

STATEMENT OF ENVIRONMENTAL EFFECTS

PROPOSED SUBDIVISION of

LOT 1 DP 799794

26 Jacks Road, GLOUCESTER

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INTRODUCTION

The site comprises land identified as LOT 1 DP 779794 and is located at 26 Jacks Road, GLOUCESTER. The total area of the subject land is 2.262 ha. See Figure 1 below.

The subject land has frontage of 159.3m to Jacks Road which is a well-maintained bitumen road. The Bucketts Way (main arterial road leading to Gloucester township from the south) is about 200m west of the subject land. The subject land also backs onto the North Coast Railway. There is an existing residence and ancillary buildings located as shown in figure 1.

Neighbouring properties are comprised of allotments that are comparable in size to the subject land.

The site is subject to the provisions of Gloucester Local Environmental Plan 2010 (the LEP) within Mid-Coast Council and is zoned R5 (Large Lot Residential) under that instrument.

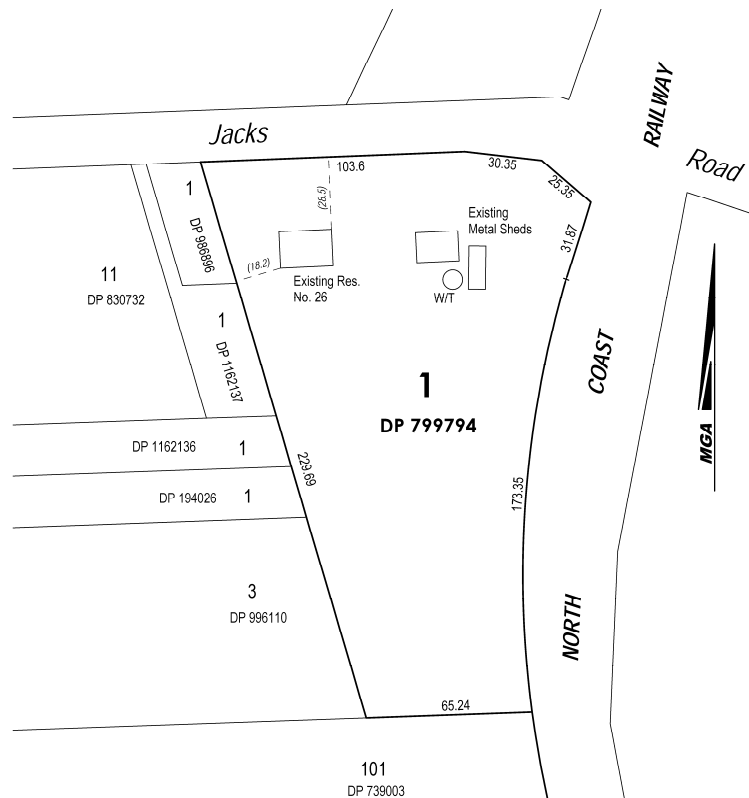


Figure 1 - Existing Lot Layout

The Proposal

It is proposed to subdivide the existing allotment to create the two new lots shown in Figure 2 below.

Proposed Lot 171 (6520 m²) – contains two large metal sheds. A new driveway will need to be constructed (to Council standards) adjacent to the existing driveway along the Jacks Road frontage.

Proposed Lot 172 (1.585 ha) – contains the existing residence. An existing driveway provides access to the residence. However, it may require some upgrade works to achieve Council standards.

All the normal rural residential utilities are available to the site. The existing residence is at the end of the reticulated sewer in this area. Therefore a small extension to the main will be required in order for new Lot 171 to connect. The water main runs along the northern side of Jacks Road so an under bore may be required for the new water connection.

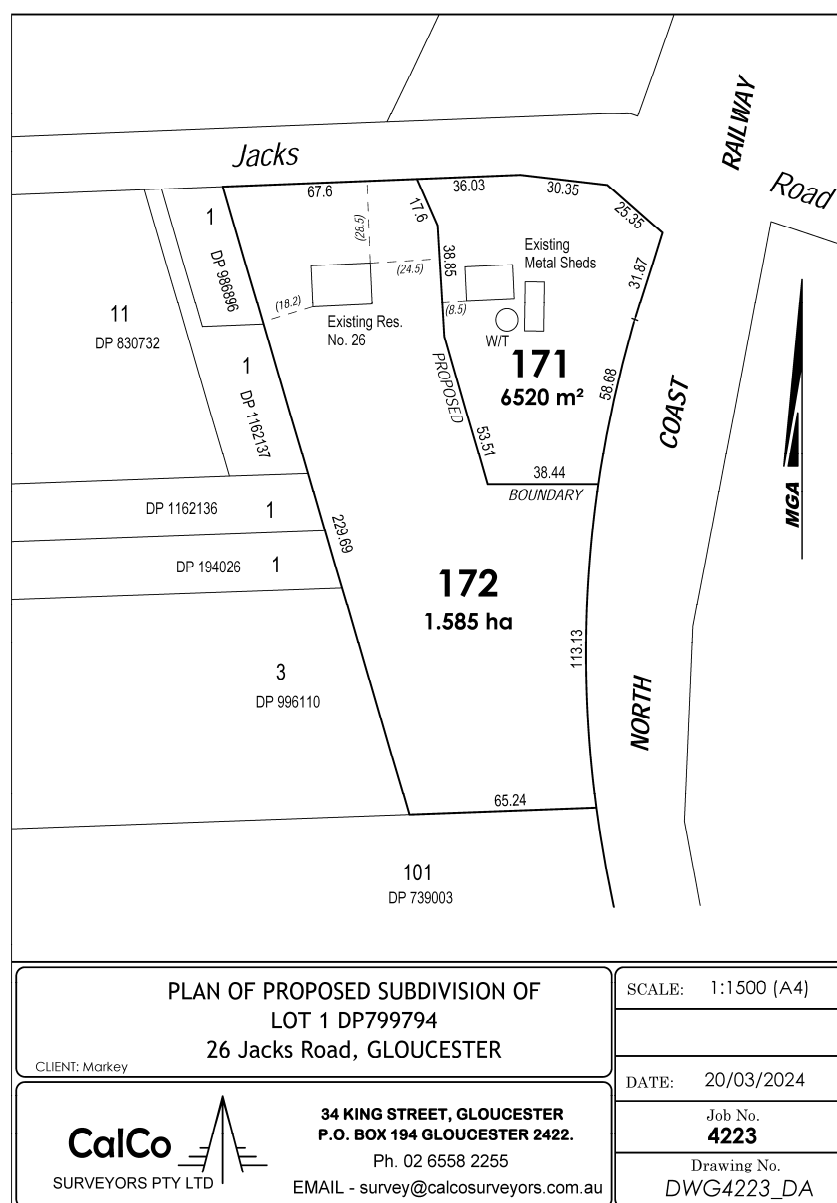


Figure 2 – Proposed Lot Layout

The LEP (The Local Environmental Plan)

Zone R5 – Large Lot Residential

Objectives:

- To provide residential housing in a rural setting while preserving, and minimising impacts on, environmentally sensitive locations and scenic quality.***
- To ensure that large residential lots do not hinder the proper and orderly development of urban areas in the future.***
- To ensure that development in the area does not unreasonably increase the demand for public services or public facilities.***
- To minimise conflict between land uses within this zone and land uses within adjoining zones.***

The development is consistent with the objectives of the LEP.

It is located in an ideal rural setting & given its close proximity to town still maintains scenic quality whilst minimizing the impacts upon the surrounding environment.

The proposed subdivision is consistent with the surrounding large rural lot character & is not detrimental to the adjoining land uses or rural zoning.

There will be no unreasonable demand on services or facilities due to this proposed development or any land use conflicts.

The DCP (Development Control Plan)

The proposed lot layout is consistent with the guidelines of the DCP.

The proposed lots provide adequate building setbacks for any existing or proposed buildings. The minimum setback distances for the R5 zone (for lots over 8000m²) are 30m & 15m for front & rear/side boundaries respectively.

The new lots can easily be connected to the required utility services such as power, sewer, water & telcomms. Storm water management is achievable in order not to damage the nearby landscape.

Planning for Bushfire Protection

The existing residence & any proposed house site on Lot 171 are generally clear of vegetation and appropriate Asset Protection Zones are available in the event of a bushfire. However, part of the land is classified as bushfire-prone so a separate bushfire report is attached as an addendum to the DA documents.

Provision of Services

All the normal rural services are available to the property.

Likely environmental impact

The proposed subdivision is unlikely to have any significant environmental impact. The proposed subdivision will have minimal impact upon traffic conditions.

The public interest

The subdivision of land has been proposed in accordance with the provisions of the appropriate planning instrument (Gloucester LEP 2010) and it is unlikely to raise any issues that may be considered contrary to the public interest. There are no known items of aboriginal heritage significance on the site, nor does the site contain any known habitat areas.

CONCLUSION

The Development Application seeks consent to subdivide one existing lot into two new lots.

The proposed subdivision is permissible with the consent of Mid-Coast Council and is consistent with the objectives of the R5 (Large Lot Residential) zone under the Gloucester Local Environmental Plan 2010. The site is generally suitable for the development and there are unlikely to be any significant environmental impacts arising from the development.