

# Statement of Environmental Effects

## SUBDIVISION

Lot 7 DP 1130944 & Lot 4 DP 1224064

‘Paddles’

1072 Wee Jasper Rd, Wyangle

Prepared for Donna and Danny Reeves



Wagga Surveyors Pty Ltd

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## INTRODUCTION

The development the owners intend on undertaking is a 2 lot rural subdivision of Lot 7 DP 1130944 and Lot 4 DP 1224064, known as 1072 Wee Jasper Rd, Wyangle. The general location of the land is as shown in image 2.

The subdivision would result in the creation of two rural lots. Proposed lot 41 of approximately 14.63Ha and proposed lot 42 of approximately 314.8Ha.

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.

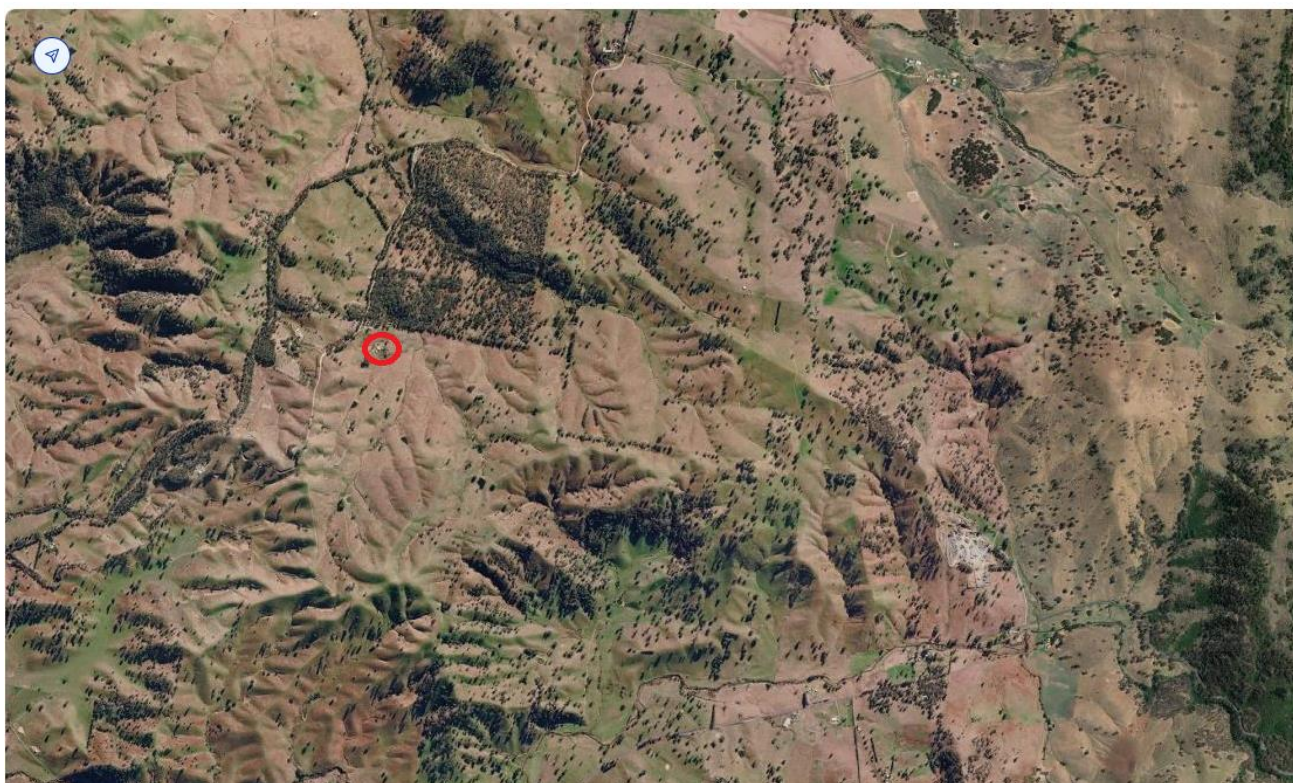


Image 2: Aerial image of subject lots and surrounds, image from BYD mapping, obtained May 2024

## SITE DETAILS

The subject land is located in Wyangle, with both proposed lots having a frontage to Wee Jasper Road to the west. One of the subject lots, being Lot 4 DP 1224064, is an old closed Crown Road which splits the other subject lot, Lot 7 DP 1130944 into 2 separate parts. The subject land encompasses an area of approximately 330Ha.

There is a residence and some shedding located in the northwest corner of Lot 7 DP 1130944, as indicated by the red circle in image 2, which will be situated on proposed lot 41. Proposed lot 42 will have no structures situated upon it.

There are some areas on the subject land which have stands of trees which are reasonably close together, with the majority of this land being situated on proposed lot 42. There are large portions of the land proposed to be created as lot 41 where trees are very sparsely scattered.

The site is and has been used for agricultural purposes for many years, as has the immediate surrounding 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 Lot 7 DP 1130944 reveals there is:

- An easement for overhead powerlines 10 wide (vide DP 1130944), which would burden proposed Lot 41 and which is shown as (E) on the development application sketch;
- A right of access 10 wide (vide DP 1130944) which would burden proposed Lot 42 and which is shown as (W) on the development application sketch; and
- A restriction on the use of land (vide DP 1130944), the terms of which relate to the establishment and maintenance of a vegetative buffer zone around the dwelling situated on Lot 7 DP 1130944, and the dwelling incorporating measures around noise levels not exceeding 55dB(A).

Proposed lot 42 exceeds the minimum lot size requirement and will receive a building entitlement.

#### TUMUT LOCAL ENVIRONMENTAL PLAN 2012

| CLAUSE                       | COMMENT                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 | APPLICABLE |
|------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------|
| Land zoning                  | RU1 – Primary Production                                                                                                                                                                                                                                                                                                                                                                                                                                                                                | ✓          |
| Height of Building           | Nil                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     | N/A        |
| Floor Space Ratio            | Nil                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     | N/A        |
| Minimum Lot size             | 150Ha – proposed lot 42 exceed the minimum.<br>Proposed lot 41 is below the minimum lot size at 14.63Ha.                                                                                                                                                                                                                                                                                                                                                                                                | ✓          |
| Heritage                     | Nil                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     | N/A        |
| Land Reservation Acquisition | Nil                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     | N/A        |
| Foreshore Building Line      | Nil                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     | N/A        |
| Groundwater vulnerability    | The majority of the subject land is affected by this designation, as shown in image 3. This designation also affects significant surrounding land for many kilometres.<br><br>The proposed activities to be undertaken in the vicinity are to largely remain the same, being primarily for agricultural purposes with proposed lot 42 also receiving a building entitlement. The additional activities on the land should not cause significant additional opportunities for groundwater contamination. | ✓          |
| Landslide risk land          | Part of the subject land is affected by this designation. This designation will affect proposed lot 42. There will be no tree removal as part of the proposed                                                                                                                                                                                                                                                                                                                                           | ✓          |

|                                 |                                                                                                                                                                                                                                                                                                                                                                                                                                                                    |   |
|---------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---|
|                                 | subdivision, to allow for the preservation of vegetation to minimise water infiltrating the soil and causing erosion.                                                                                                                                                                                                                                                                                                                                              |   |
| Riparian Lands and Watercourses | <p>A very minor part of the subject land in the north is affected by a watercourse, as shown in image 5. This designation would solely affect proposed lot 41. The structures on this lot are away from the designated area and no new structures are planned.</p> <p>The proposed development is not likely to have adverse impacts on any aquatic and riparian species, the stability of the bed and banks of the watercourse, or the water quality of flow.</p> | ✓ |
| Terrestrial biodiversity        | <p>Part of the subject land is very minorly affected by terrestrial biodiversity as shown in image 6. This designation would solely affect proposed lot 42. No trees are proposed to be removed from the subject land as a result of the subdivision and we do not foresee this designation being an impediment to receiving development approval.</p>                                                                                                             | ✓ |

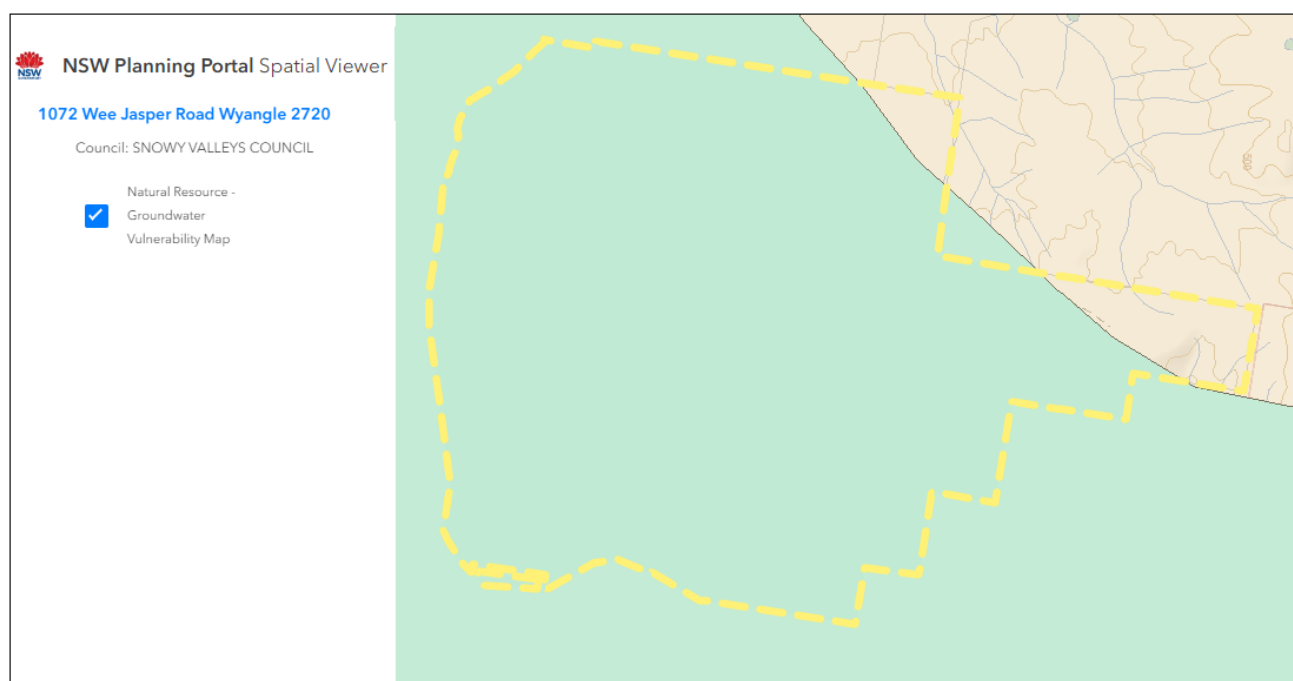


Image 3: Groundwater vulnerability designation, from NSW Spatial Viewer, obtained May 2024

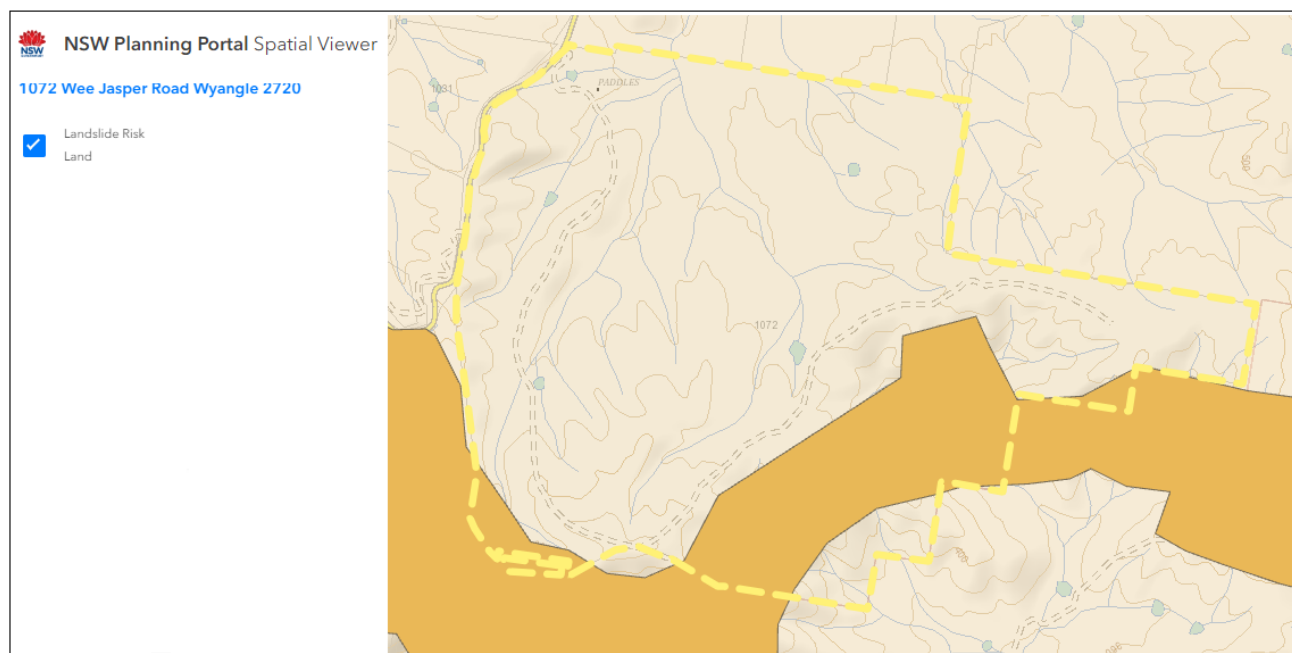


Image 4: Landslide risk designation, from NSW Spatial Viewer, obtained May 2024

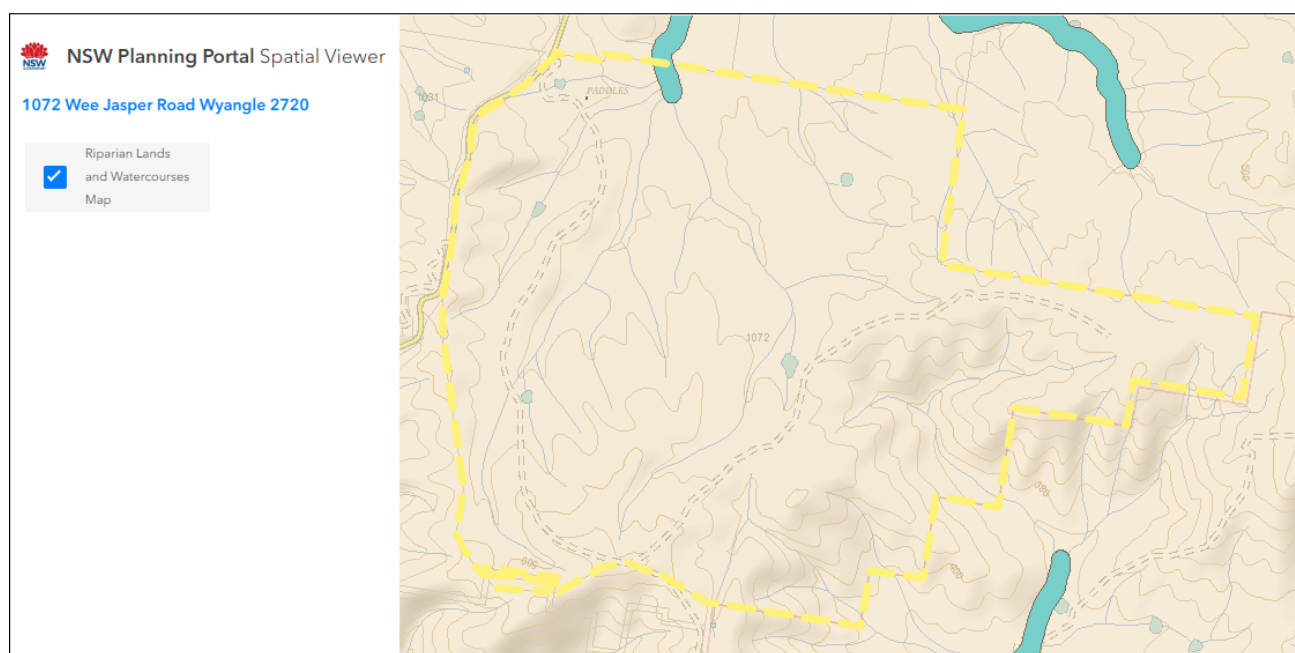


Image 5: Riparian lands and watercourses designation, from NSW Spatial Viewer, obtained May 2024





Image 6: Terrestrial biodiversity designation, from Tumut LEP 2012 maps, obtained May 2024

### SNOWY VALLEYS DEVELOPMENT CONTROL PLAN (DCP) 2024

As the land is located within the RU1 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                    | Proposed lots 41 and 42 have frontages and direct access off Wee Jasper Rd.<br>The residence on proposed lot 41 will utilise the existing access.<br>Wee Jasper Road is a well serviced gravel road maintained by Council. | ✓          |
| <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 are adequate car parking spaces for the existing residence located on proposed lot 41 and any future residence on proposed lot 42.                                                       | ✓          |
| <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 41 via                                                | N/A        |

|                                                          |                                                                                                                                                                                                                                                                                                |     |
|----------------------------------------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----|
|                                                          | Essential Energy overhead infrastructure from a power pole located north of the residence.                                                                                                                                                                                                     |     |
| <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.<br>As proposed lot 42 will need to be provided with services as part of the subdivision in line with Councils guidelines.   | ✓   |
| <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                      | Proposed lot 42 is above the relevant minimum lot size identified in the Tumut LEP.                                                                                                                                                                                                            | ✓   |
| <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 dams onsite.                                             | ✓   |
| <u>9.8.1</u> Rural subdivisions – General Considerations | The subdivision has responded to the existing site constraints by where possible following slopes 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 slopes of the land. The lot boundaries are largely straight and as regular in size as the site constraints allow.                                                                                                                                     | ✓ |
| <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 Wee Jasper Road.                                                                                                                                                                                                                  | ✓ |
| <u>9.8.8</u> Rural addressing                | Rural addressing will be assigned once locations of a driveway to lot 42 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.<br>Electricity is provided to the existing residence on proposed lot 41 by overhead power from a pole just north of the residence. Electricity will need to be extended to proposed lot 42 as part of the subdivision. | ✓ |
| <u>9.8.10</u> Water supply                   | As there is no reticulated water supply available in the area, there are water tanks and a dam servicing the existing residence.                                                                                                                                                                | ✓ |

## CONCLUSION

The proposal is permissible under the provisions of the Tumut Local Environmental Plan 2012 and meets the objectives of the applicable RU1 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: 22/10/2024