

The General Manager  
MidCoast Council  
PO Box 482  
Taree NSW 2430

Dear Sir,

**SUBJECT: STATEMENT OF ENVIRONMENTAL EFFECTS**  
**PROJECT: 4 LOT SUBDIVISION**  
**1165 BOORAL - WASHPOOL ROAD, STROUD, LOT 31 DP 1281651**

## 1. Introduction

This Statement of Environmental Effects (SEE) applies to a four (4) lot subdivision at 1165 Booral - Washpool Road, Stroud, being Lot 31 DP 1281651.

The land on which the proposed subdivision is to be undertaken is shown in **Figure 1**.

**Figure 1 - Site Location**

N ^ - Source: Midcoast Council Online Mapping



This SEE provides and assessment of the impacts of the proposed development.

The decision making process for the proposed development falls under Part 4 of the Environmental Planning and Assessment Act 1979 (EP&A Act). The Council, in deciding whether consent should be granted, must examine and take into account relevant matters for consideration. This report is intended to assist in this decision making process and to provide information that satisfies the requirements of Section 4.15 of the EP&A Act, specifically:

*(b) the likely impacts of that development, including environmental impacts on both the natural and built environments, and social and economic impacts in the locality,*

*(c) the suitability of the site for the development,*

The proposed development is integrated development and requires a Bushfire Safety Authority from the NSW Rural Fire Service. The subject site is not within the coastal zone.

## **2. The Proposed Development**

The proposed development is a four-lot subdivision as depicted in the plans attached to the Development Application. The subdivision proposes:

- Lot 1 with an area of 40 hectares.
- Lot 2 with an area of 40 hectares.
- Lot 3 with an area of 40 hectares.
- Lot 4 with area of 41.7 hectares.

Consideration of the following was undertaken to determine a potential subdivision layout for the site as presented in the development plans.

- Minimisation of clearing;
- Locating lots with direct road access;
- Asset Protection requirements;
- Provision of land for future on site effluent disposal;
- Provision of nominated building envelope; and

The proposed subdivision utilises existing fence lines therefore no clearing of vegetation is required.

## **3. Great Lakes Local Environmental Plan 2014**

The subject site is zoned RU2 Rural Landscape under the provisions of Great Lakes Local Environmental Plan 2014. The objectives of the RU2 zone are:

- *To encourage sustainable primary industry production by maintaining and enhancing the natural resource base.*
- *To maintain the rural landscape character of the land.*

- *To provide for a range of compatible land uses, including extensive agriculture.*
- *To provide for rural tourism in association with the primary industry capability of the land which is based on the rural attributes of the land.*
- *To secure a future for agriculture in the area by minimising the fragmentation of rural land and loss of potential agricultural productivity.*

The proposed subdivision maintains the rural landscape character of the land through significant retention of vegetated land of high ecological values. Minimisation of rural land fragmentation is also achieved with no loss of potential agricultural activity. The proposed subdivision is consistent with the zone objectives.

The minimum lot size is 40 hectares and the proposed subdivision exceeds this minimum requirement.

The subject land is proposed to be zoned RU4 Primary Production Small Lots under the provisions of Draft Midcoast Local Environmental Plan.

The Draft LEP maintains the minimum lot size as 40 hectares.

- 480 Ecosystem Credits:
- 480 Species Credits for 4 (four) species.

#### **4. Development Controls**

The relevant provisions of Great Lakes Development Control Plan 2014 are addressed below:

#### **4 Environmental Considerations**

An environmental assessment of the proposed development is provided below. This assessment addresses the identified considerations, where relevant.

#### **9.5 Rural Subdivision Controls**

*(1) An allotment size in excess of this minimum area standard as shown in the LEP 2014 lots size map may be required where land is identified as having agricultural or environmental value that would be compromised if the land is fragmented by subdivision.*

**The proposed subdivision does not compromise agricultural or environmental value.**

*(2) Allotment dimensions should allow for the inclusion of buffer distances for onsite sewage management systems as prescribed by the NSW Department of Local Government's Environment & Health Guidelines titled "Onsite Sewage Management for Single Households".*

**An Effluent Management report included with the Development Application.**

*(3) Land application areas for onsite disposal systems are not to be located on or adjacent to areas where mature trees have been removed. Residual tree roots have the potential to cause the disposal area to fail due to funnelling of effluent. Details may be required with the subdivision application.*

**An Effluent Management report included with the Development Application.**

*(4) Where sites contain areas of significant vegetation, the subdivision boundaries shall be designed so as to minimise the clearing of land.*

**The boundaries have been designed to be along existing internal fence lines therefore resulting in no clearing being required. Building envelopes for Lots 1-3 require no clearing and the building envelope for Lot 4 requires approximately 2000m<sup>2</sup> of clearing.**

*(5) Boundaries over hills, ridgelines and elevated areas shall be designed so as to minimise visual impact as a result of clearing.*

**Not applicable.**

*(6) All subdivision boundaries are to be designed so as to ensure the best practical location for fencelines and fire trails.*

**Existing fences are used.**

*(7) A topographical map is to be submitted showing the proposed boundaries and all site improvements including buildings, dams etc.*

**Appropriate plan included with the Development Application.**

*(8) Proposed allotments will indicate a dwelling site that allows for reasonable sunlight access.*

**Appropriate dwelling sites are provided.**

*(9) The plan of subdivision shall indicate an appropriate dwelling site for each lot, taking into consideration the constraints and opportunities for the future development of the land.*

**Appropriate dwelling sites are provided.**

## **5. Environmental Assessment**

### *Acid Sulfate Soils*

The subject land is not classified as ASS land under the provisions of GTCC DCP 2010. The proposal does not involve the disturbance of any soils.

### *Contamination*

The subject land is not known to contain any potentially contaminated land.

### *Aboriginal Heritage*

There are no known Aboriginal heritage items on the land.

### *Bushfire*

The subject land is classified as bushfire prone buffer on Council's mapping and a Bushfire Assessment is included with the Development Application.

### *Traffic and Access*

The proposed dwelling will have no adverse traffic impact.

### *Flooding*

The subject land is classified as part flood prone buffer on Council's mapping; however, the proposed lots and access are not subject to flood development controls.

## **6. Conclusion**

Information presented in this Statement of Environmental Effects indicates that the proposed six (6) lot subdivision on Lot 31 DP 1281651, 1165 Booral - Washpool Road, Stroud is generally consistent with the relevant Local and State planning instruments. The potential impact of the proposed subdivision has been examined in detail and the environmental impacts have been found to be acceptable or able to be managed so that there are no detrimental impacts. The proposed subdivision will not adversely impact upon the surrounding environment.

Yours faithfully

**Midcoast Town Planning**

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Town Planner