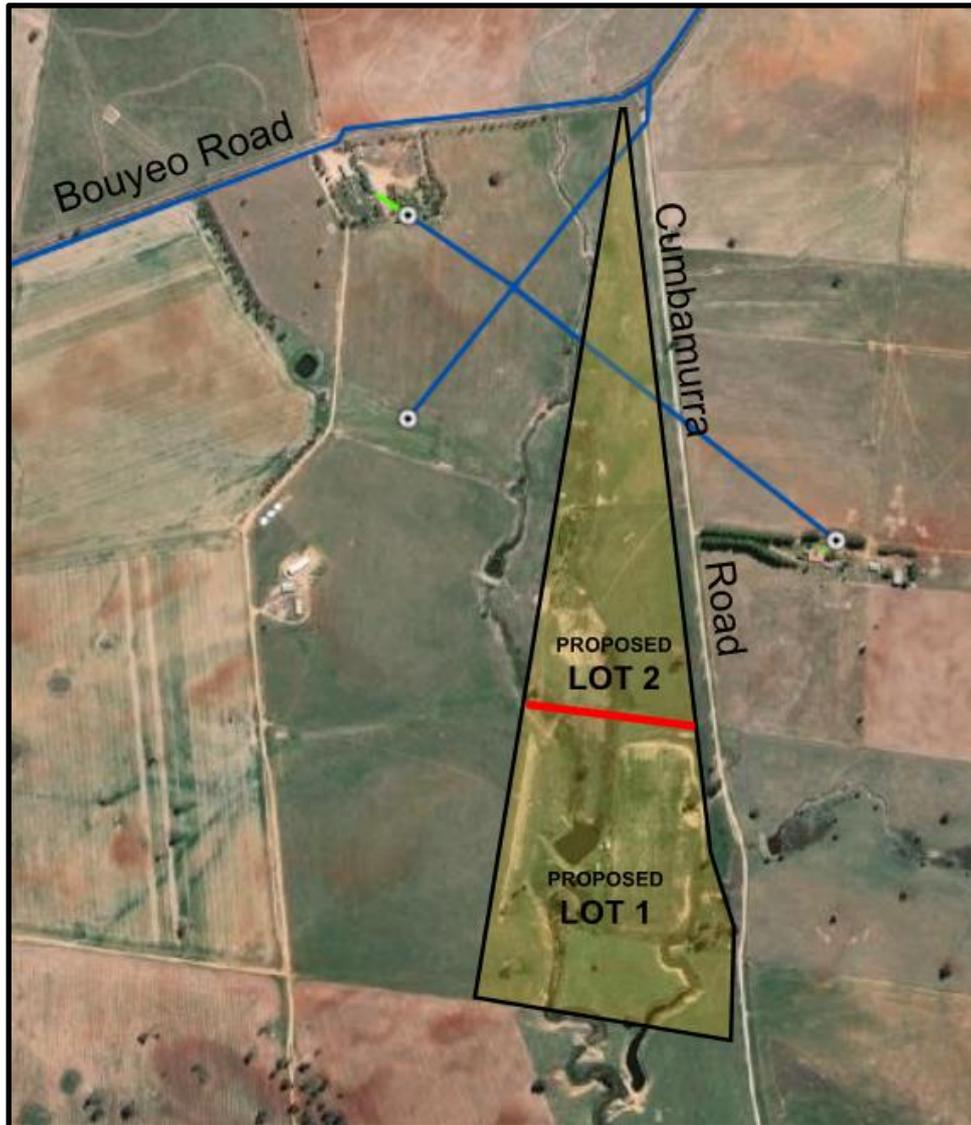


Figure 5: Snapshot taken from Essential Energy's Network Information Portal (<https://essentialenergy.maps.arcgis.com/apps/webappviewer/index.html?id=947af3fb3749427e97a4824dcdb499800>) showing the current overhead powerline infrastructure with respect to the proposed subdivision (proposed subdivision linework overlaid onto Essential Energy Mapping for the reader's convenience).

Proposed Lot 1

As the proposed allotment is not eligible for a building entitlement, Lot 1 will remain as an un-serviced lot. No connection to reticulated power will be sought under this application.

Proposed Lot 2

As the proposed allotment is not eligible for a building entitlement, Lot 2 will remain as an un-serviced lot. No connection to reticulated power will be sought under this application.

Overhead powerlines exist within Lot 2. As mentioned earlier, Essential Energy's requirements dictate that 'Easement for overhead powerlines 20 wide' will be required over these powerlines.

This easement will burden lot 2 for the benefit of Essential Energy, adopting the terms for easements listed under memorandum AG189384s registered at the NSW Land Registry Service.

4.2.2. Reticulated Water

Proposed Lot 1

As the proposed allotment is not eligible for a building entitlement, Lot 1 will remain as an un-serviced lot.

Proposed Lot 2

As the proposed allotment is not eligible for a building entitlement, Lot 2 will remain as an un-serviced lot.

4.2.3. Sewage

Proposed Lot 1

As the proposed allotment is not eligible for a building entitlement, Lot 1 will remain as an un-serviced lot. Furthermore, no reticulated sewer services are available at the site.

Proposed Lot 2

As the proposed allotment is not eligible for a building entitlement, Lot 2 will remain as an un-serviced lot. Furthermore, no reticulated sewer services are available at the site.

4.2.4. Drainage

Established overland flow paths direct surface water towards the southern end of the existing Lot 3 in DP773566. On-site Dams have been established in the path of the overland paths to capture and retain surface water for the watering of stock.

Under this application, there will be no changes to current flow paths.

4.2.5. Access, Transport and Traffic

Both allotments currently have frontage to Cumbarmurra Road, being a Local Road with low traffic volumes.

Lot 1 will inherit the existing vehicle crossing.

4.3. Natural Resources Biodiversity Map

Areas within subject allotments have been identified in the Natural Resources Biodiversity Map (Map Sheet NRB_001).

Under this application, there will be no requirement to disturb vegetation within the areas identified.

4.4. Natural Resources Land Map

Areas within subject allotments have been identified in the Natural Resources Land Map (Map Sheet NRB_001) as being areas of concern for Dryland Salinity. The areas identified correlate with natural overland flow paths, which in past years have resulted in wash outs and gullies being formed.

Is the proposed development likely to have an impact on salinity processes?

No disturbance of existing soil within the area identified is required under this proposal.

Will salinity likely to have an impact on the proposed development?

The proposed subdivision will not see a change in the current land use or provide an opportunity for a building entitlement; therefore, it is not expected to see any further development of the land in foreseeable future.

Should improvements be erected within the proposed parcels, that being a rural hayshed or similar, it is anticipated that such structures would be erected in areas away from the existing overland flow paths.

What would be appropriate measures which can be taken to avoid or reduce any undesirable effects that may result from the impacts of the development?

Under this application, there will be no requirement to disturb vegetation or soil within the areas identified.

The subdivision of land in this instance will not have a direct influence on the effects of Dry Land Salinity.

The issue of Dry Land Salinity and controlling its potentially detrimental effects upon the land would, in most cases come down to on-going land management practices.

4.5. Natural Resources Water Map

The subject allotment is located within an area which has been identified in the Groundwater Vulnerability Mapping (Map Sheet NRW_001).

The lands identified in the mapping have been used for agricultural purposes for the past 100 years plus. The land use will not change as result of the proposed subdivision. Furthermore, as the proposed lots will not be serviced and the proposed areas do meet the minimum area for a building entitlement, the subdivision will have no adverse effects on the hydrological function of the land.

4.6. Heritage

There is no known documented heritage or cultural significance to the site.

4.7. Site Amenity and Hazards

There is no evidence of soil instability or risk of subsidence or slip on the site.

4.8. Privacy, Views, and Overshadowing:

The proposed subdivision will have no adverse effects on Privacy, views or Overshadowing.

4.9. Air and Noise

It is not anticipated to be any changes to air quality or noise levels because of the proposal under this application.

4.10. Soil and Water

No bulk earthworks or works within riparian areas are proposed under this application.

4.11. Energy and Waste

As the land will be un-serviced and un-developed, there will be no increase in energy demands or waste generation.

4.12. Bushfire Prone Area

A check of the property address on the NSW Rural Bushfire website has not identified the subject allotments as being in a Bushfire Prone Area.

5. Suitability of the Site for the Proposal

Under the current framework of the Harden Local Environment Plan 2011, the proposed subdivision is deemed to be suitable with respect to the following aspects:

- While the allotments do not meet the minimum lot size, the proposed lots will remain un-serviced and continue to be used for primary production
- The proposed development will not result in the increase on demands on local services.
- The proposed allotments have frontages to a public road.

6. Conclusion

The subdivision of one existing lot into two new lots will have no adverse environmental effect.

We look forward to the council's favourable decision regarding this application. Should the assessing officer require any further clarification, please do not hesitate to contact CMS Surveyors Pty Ltd at this office.

7. Annexure

Certificate of Title – Lot 3 in DP773566

	LAND REGISTRY SERVICES NEW SOUTH WALES LAND REGISTRY SERVICES - TITLE SEARCH	Title Search	Information Provided Through Aussearch Ph. 02 9054 6867 Fax.
FOLIO: 3/773566			

SEARCH DATE	TIME	EDITION NO	DATE
9/3/2022	3:07 PM	5	16/5/2006
LAND			

LOT 3 IN DEPOSITED PLAN 773566 AT GALONG LOCAL GOVERNMENT AREA HILLTOPS PARISH OF HARDEN COUNTY OF HARDEN TITLE DIAGRAM DP773566			
FIRST SCHEDULE			

ROSLYN CLAUDIA GRAHAM		(T AC298181)	
SECOND SCHEDULE (3 NOTIFICATIONS)			

1 RESERVATIONS AND CONDITIONS IN THE CROWN GRANT(S)			
* 2 LAND EXCLUDES MINERALS WITHIN PORTIONS 55 & 152 - SEE CROWN GRANTS			
3 AC298182 MORTGAGE TO ENDOWA PTY LIMITED			
NOTATIONS			

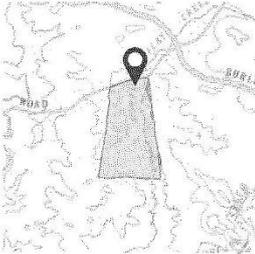
UNREGISTERED DEALINGS: NIL			
*** END OF SEARCH ***			
21189		PRINTED ON 9/3/2022	
<small>* Any entries preceded by an asterisk do not appear on the current edition of the Certificate of Title. Warning: the information appearing under notations has not been formally recorded in the Register. InfoTrack an approved NSW Information Broker hereby certifies that the information contained in this document has been provided electronically by the Registrar-General in accordance with Section 96B(2) of the Real Property Act 1910.</small>			
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Property Report

2152 BOUYEO ROAD GALONG 2585



Property Details

Address: 2152 BOUYEO ROAD GALONG 2585

Lot/Section	1/-/DP132075	2/-/DP132075	3/-/DP132075
/Plan No:	3/-/DP773566	4/-/DP132075	5/-/DP132075
	6/-/DP132075	A/-/DP421389	

Council: HILLTOPS COUNCIL

Summary of planning controls

Planning controls held within the Planning Database are summarised below. The property may be affected by additional planning controls not outlined in this report. Please contact your council for more information.

Local Environmental Plans	Harden Local Environmental Plan 2011 (pub. 18-2-2011)
Land Zoning	RU1 - Primary Production: (pub. 18-2-2011)
Height Of Building	NA
Floor Space Ratio	NA
Minimum Lot Size	40 ha
Heritage	NA
Land Reservation Acquisition	NA
Foreshore Building Line	NA
Groundwater Vulnerability	Groundwater Vulnerability
Salinity	Dryland Salinity
Terrestrial Biodiversity	Significant Vegetation

Detailed planning information

State Environmental Planning Policies which apply to this property

State Environmental Planning Policies can specify planning controls for certain areas and/or types of development. They can also identify the development assessment system that applies and the type of environmental assessment that is required.

This report provides general information only and does not replace a Section 10.7 Certificate (formerly Section 149)

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Property Report

2152 BOUYEO ROAD GALONG 2585

- State Environmental Planning Policy (Building Sustainability Index: BASIX) 2004: Land Application (pub. 25-6-2004)
- State Environmental Planning Policy (Concurrences and Consents) 2018: Land Application (pub. 21-12-2018)
- State Environmental Planning Policy (Educational Establishments and Child Care Facilities) 2017: Land Application (pub. 1-9-2017)
- State Environmental Planning Policy (Exempt and Complying Development Codes) 2008: Land Application (pub. 12-12-2008)
- State Environmental Planning Policy (Housing) 2021: Land Application (pub. 26-11-2021)
- State Environmental Planning Policy (Infrastructure) 2007: Land Application (pub. 21-12-2007)
- State Environmental Planning Policy (Mining, Petroleum Production and Extractive Industries) 2007: Land Application (pub. 16-2-2007)
- State Environmental Planning Policy (Primary Production and Rural Development) 2019: Land Application (pub. 28-2-2019)
- State Environmental Planning Policy (Vegetation in Non-Rural Areas) 2017: Allowable Clearing Area (pub. 17-9-2021)
- State Environmental Planning Policy No 33—Hazardous and Offensive Development: Land Application (pub. 13-3-1992)
- State Environmental Planning Policy No 50—Canal Estate Development: Land Application (pub. 10-11-1997)
- State Environmental Planning Policy No 55—Remediation of Land: Land Application (pub. 28-8-1998)
- State Environmental Planning Policy No 64—Advertising and Signage: Land Application (pub. 16-3-2001)
- State Environmental Planning Policy No 65—Design Quality of Residential Apartment Development: Land Application (pub. 26-7-2002)

Other matters affecting the property

Information held in the Planning Database about other matters affecting the property appears below. The property may also be affected by additional planning controls not outlined in this report. Please speak to your council for more information

Biodiversity Value (BV) Map	Clearing native vegetation for a development on an area on the BV Map may require a Biodiversity Development Assessment Report. Consult your local council.
Land near Electrical Infrastructure	This property may be located near electrical infrastructure and could be subject to requirements listed under ISEPP Clause 45. Please contact Essential Energy for more information.
Local Aboriginal Land Council	ONERWAL
Regional Plan Boundary	South East and Tablelands

This report provides general information only and does not replace a Section 10.7 Certificate (formerly Section 149)

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