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1. Introduction

This Statement of Environmental Effects (SEE) has been prepared on behalf of Kerry Kell (the client) to form part of a Development Application (DA) for a rural boundary adjustment at 170 Goobarragandra Road, Lacmalac. The site is currently utilised for agricultural purposes, predominantly grazing.

This SEE accompanies a DA for the proposed development and includes the matters referred to in Section 4.15 of the Environmental Planning & Assessment Act 1979 and the matters required to be considered by Council.

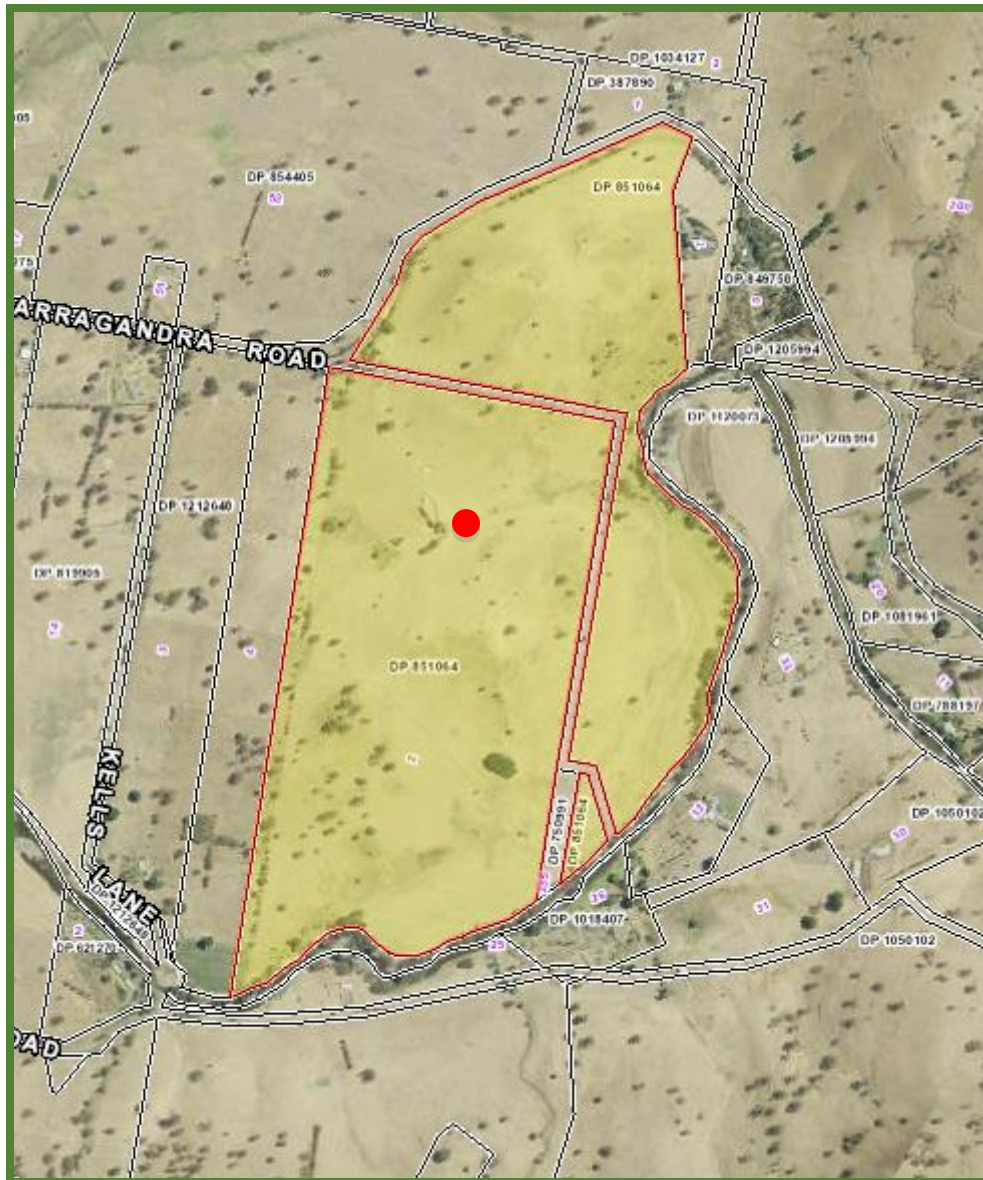


Figure 1: Development Site (<https://maps.six.nsw.gov.au>)

2. Development Site Locality & Description

The development site is located approximately 11.7 kilometres east of Tumut township on the Goobarragandra Road. The site is adjoined by rural lands which are utilized for agricultural production and rural residential purposes. Tourist and visitor accommodation is also located in close proximity to the south of the site on Little River Road (Elm Cottage & Little River Lodge) and to the east on Goobarragandra Road (Robyne's River Retreat). Numerous dwellings are located within a two kilometre radius of the site. Dwellings are located to the north, south, east & west of the site. The highest concentration of dwellings are located on Little River Road, south of the site, on the opposite side of the banks of the Goobarragandra River.

As shown in Figure 2, the site is irregular in shape and traversed by a Crown Road. The site has a gentle fall from the north towards Goobarragandra River, the southern boundary of the subject land. The subject land is zoned RU1 Primary Production, having a minimum lot size of 150 hectares to attract a potential dwelling entitlement. All surrounding lands are zoned RU1 Primary Production.

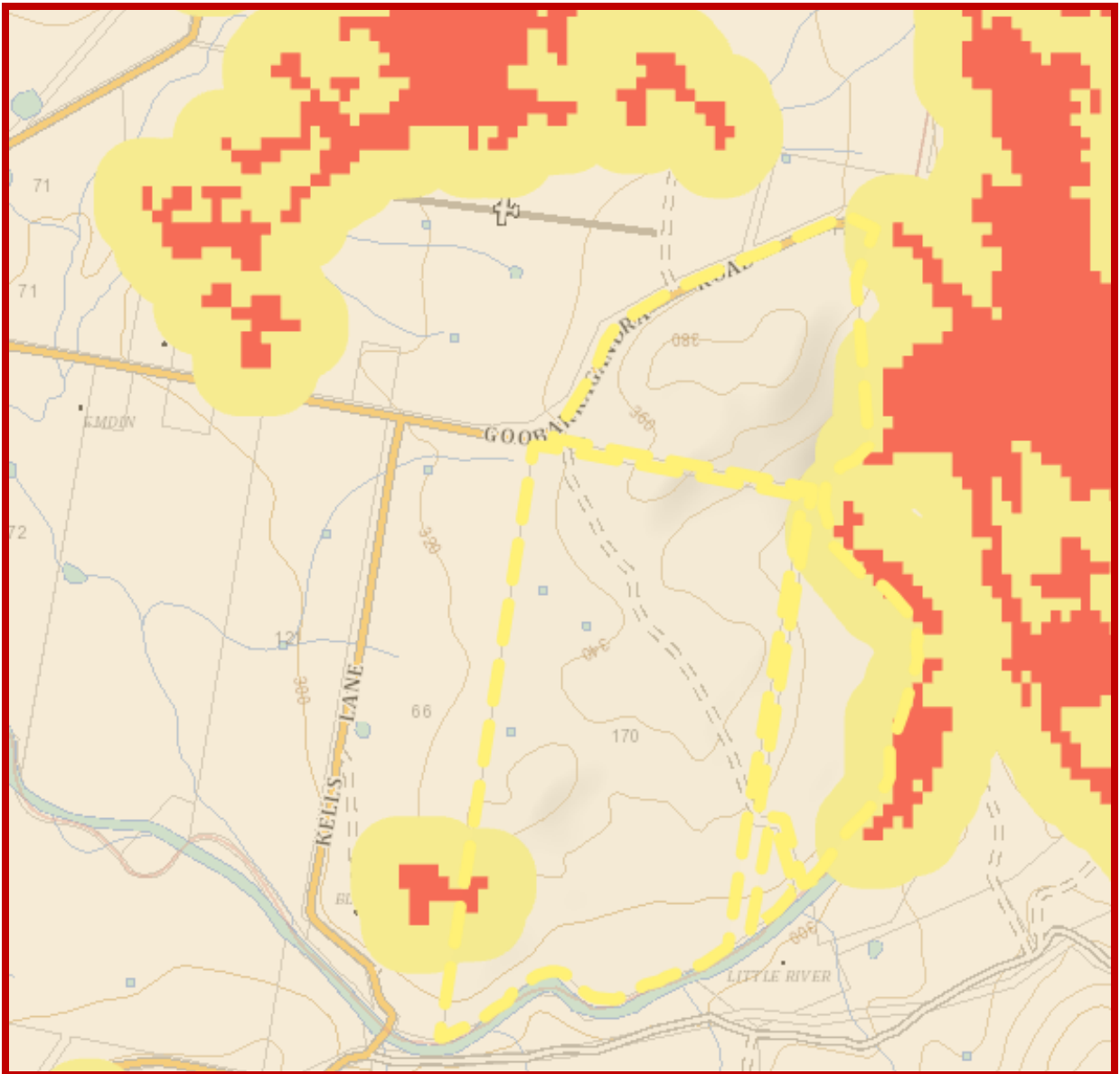


Figure 3: Bushfire Prone Land (www.planningportal.nsw.gov.au/spatialviewer)

Figure 3 shows the site has a small section of the site is identified as a bushfire buffer zone as per NSW Rural Fire Service mapping. This application will require concurrence from NSW Rural Fire Service.

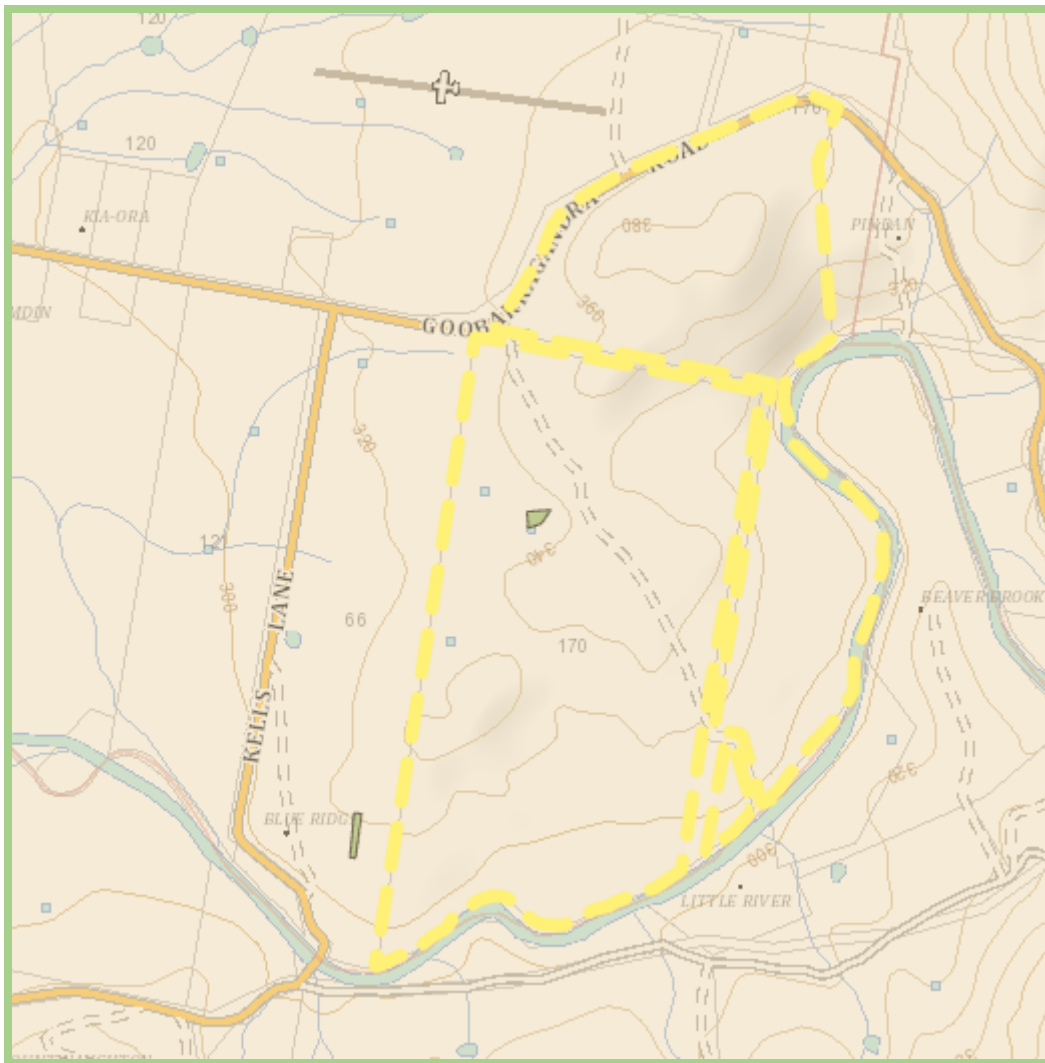


Figure 4: Terrestrial Biodiversity (www.planningportal.nsw.gov.au/spatialviewer)

As identified in figure 4, a very small area of the site is mapped as terrestrial biodiversity.

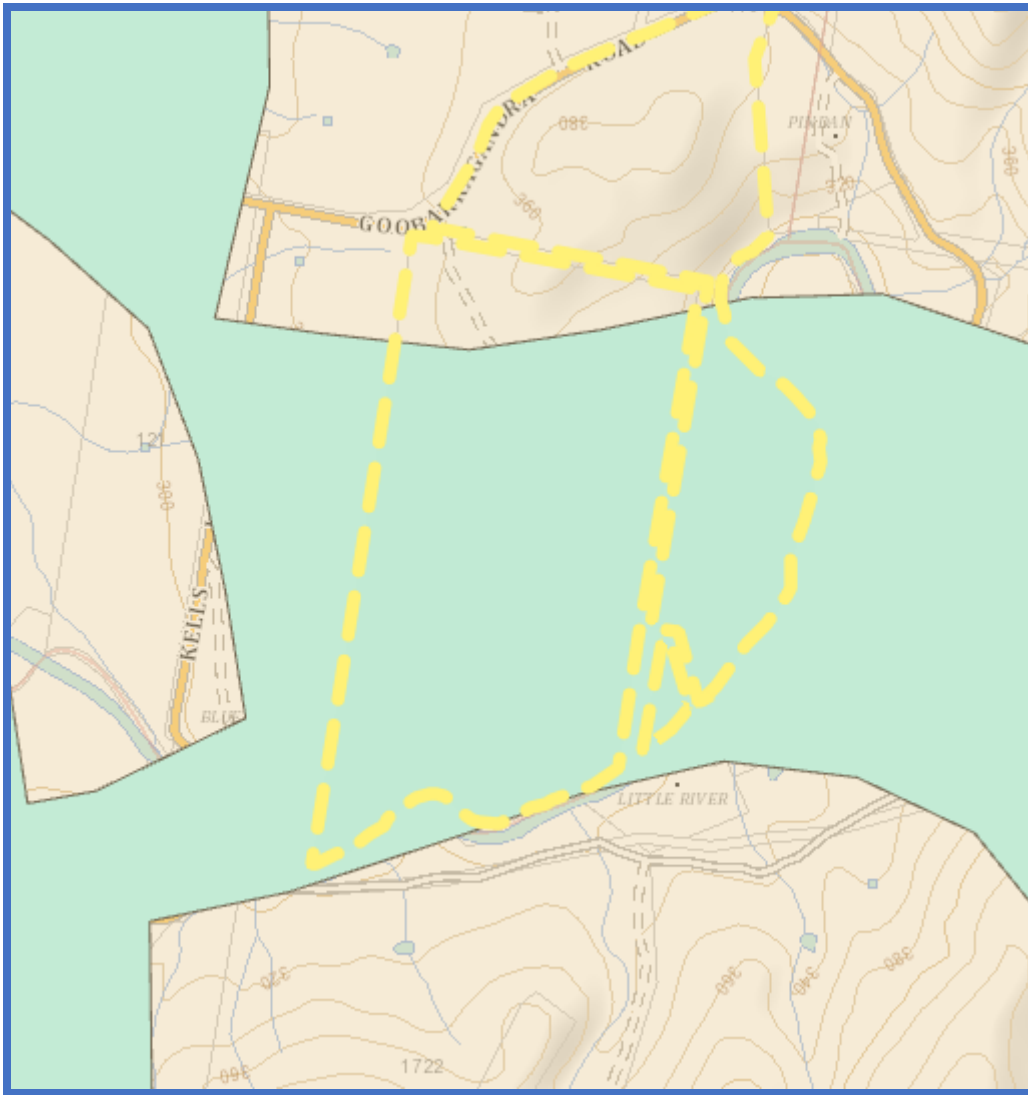


Figure 5: Groundwater vulnerability (www.planningportal.nsw.gov.au/spatialviewer)

The site is included in the Groundwater vulnerability map as is a large are of the lands located around the township of Tumut.

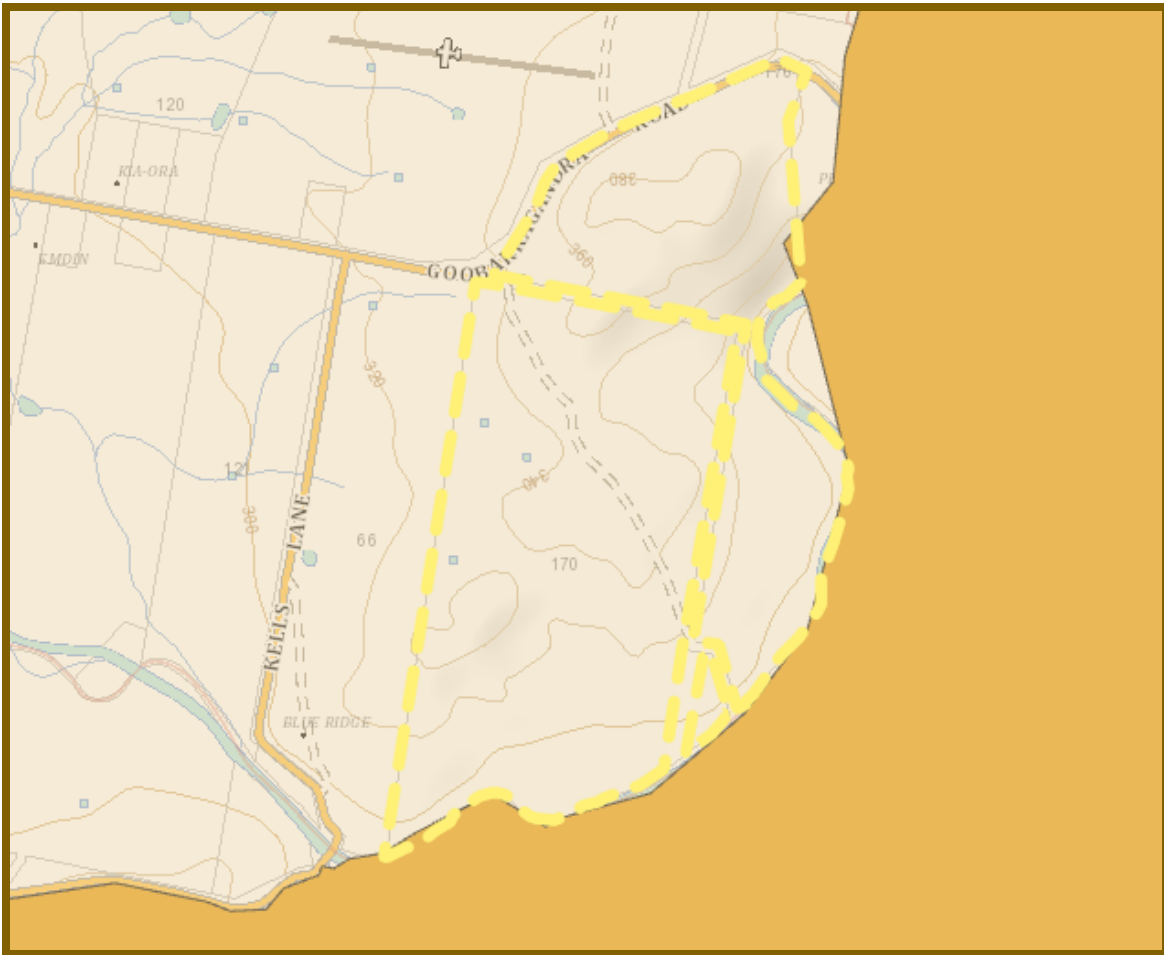


Figure 6: Landslide Risk (www.planningportal.nsw.gov.au/spatialviewer)

The site is not prone to landslip as per figure 6.

3. Proposed Development

Lot 335 DP 750991 is an existing holding as per clause 4.2B(3)(d) of Tumut LEP 2012 and attracts a potential dwelling entitlement. This lot was in a different ownership to the surrounding lands on the 11th June, 1976. It was purchased by the applicant's father in 2007 via possessory title. As per the enclosed historical title search, this lot was then transferred to our client in 2019. Lot 2 DP 851064 attracts a dwelling entitlement as per clause 4.2B(3)(b) as the lot was created via a development application in 1993. This development excised a concessional lot with Lot 2 DP 851064 being the residue and retaining the existing dwelling entitlement.

The subject land was zoned 1(a) under the Tumut LEP 1990. A subdivision was completed which created Lots 1 & 2 in DP851064 by subdividing the consolidation of the base lots; being Lots 288, 334, 344 & 345 DP750991, Lot 6 DP227429, & Lot 2 DP207129.

This Subdivision was registered on 27th July 1995 and was under the development controls within the Tumut LEP 1990. As each of the base lots are older than June 1976 and were owned jointly at that time, Council determined the land to be an existing holding at the time of the assessment of this subdivision. Note that the youngest land title was created in September 1965, being DP227429.

existing holding means the area of a parcel of land, whether comprising one or more adjoining or adjacent lots or portions, existing in one ownership at 11 June 1976.

As the holding contained a total of 99.374 Ha, the owners of this holding were only allowed to create one concessional allotment under clause 12(6) of the Tumut LEP 1990, which created Lot 1 DP851064, being compliant to clause 12(5). The residue being the remaining part of this holding, continued to retain an existing dwelling entitlement. (Note that each subdivision development that was approved by Council granted the residue the right to build when a concessional allotment was created, regardless whether the new lot was reduce below the minimum lot size of the particular land zoning at the time of creation.)

It is intended to complete a boundary adjustment between Lot 335 DP 750991 & Lot 2 DP 851064 utilising clause 4.2C(3). This clause permits boundary adjustments between lots if one or more resultant lots do not meet the minimum lots size (despite Clause 4.1). As this proposal satisfies all the development standards of this clause by not creating additional lots or the opportunity for additional dwellings, the number of dwellings or opportunities for dwellings on each lot after the subdivision is the same as before the subdivision and the potential land use conflict is not increased, the proposal is permissible. Both proposed lots will be utilized for rural residential (home occupation) and agricultural production (extensive agriculture), both permitted without consent as per Tumut LEP 2012 land use table RU1 Primary Production land zoning.

Access to Lot 335 DP 750991 is currently restricted as no legal access is constructed. The legal access extends from Goobarragandra Road, east via an unformed Crown road to the boundary of Lot 335. Construction of this legal access would require substantial civil works due to the length and natural terrain constraints.

Lot 2 DP 851064 has legal & practical access from Goobarragandra Road. This existing access will be utilized to service both proposed lots upon completion of the boundary adjustment. To ensure legal access is retained, an easement for access will be created if required upon final survey.

Each proposed lot will retain a dwelling entitlement with proposed lot 170 being approximately 38.8 hectares and proposed lot 171 being approximately 29.24 hectares. The final land areas and boundary alignments are subject to survey as it is proposed to follow existing fencing lines in some areas.

Proposed lot 171 will contain the existing ancillary structures (cattle yards, farm shed & shelter shed) located on the site.

This proposal aims to allow better utilization of the subject rural land by releasing Lot 335 from its current constraints and limited agricultural productivity. The creation of two rural lots of considerable size, both with dwelling entitlements, will allow improved agricultural production by releasing the constraints which inhibit the agricultural potential of Lot 335. Due to the location, alternative uses with positive economic potential may also be considered. An example of this it the high concentration of tourist and visitor accommodation, Airbnb in this area of the valley.

This proposal provides a greater opportunity to achieve the objectives of the zone by enabling more varied sustainable agricultural production, improved agricultural production utilizing the

existing resources and infrastructure and the ability for future diversification of the farming enterprise if required.

It is not envisaged this proposal will increase land use conflict as the existing uses are to continue upon finalization of the development. The surrounding lands are also utilized for agricultural production and rural residential use.

Consideration has been given to rural amenity issues which may cause conflict such as, air quality, noise, visual amenity, trespass, changes to storm water flows or water availability, management of pest animals and weeds and consideration has also been given to harassment of livestock from straying domestic animals.

As the subject land and surrounding lands are utilized for rural residential and agricultural purposes, and have been for decades, it is not envisaged that this proposal will increase the risk of conflict as the current land use is to remain. Any change in proposed land use will require a development application to be lodged with Council for merit assessment and determination as per legislative requirements as will the construction of a dwelling.

4. PLANNING PROVISIONS

TUMUT LOCAL ENVIRONMENTAL PLAN 2012

The subject site is zoned RU1 Primary Production under the provisions of the Tumut Local Environmental Plan 2012 as illustrated in Figure 8 below.

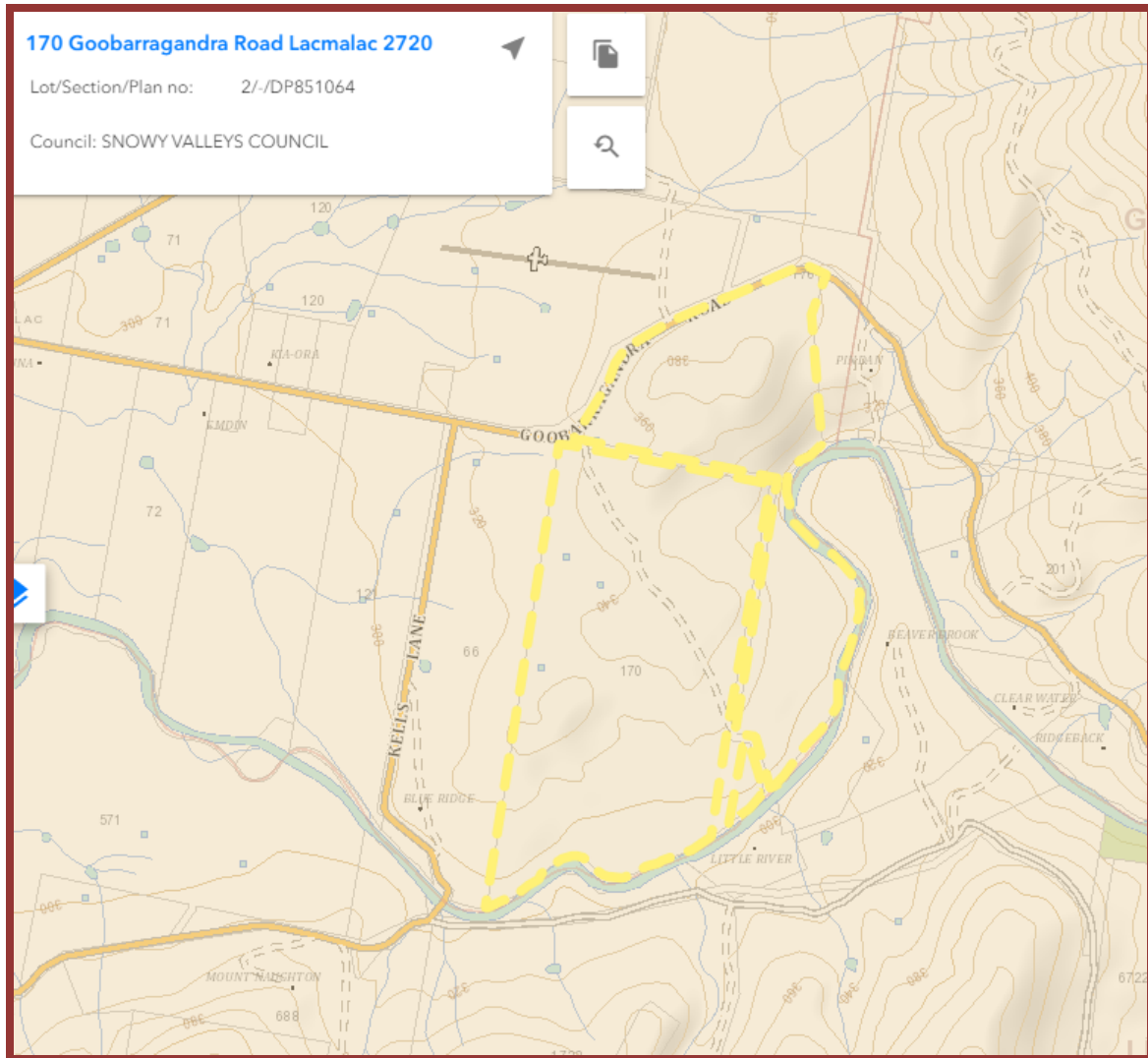


Figure 8: Zoning Map (<https://www.planningportal.nsw.gov.au/spatialviewer>)

Under the provisions of the Tumut LEP 2012, the proposed subdivision/boundary adjustment deemed uses will be extensive agriculture and home occupations which are both permitted without consent in RU1 Primary Production land zoning.

Zone RU1 Primary Production

1 Objectives of zone

- *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 protect, enhance and conserve the natural environment, including native vegetation, wetlands and wildlife habitat.*
- *To ensure development prevents or mitigates land degradation.*
- *To protect significant scenic landscapes.*

2 Permitted without consent

Environmental protection works; Extensive agriculture; Forestry; Home occupations; Intensive plant agriculture; Roads

3 Permitted with consent

Aquaculture; Cellar door premises; Dwelling houses; Extractive industries; Farm buildings; Garden centres; Intensive livestock agriculture; Markets; Open cut mining; Plant nurseries; Roadside stalls; Rural workers' dwellings; Secondary dwellings; Any other development not specified in item 2 or 4

4 Prohibited

Advertising structures; Amusement centres; Centre-based child care facilities; Commercial premises; Eco-tourist facilities; Entertainment facilities; Exhibition homes; Exhibition villages; Function centres; Local distribution premises; Recreation facilities (indoor); Registered clubs; Residential accommodation; Respite day care centres; Restricted premises; Service stations; Sex services premises; Vehicle repair stations; Wholesale supplies

Definition extracts from Tumut LEP 2012 are as follows:

extensive agriculture means any of the following—

(a) *the production of crops or fodder (including irrigated pasture and fodder crops) for commercial purposes,*

(b) *the grazing of livestock (other than pigs and poultry) for commercial purposes on living grasses and other plants on the land as their primary source of dietary requirements, and any supplementary or emergency feeding, or temporary agistment or housing for weaning, dipping, tagging or similar husbandry purposes, of the livestock,*

(c) *bee keeping,*

(d) *a dairy (pasture-based) where the animals generally feed by grazing on living grasses and other plants on the land as their primary source of dietary requirements, and any supplementary*

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or emergency feeding, or temporary agistment or housing for weaning, dipping, tagging or similar husbandry purposes, of the animals.

home occupation means an occupation that is carried on in a dwelling, or in a building ancillary to a dwelling, by one or more permanent residents of the dwelling and that does not involve—
(a) the employment of persons other than those residents, or

(b) interference with the amenity of the neighbourhood by reason of the emission of noise, vibration, smell, fumes, smoke, vapour, steam, soot, ash, dust, waste water, waste products, grit or oil, traffic generation or otherwise, or

(c) the display of goods, whether in a window or otherwise, or

(d) the exhibition of any signage (other than a business identification sign), or

(e) the sale of items (whether goods or materials), or the exposure or offer for sale of items, by retail,

but does not include bed and breakfast accommodation, home occupation (sex services) or sex services premises. but does not include tourist and visitor accommodation or caravan parks.

Table 1: Objectives of RU1 Primary Production

| Zone Objectives | Comments |
|---|---|
| <i>To encourage sustainable primary industry production by maintaining and enhancing the natural resource base.</i> | The proposal will allow continued sustainable agriculture production. At present Lot 335 is isolated and has limited agricultural potential due to size, access constraints. Creation of two larger rural lots, both with dwelling entitlements, will encourage more productive use of the land for agricultural pursuits. Due to the size of each proposed lot, it is envisaged the land will be utilized for maximum income return while remaining sustainable. |
| <i>To encourage diversity in primary industry enterprises and systems appropriate for the area.</i> | The proposal will allow for a diverse range of agricultural practices, including but not limited to stock grazing and fodder production. The below minimum lot size offers the opportunity to diversify into niche markets or tourist and visitor accommodation. Any change in proposed land use may require development approval. |
| <i>To minimise the fragmentation and alienation of resource lands.</i> | This proposal reduces rural land fragmentation by eliminating a very small agricultural lot with numerous constraints hindering successful agricultural production. The proposed lot sizes of the final development will lead to better utilization of the land for agricultural use. |
| <i>To minimise conflict between land uses within this zone and land uses within adjoining zones.</i> | The proposal will not increase land use conflict as both proposed lots will be of considerable size with the potential for dwellings to be located a considerable distance apart. The majority of surrounding lands are also utilized for agricultural/home occupations and we |

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| | are not aware of any land use conflict on the northern side of Goobarragandra River. As it is envisaged the existing land use is to remain unchanged, it is highly unlikely conflict will be increased. Any change in proposed land use will require further Council merit assessment in a separate development application. |
| <i>To protect, enhance and conserve the natural environment, including native vegetation, wetlands and wildlife habitat.</i> | The readjustment of size of both lots will enable protections of the environment as dwellings and ancillary infrastructure will not be located to a confined small allotment with limited land area. This will reduce the possibility of land contamination/degradation and over development of a small rural lot. |
| <i>To ensure development prevents or mitigates land degradation.</i> | The landscape will not be altered within this proposal. Mitigation and prevention of land degradation has been practiced by the proprietors of the land for many years. |
| <i>To protect significant scenic landscapes.</i> | n/a |

Table 2: Tumut LEP 2012 Clauses - relevance to the proposed development.

| PART 2: Permitted or Prohibited Development | | | |
|--|--|--|-------------------|
| | Clause | Comments | Applicable |
| 2.4 | Unzoned Land | Not applicable | n/a |
| 2.5 | Additional Particular uses for particular land | Not applicable | n/a |
| 2.6 | Subdivision – consent requirements | This proposal is permissible with development consent | yes |
| 2.7 | Demolition requires development consent | Not applicable | n/a |
| 2.8 | Temporary use of land | Not applicable | n/a |
| PART 3: Exempt and complying development | | | |
| | Clause | Comments | Applicable |
| 3.1 | Exempt development | Not applicable | n/a |
| 3.2 | Complying development | Not applicable | n/a |
| 3.3 | Environmentally sensitive areas excluded | Not applicable | n/a |
| PART 4: Principal development standards | | | |
| | Clause | Comments | Applicable |
| 4.1 | Minimum subdivision lot size | Both proposed lots will be below the minimum and retain existing dwelling entitlements. This proposal is permissible via utilization of clause 4.2C(3) of Tumut LEP 2012 which permits the creation of undersized lots with dwelling entitlements despite clause 4.1 | yes |

| 4.1AA | Minimum subdivision lots size for community title schemes | Not applicable | n/a |
|---|---|---|------------|
| 4.2 | Rural Subdivision | Both proposed lots will be below the minimum lot size and attract a dwelling entitlement. This proposal is permissible as per clause 4.2C(3) of Tumut LEP 2012 which allows boundary adjustments creating undersized lots whilst retaining dwelling entitlements. | yes |
| 4.2A | Exceptions to minimum lot sizes for certain rural subdivision | Both proposed lots will be below the minimum and retain existing dwelling entitlements. This proposal is permissible via utilization of clause 4.2C(3) of Tumut LEP 2012 which permits the creation of undersized lots with dwelling entitlements despite clause 4.1 | yes |
| 4.2B | Erection of dwelling houses or secondary dwellings on land in certain rural and residential zones | Although dwelling construction is not proposed, lawful dwellings will be permissible on both proposed lots as per clause 4.2B(3)(ca) subject to Council approval. | n/a |
| 4.2C | Boundary adjustments of land in certain zones | This clause is utilized to create two undersized lots with dwelling entitlements which is permissible as per 4.2C(3) as all development standards are satisfied. ie the subdivision will not create additional lots or the opportunity for additional dwellings and the number of dwellings or opportunities for dwellings on each lot after the subdivision will be the same as before the subdivision and the potential for land use conflict will not be increased as a result of the subdivision. | yes |
| 4.6 | Exceptions to development standards | Not applicable | n/a |
| PART 5: Miscellaneous provisions | | | |
| | Clause | Comments | Applicable |
| 5.1 | Relevant acquisition authority | Not applicable | n/a |
| 5.2 | Classification and reclassification of public land | Not applicable | n/a |
| 5.3 | Development near zone boundaries | Not applicable | n/a |
| 5.4 | Controls relating to miscellaneous permissible uses | Not applicable | n/a |
| 5.8 | Conversion of fire alarms | Not applicable | n/a |
| 5.10 | Heritage conservation | We are not aware of any heritage item or object within the subject land. ASHIMS search is enclosed. | n/a |

| PART 5: Miscellaneous provisions | | | |
|---|---|---|------------|
| | Clause | Comments | Applicable |
| 5.11 | Bushfire hazard reduction | Any future dwelling will require an asset protection zone satisfactory to the requirements of Planning for Bushfire 2019. | yes |
| 5.12 | Infrastructure development and use of existing buildings of the Crown | Not applicable | n/a |
| 5.16 | Subdivision of, or dwellings on, land in certain rural, residential or environment protection zones | Not applicable | n/a |

| | | | |
|--|--|---|-------------------|
| 5.18 | Intensive livestock agriculture | Not applicable | n/a |
| 5.19 | Pond-based, tank-based and oyster aquaculture | Not applicable | n/a |
| 5.20 | Standards that cannot be used to refuse consent – playing and performing music | Not applicable | n/a |
| 5.21 | Flood planning | Not applicable. | n/a |
| PART 6: Additional local provisions | | | |
| | Clause | Comments | Applicable |
| 6.1 | Earthworks | Not applicable | n/a |
| 6.3 | Terrestrial biodiversity | This proposal will not have any increased impact on the land as the existing use of agricultural is to continue. Only a very small section of the site is mapped terrestrial biodiversity | yes |
| 6.4 | Groundwater vulnerability | This proposal will not have any increased impact on the land as the existing use of agricultural is to continue. | yes |
| 6.5 | Riparian lands and watercourses | This proposal will not have any increased impact on the land as the existing use of agricultural is to continue. The subject site has been utilized for agricultural purposes for many decades without any apparent degradation to riparian lands and watercourses. | yes |
| 6.6 | Wetlands | Not applicable | n/a |
| 6.7 | Salinity | Not applicable | n/a |
| 6.8 | Landslide risk | Not applicable | n/a |
| 6.9 | Airspace operations | Not applicable | n/a |
| 6.10 | Development in areas subject to aircraft noise | Not applicable | n/a |
| 6.11 | Essential Services | Supply of water, disposal of sewage, stormwater and waste will be addressed in any future application for dwelling construction. Electricity infrastructure is located within close vicinity of the subject land. Vehicle access is available from Goobarragandra Road. The proposed lot sizes are more than adequate to accommodate an onsite wastewater system. | yes |
| 6.12 | Exceptions to minimum subdivisions lot sizes for certain land | Not applicable | n/a |

5. SNOWY VALLEYS COUNCIL DEVELOPMENT CONTROL PLAN 2019

Specific controls relevant to the development proposal under Snowy Valleys Council Development Control Plan 2019 are addressed below;

Table 3: Compliance with specific controls

| | Clause | Comments | Applicable |
|--------|---|---|------------|
| 3.2.1 | Vehicle Access Standards | Existing vehicle access is available to both proposed lots from Goobarragandra Road via a Crown road. No new internal roads are proposed. The existing access may require upgrading to Council standards. | yes |
| 3.2.2 | Bushfire | Concurrence with NSW RFS will be required as it will be permissible to construct habitable dwellings on both proposed lots. | yes |
| 3.2.3 | Car Parking | Sufficient space is available to accommodate onsite car parking within both proposed lots. | yes |
| 3.2.8 | Development Near Electrical Easements | any proposed future dwelling or infrastructure will be required not to encroach any easement. | yes |
| 3.2.13 | On-site Wastewater Management | Any future dwelling will require onsite wastewater management system. The proposed lot sizes are more than capable of hosting an onsite wastewater system without any adverse effects to surrounding lands. | yes |
| 3.2.14 | Provision of services | <p>Sewerage –onsite waste water system will be required for any new dwelling construction.</p> <p>Water Supply- potable water supply will be required upon construction of any new dwelling.</p> <p>Electricity – electrical infrastructure is located in very close proximity to the site.</p> <p>Telecommunications – telecommunication infrastructure is located in close proximity to the site. Mobile phone service coverage is available to the site.</p> | yes |
| 9.8.1 | Rural Subdivisions – General Considerations | The proposed boundary adjustment will provide a sustainable, efficient use of the land and is appropriate for the existing and surrounding land use. | yes |
| 9.8.2 | Adjoining Development | This proposal does not increase the possibility of land use conflict and does not impede on any further adjoining development. | yes |
| 9.8.3 | Fencing | Existing fencing is farm fencing suitable for enclosing livestock. | yes |
| 9.8.4 | Lot size, Shape & Orientation | The proposed lots shape and size are similar to surrounding lands and adjoining allotments. | yes |

| | | | |
|--------|-------------------------------|--|-----|
| 9.8.5 | Natural Hazards & Risks | The site is bushfire prone. Concurrence is required with the NSW RFS. | yes |
| 9.8.6 | On-site Wastewater management | Any future dwelling construction will require compliance with the standards in force upon approval. The existing dwelling has onsite wastewater management in place. | yes |
| 9.8.7 | Roads & Access | Access is available to both proposed lots via Goobarragandra Road. | yes |
| 9.8.8 | Rural Addressing | Council to confirm – 170 and 171 Goobarragandra Road, Lacmalac | yes |
| 9.8.9 | Services | Any future dwelling construction will require compliance with the standards in force upon approval. | yes |
| 9.8.10 | Water Supply | Any future dwelling construction will require compliance with the standards in force upon approval. | yes |

6. OTHER RELEVANT SECTION 4.15 MATTERS FOR CONSIDERATION

Section 4.15 of the Environmental Planning and Assessment Act 1979 states ‘that in determining a development application, a consent authority is to take into consideration’ other relevant matters. These matters are addressed in the table below.

Table 4: Other relevant matters

| Relevant Matters | Comments |
|---|---|
| The provisions of any environmental planning instrument | Addressed in table 2. |
| The provisions of any proposed instrument that is or has been the subject of public consultation under this Act and that has been notified to the consent authority | There are no known proposed instruments applicable to the development. |
| The provisions of any development control plan | <i>Addressed in table 3.</i> |
| The provisions of any planning agreement that has been entered into under section 7.4, or any draft planning agreement that a developer has offered to enter into under section 7.4 | There are no known planning agreements applicable to the proposed development. |
| The likely impacts of that development, including environmental impacts on both the natural and built environments, and social and economic impacts in the locality | <i>Addressed in 4, ‘Likely impacts of the Development’</i> |
| The suitability of the site for the development | Based on the physical evidence and evidence provided in this document, the site is considered suitable for the proposal. It is considered this proposal is consistent with the objectives of the zone and the character of the immediate area. |
| Any submissions made in accordance with this Act or the regulations | If in Council’s opinion public notification is required, Council will be required to undertake the appropriate public consultation process and consider any submissions as a result of public notification |
| The public interest | The public interest is supported with this proposal as the development is in accordance with the publicly endorsed planning policies and guidelines. This proposal will allow compatible development on the site with the desired character and amenity of the area to be retained. |
| Relevant Matters | Comments |
| State Environmental Planning Policy (Biodiversity and Conservation) 2021 | It is not envisaged any land clearing will be required. The site is not recognized koala habitat. This development is unlikely to affect threatened species as determined by clause 7.2 Biodiversity Conservation Act 2016. |
| State Environmental Planning Policy (Building Sustainability Index: BASIX) 2004 | n/a |
| State Environmental Planning Policy (Exempt and Complying Development Codes) 2008 | n/a |
| State Environmental Planning Policy (Housing 2021) | n/a |

| | |
|---|--|
| State Environmental Planning Policy (Industry & Employment) 2021 | n/a |
| State Environmental Planning Policy No 65—Design Quality of Residential Apartment Development | n/a. |
| State Environmental Planning Policy (Planning Systems) 2021 | n/a |
| State Environmental Planning Policy (Primary Production) 2021 | The proposal complies with the aims of this policy by facilitating the economic use and development of lands for primary production and balancing primary production, residential development and protection of native vegetation, biodiversity and water resources. |
| State Environmental Planning Policy (Resilience & hazards) 2021 | n/a |
| State Environmental Planning Policy (Resources & Energy) 2021 | n/a |
| State Environmental Planning Policy (Transport & Infrastructure) 2021 | n/a |

7. OTHER LIKELY IMPACTS OF THE DEVELOPMENT

The other likely impacts of the development are considered below.

Table 5: Likely impacts of the development

| Primary matter | Comments | Impact |
|---------------------------------------|---|----------------|
| CONTEXT AND SETTING | The development is consistent with the expectations for development in the area. It is not anticipated to have any adverse impact on the setting and surrounding properties. | acceptable |
| STREETSCAPE | The development will not detrimentally affect the existing streetscape. | acceptable |
| TRAFFIC, ACCESS AND PARKING | A slight increase in traffic movements may occur with this proposal. Access and off street parking will be available to both proposed lots and will not impact the availability in existence. | acceptable |
| PUBLIC DOMAIN | The development will have minimal impact on the public domain. | acceptable |
| UTILITIES | The proposed development will have minimal impact utilities as no connections exist. | acceptable |
| HERITAGE | The proposal is not subject to any heritage provisions. | acceptable |
| OTHER LAND RESOURCES | The development will have no impact on other land resources. | acceptable |
| WATER QUALITY AND STORMWATER | The development is not anticipated to impact on water quality or increase storm water to unmanageable levels. | acceptable |
| SOILS, SOIL EROSION | The development will have no impact on soils or soil erosion. | acceptable |
| AIR AND MICROCLIMATE | The development is not anticipated to have any adverse impacts on air quality or microclimate. | acceptable |
| FLORA AND FAUNA | The development is not anticipated to have any adverse impacts on flora or fauna. | acceptable |
| WASTE | The development is not anticipated to generate any additional waste at this point in time. | acceptable |
| NOISE AND VIBRATION | The development is not anticipated to generate any noise or vibration. | acceptable |
| NATURAL HAZARDS | The site is subject to natural hazards which can be managed with planning and proactive actions. | acceptable |
| TECHNOLOGICAL HAZARDS | The development is unlikely to create any technological hazards. | acceptable |
| SAFETY, SECURITY AND CRIME PREVENTION | No adverse safety and security impacts are anticipated as a result of the development. | acceptable |
| SOCIO-ECONOMIC IMPACT IN THE LOCALITY | Minimal, short term economic benefits are expected as a result of expenditure and employment of local contractors for any works required. | Acceptable |
| OVERLOOKING AND OVERSHADOWING | Not relevant for this proposal. | Not Applicable |

| | | |
|---------------------------------|--|----------------|
| LANDSCAPING | Established trees and native vegetation are located on the site. | Acceptable |
| CONSTRUCTION | Not relevant for this proposal. | Not Applicable |
| PRIVATE OPEN SPACE | Both proposed lots have the ability for private open space. | Acceptable |
| CUMULATIVE IMPACTS | The cumulative impact of the development is considered low. | Acceptable |
| DISABLED ACCESS | Not relevant for this proposal. | Not Applicable |
| SIGNAGE | Not relevant for this proposal. | Not Applicable |
| SETBACKS AND BUILDING ENVELOPES | Not relevant for this proposal. | Not Applicable |

8. CONCLUSION

This SEE report has been prepared to support an urban residential subdivision (two lot).

The proposal has been described and discussed in previous sections of this report, and has been considered in respect of the relevant planning provisions applicable to the proposed development. The proposal is considered permissible for the following reasons:

- The proposal is permissible under the provisions of the Tumut Local Environment Plan 2012 and meets the objectives of the applicable zone;
- The proposal is not in conflict with controls of the Snowy Valleys Development Control Plan 2019;
- The proposal will not have any significant adverse environmental impacts, natural or man-made.
- The proposal will not have any significant adverse impacts on the adjoining or surrounding land.

As demonstrated throughout this report, the development is permissible with consent, subject to a council merit assessment.

Disclaimer

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