

Statement of Environmental Effects

SUBDIVISION

Lot 74 DP 755864 & Lot 1 DP 1211572

Glendalough

240 Upper Boggy Creek Rd, Glenroy

Prepared for Roch & Catherine McGrath



Wagga Surveyors Pty Ltd

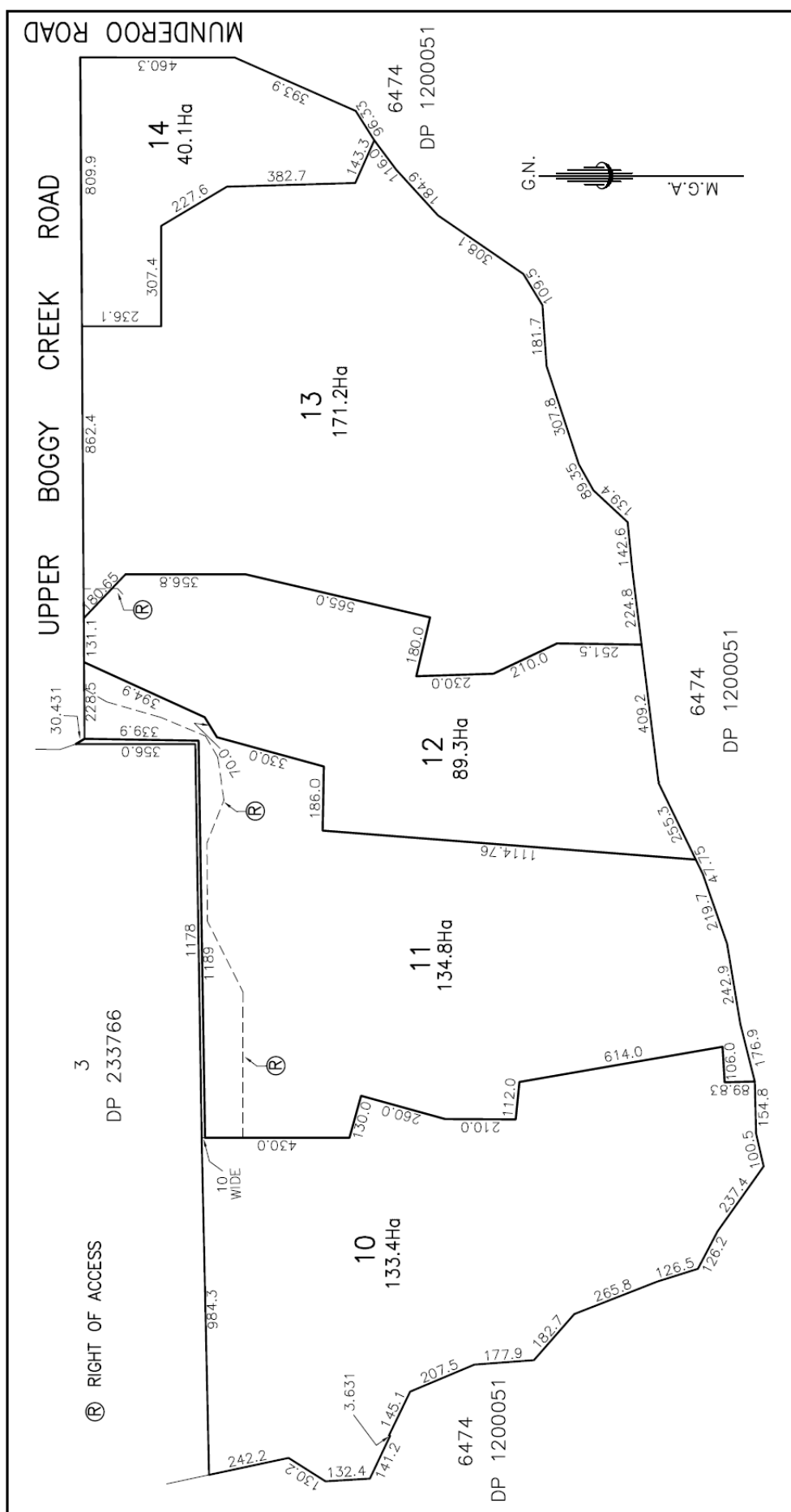


Image 1: Extract of Development application sketch, prepared by Wagga Surveyors

INTRODUCTION

The development the owner intends on undertaking is a 5 lot rural subdivision of Lot 74 DP 755864 and Lot 1 DP 1211572, known as 240 Upper Boggy Creek Rd, Glenroy. The general location of the land is as shown in image 2.

The subdivision would result in the creation of five rural lots. Proposed lot 10 of approximately 133.4Ha, proposed lot 11 of approximately 134.8Ha, proposed lot 12 of approximately 89.3Ha, proposed lot 13 of approximately 171.2Ha and proposed lot 14 of approximately 40.1Ha.

The proposed development is routine in nature and we do not foresee it having any detrimental impacts on the subject lots, the environment or the wider area.

The development application is accompanied by a proposed plan of subdivision, with and without an aerial image underlay and bushfire assessment report.

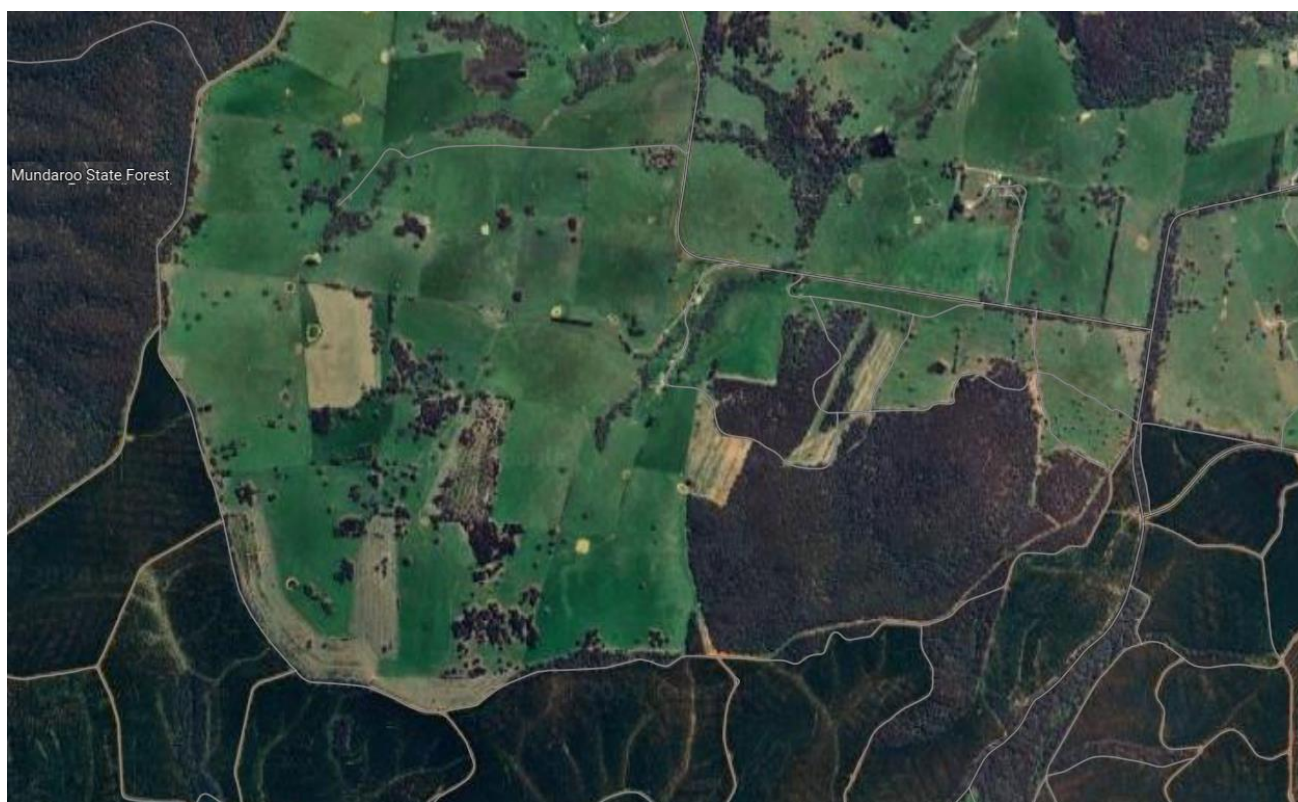


Image 2: Aerial image of subject lots and surrounds, image from Google Maps, obtained May 2024

SITE DETAILS

The subject land is located in Glenroy, with all proposed lots having a frontage to Upper Boggy Creek Road to the north, with proposed lot 14 having an additional frontage to Mundaroo Road to the east. Lot 1 DP 1211572, one of the subject lots, is an old closed Crown Road which splits Lot 74 DP 755846 into 3 separate parts. The subject land encompasses an area of approximately 569Ha.

Part of the subject land is heavily forested, as seen in image 2. The subject land adjoins Mundaroo State Forest to the south and west.

There is a residence and some shedding located in the northwest corner of Lot 74 DP 755864, as indicated in image 4 by the red circle, which will be situated on proposed lot 12. Proposed

lots 10, 13 and 14 will have no structures situated upon them, and there will be an existing shearing shed situated on proposed lot 11 along the eastern boundary approximately 150m south of Upper Boggy Creek Road.

The site is and has been used for agricultural and forestry purposes for many years, as has the immediate surrounding land. There is a forestry right listed on the title for Lot 74 DP 755864 to Kevin McGrath for part of the land.

There are similar lot sizes to those proposed in this subdivision in the immediate vicinity of the subject land.

The NSW Rural Fire Service bush fire prone land mapping shows the land is bush fire prone. This designation will be addressed in a separate report.

The certificates of title for the subject lots reveal there are no existing easements or covenants registered on either title.

Whilst all of the lots exceed the minimum lot size requirement, we request that Council do not provide lots 10, 11, 13 and 14 with building entitlements as the purpose of these lots is for agricultural use only. We suggest that these lots could be burdened with a 'restriction on the use of land', the terms of which would impose that the lots are to be used for agricultural purposes only and have no dwelling entitlement, with Snowy Valleys Council being the authority empowered to release/modify/vary the restriction.

TUMBARUMBA LOCAL ENVIRONMENTAL PLAN 2010

CLAUSE	COMMENT	APPLICABLE
Land zoning	RU1 – Primary Production	✓
Height of Building	Nil	N/A
Floor Space Ratio	Nil	N/A
Minimum Lot size	40Ha – all proposed lots exceed the minimum.	✓
Heritage	Nil	N/A
Land Reservation Acquisition	Nil	N/A
Foreshore Building Line	Nil	N/A
Local Provisions	Horticultural land	✓
Terrestrial biodiversity	Sensitive land	✓

There is a horticultural land designation on part of the subject land, shown in image 4. This land will not be disturbed by the proposed subdivision as the new boundary lines in this area follow existing fence lines and will not require the removal of any trees. There will also be no opportunity for any new residences to be built in the location of this horticultural land, as proposed lots 10 and 11 will not receive building entitlements.

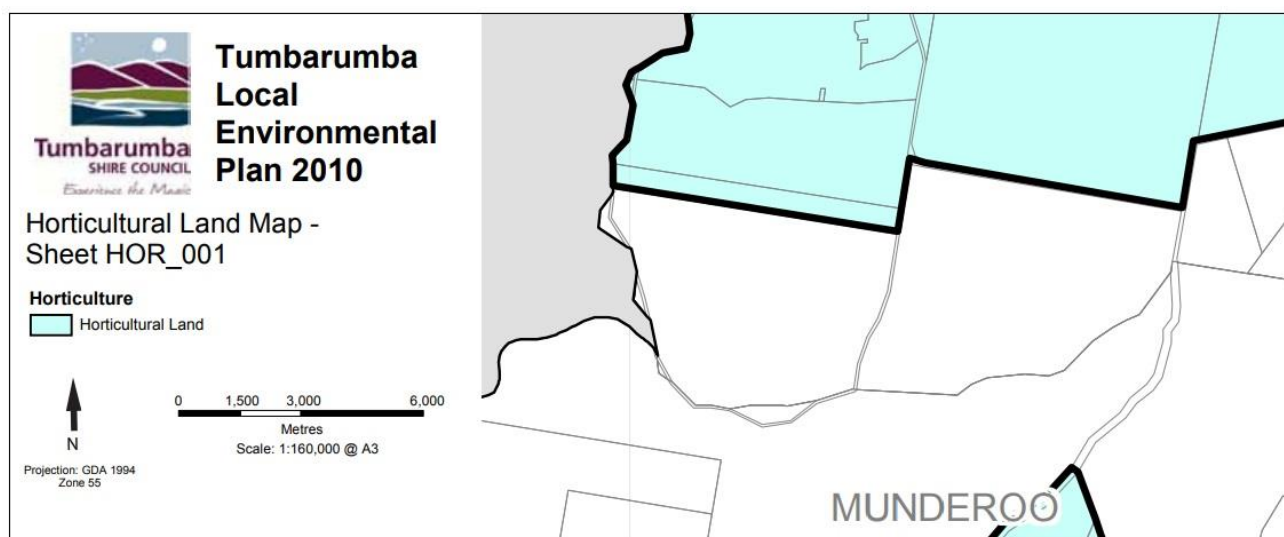


Image 3: Horticultural Land designation (from Tumbarumba LEP 2010)

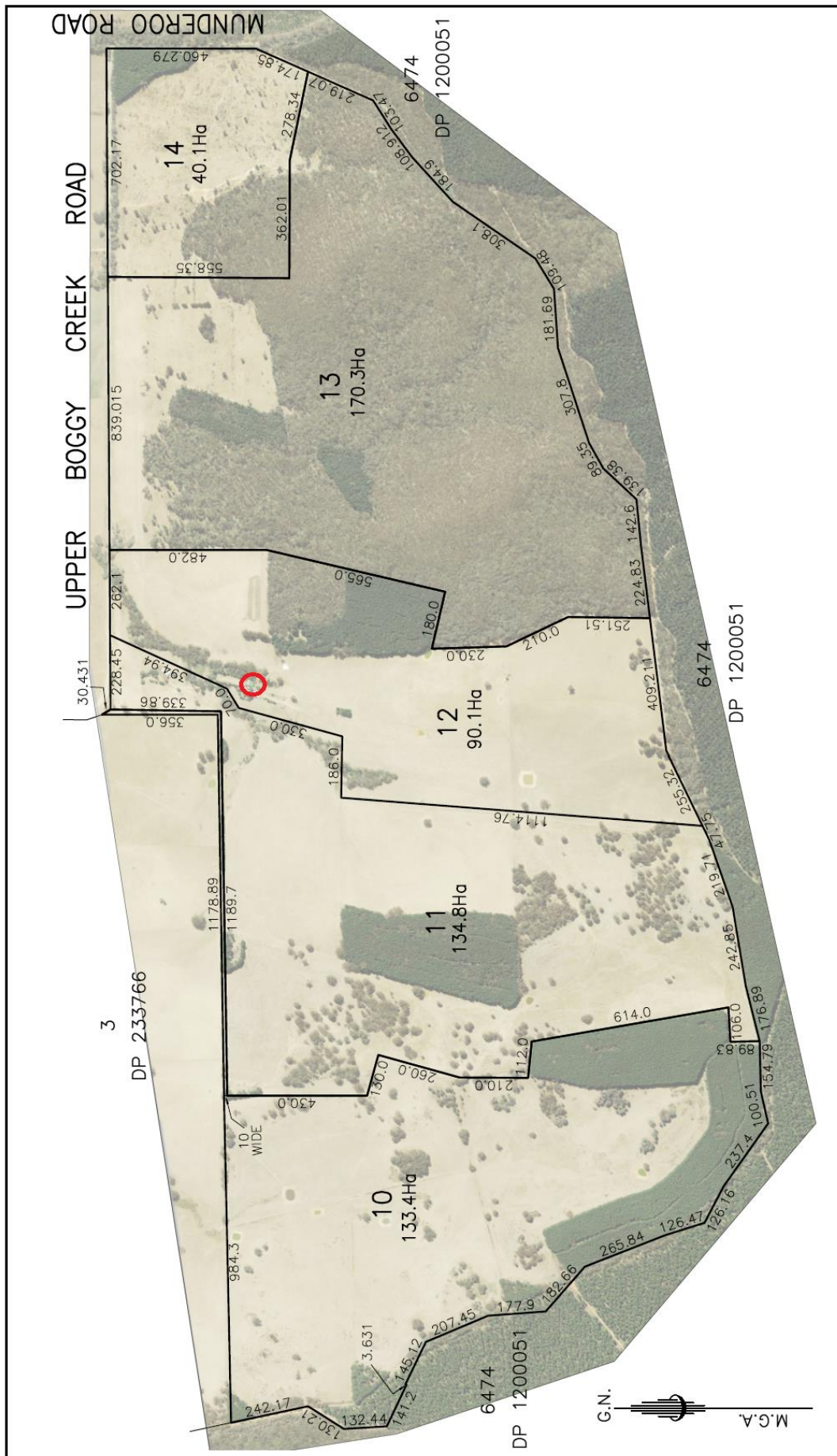


Image 4: Extract of Development application sketch with aerial underlay, prepared by Wagga Surveyors

SNOWY VALLEYS DEVELOPMENT CONTROL PLAN (DCP) 2024

As the land is located within the R1 General Residential zoning area, the below sections of the DCP are relevant and are explored in the table below.

CLAUSE	COMMENT	APPLICABLE
<u>3.2.1</u> Vehicle Access Standards	Access is currently provided to the existing house (to be on proposed lot 12) via the existing access off Upper Boggy Creek Rd. Proposed lot 10 will access Upper Boggy Creek Rd via the 10m wide access. Proposed lots 11 and 13 have frontages to Upper Boggy Creek Rd. Proposed lot 14 will access Upper Boggy Creek Rd via the existing access track. The accesses will not result in vehicles queuing onto Upper Boggy Creek Rd. There will be adequate sight distance from the proposed accesses. Image 5 shows the proposed access locations for each lot.	✓
<u>3.2.2</u> Bushfire	The subject land is located in a bushfire prone area. This will be addressed in the accompanying Bushfire Assessment.	N/A
<u>3.2.3</u> Car parking	Given the size of the land, there will be adequate car parking spaces for the existing residence located on proposed lot 12.	✓
<u>3.2.4</u> Construction over Council Land and Services	This application is for a subdivision of land and no construction is proposed to be completed as part of this development.	N/A
<u>3.2.5</u> Contaminated Land	The subject land is not identified as being contaminated land.	N/A
<u>3.2.6</u> Cut and fill	This application is for a subdivision of land and no construction, and therefore disturbance of land or cut and fill is not applicable to this proposed subdivision.	N/A
<u>3.2.7</u> Demolition	No demolition work is proposed in this application, this proposal is for a subdivision of land only.	N/A
<u>3.2.8</u> Development Near Electrical Easements	There are no electrical easements on the subject land and none are proposed as part of this subdivision. Power is supplied to the existing residence on proposed lot 12 via Essential Energy infrastructure, being a power pole located in the vicinity of the residence and the power coming from poles to the north.	N/A
<u>3.2.9</u> Erosion and Sediment Control	This application is for a subdivision of land and no construction is proposed. Therefore no disturbance of land is proposed to be undertaken as part of this development.	N/A
<u>3.2.10</u> Flooding	Council mapping shows that this location is not affected by flooding.	N/A
<u>3.2.11</u> Heritage	Council mapping shows that this location is not affected by a heritage designation.	N/A

<u>3.2.12</u> Landscaping	No landscaping is proposed as part of this development. There is some existing landscaping around the residence.	N/A
<u>3.2.13</u> On-site Wastewater Management	The existing house is connected to a wastewater system onsite, as there is no Council reticulated sewerage system in this locality.	✓
<u>3.2.14</u> Provision of Services	The existing dwelling is already connected to services and connections will be maintained in accordance with all relevant Council and Service Provider Guidelines. As we seek for proposed lots 10, 11, 13 and 14 to not receive a dwelling entitlement, we request that Council do not require service authority certificates for these lots.	✓
<u>3.2.15</u> Retaining Walls	There are no existing or proposed retaining walls as part of the proposed subdivision.	N/A
<u>3.2.16</u> Safer By Design	We do not anticipate that Council will identify this development as a crime risk.	N/A
<u>3.2.17</u> Stormwater/roof Water Management	Stormwater is managed and retained within the site.	✓
<u>9.3.1</u> Subdivision Design	A torrens title subdivision is proposed. The lot layout is in keeping with the surrounding area.	✓
<u>9.3.2</u> Road Layout and Design	No roads are proposed as part of this development.	N/A
<u>9.3.3</u> Lot sizes and frontage	All proposed lots are above the relevant minimum lot size identified in the Tumbarumba LEP. The layout has taken into account the existing fence lines to minimise any disruption to the land, landscape and environment.	✓
<u>9.3.6</u> Services	The existing dwelling is already connected to services and connections will be maintained in accordance with all relevant Council and Service Provider Guidelines. There is no town water in that location, but there are water tanks used onsite and water is pumped from the creek. As we seek for proposed lots 10, 11, 13 and 14 to not receive a dwelling entitlement, we request that Council do not require service authority certificates for these lots.	✓
<u>9.8.1</u> Rural subdivisions – General Considerations	The subdivision has responded to the existing site constraints by following existing fence lines to minimise any disruption to the land as a result of the subdivision.	✓
<u>9.8.2</u> Adjoining development	The land surrounding the subject lots are also zoned RU1 primary production. This will reduce any possible land use conflicts. The impact of the subdivision on primary production activities on adjoining land will be minimal as the existing land uses will be maintained post subdivision.	✓
<u>9.8.3</u> Fencing	It is acknowledged that fencing on road frontages will need to be stock proof rural fencing if it is not already.	✓

<u>9.8.4</u> Lot size, shape and orientation	The lot layout relates to and follows the existing fencing onsite and existing forestry plantings. The lot boundaries do not cross steep slopes onsite. Whilst lot 12 is long, it is not significantly narrow, being in excess of 260m at its narrowest. Lot 14 is generally rectangular in shape.	✓
<u>9.8.5</u> Natural hazards and risks	The layout of the subdivision has taken into account the natural site features, being the forested areas.	✓
<u>9.8.6</u> On-site wastewater management	The existing house is connected to a wastewater system onsite, as there is no Council reticulated sewerage system in this locality.	✓
<u>9.8.7</u> Roads and access	No new roads are proposed. Road access is proposed to be from Upper Boggy Creek Rd or Munderoo Rd, which are both maintained by Council. It is proposed to create a right of access burdening proposed lot 11 and benefitting proposed lot 10. This access is shown on the sketch plans as ®.	✓
<u>9.8.8</u> Rural addressing	Rural addressing will be assigned once locations of driveways is finalised and the numbers will be displayed adjacent to the entrance driveways.	✓
<u>9.8.9</u> Services	NBN has connections available to satellite in the subject land vicinity. There is electricity available to the site, and Essential Energy may require additional infrastructure to be installed to connect each of the proposed lots to their grid.	✓
<u>9.8.10</u> Water supply	As there is no reticulated water supply available on the subject land, 45,000 litres of potable water is to be provided on site. Additional water may be required, to be stipulated by NSW RFS.	✓

ACCESS

It is proposed that all lots have their access off Upper Boggy Creek Road. Image 6 shows the location of the existing accesses proposed to be used by lots 10, 11, 13 and 14. The access to the residence on proposed lot 12 will be located within lot 11, so a new access may need to be constructed for this lot.

It is proposed to create a right of access burdening proposed lot 11 and benefitting proposed lot 10. This access is shown on the sketch plans as ®.

Upper Boggy Creek Road is a well serviced gravel road maintained by Council.

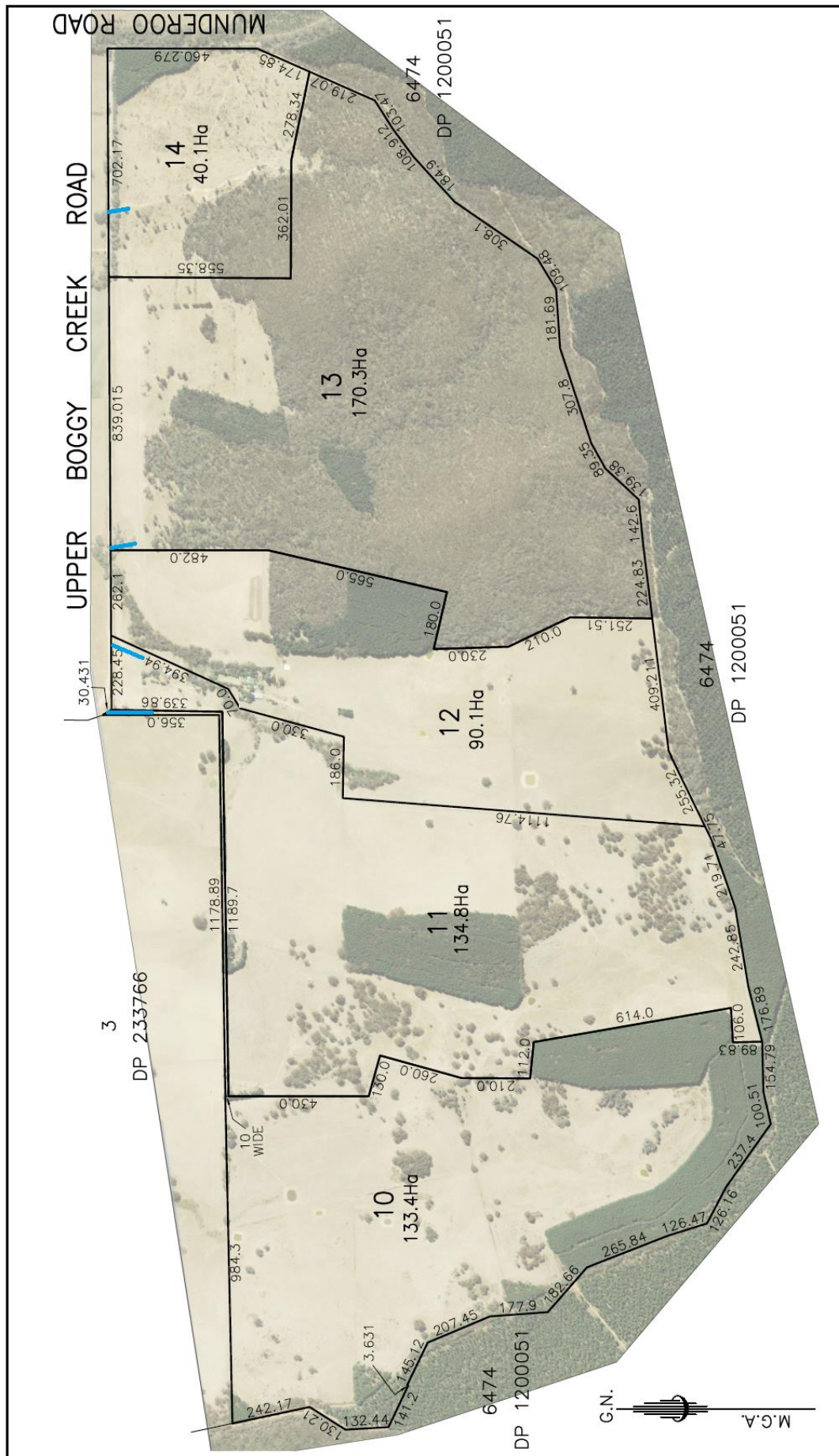


Image 5: Existing accesses to proposed lots 10, 11, 13 and 14 from Upper Boggy Creek Road

CONCLUSION

The proposal is permissible under the provisions of the Tumbarumba Local Environmental Plan 2010 and meets the objectives of the applicable R1 zone;

The proposal complies with the applicable controls of the Snowy Valleys Development Control Plan 2024 with no variations requested; and

The proposal would not have any detrimentally adverse environmental consequences, nor would it have an adverse effect on the village or the neighbouring residents.

APPLICANT DECLARATION

I/we declare to the best of my/our knowledge and belief, that the particulars stated on this document are correct in every detail and that the information required has been supplied.

I/we acknowledge that the development application may be returned to me/us if information is found to be missing or inadequate.

Name: Wagga Surveyors Pty Ltd

Date: 15/05/2024