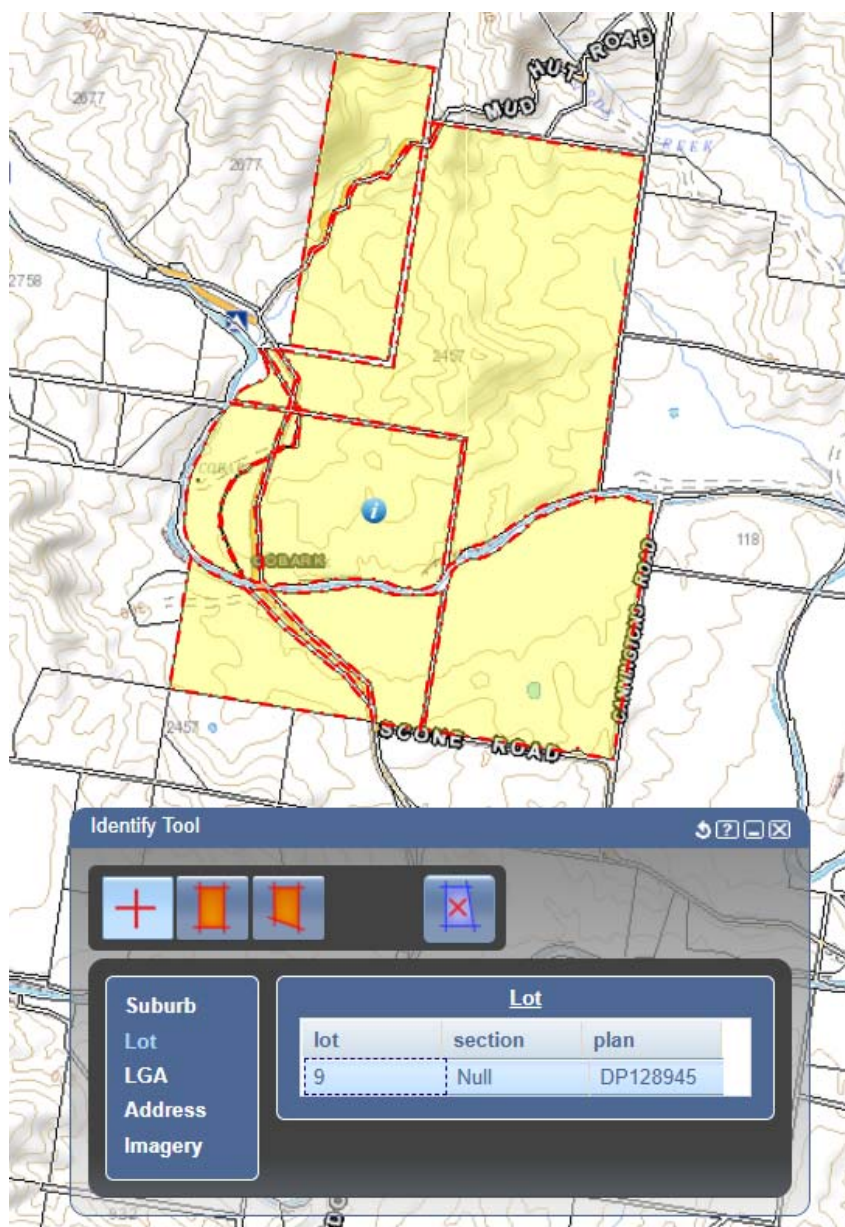


Statement of Environmental Effects



Two Lot Rural Subdivision
Scone Road, Cobark

Statement of Environmental Effects

The Site

The development site known as part of 2457 Scone Road Cobark, being lot 9 DP128945 and pieces of closed road being Lots 1 to 8 & 10 DP128945 and Lots 1 to 3 DP128896. The total area of the combined lots is approximately 516ha. The property contains a homestead residence with access to Scone road, and other farm outbuildings. The land is predominantly undulating clear grazing land, with an area of vegetated land north of Mud Hut Road. The land is bounded by and also straddles the Cobark River.

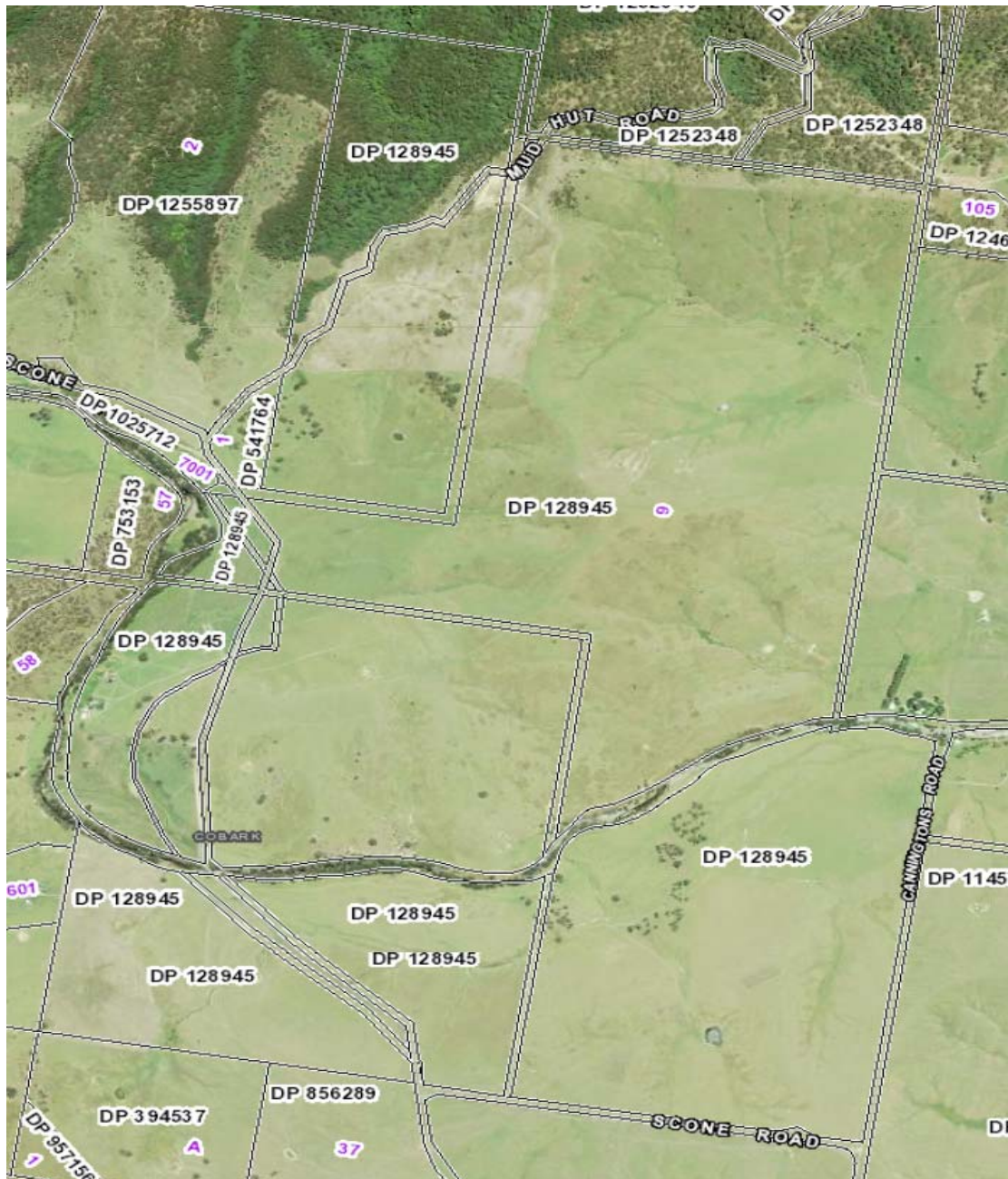


Figure: Lot 9 Aerial Image

[illegible]

The Proposal

As part of a succession process the owners wish to subdivide lot 9 into two lots bounded by the Cobark River and Scone Road (north of the Cobark River) as shown in the below diagram. This results in the residence within lot 92 and lot 91 a vacant property.



Current Legislation

The site is currently zoned RU1 Primary Production in the Gloucester Local Environmental Plan 2010 (the LEP).

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 encourage eco-tourism enterprises that minimise any adverse effect on primary industry production and the scenic amenity of the area.*

2 Permitted without consent

Environmental protection works; Extensive agriculture; Forestry; Home occupations; Horticulture; Roads; Viticulture

3 Permitted with consent

Agricultural produce industries; Agriculture; Airports; Airstrips; Animal boarding or training establishments; Aquaculture; Backpackers' accommodation; Bed and breakfast accommodation; Boat launching ramps; Camping grounds; Caravan parks; Cellar door premises; Cemeteries; Community facilities; Dual occupancies; Dwelling houses; Eco-tourist facilities; Educational establishments; Emergency services facilities; Extractive industries; Farm buildings; Farm stay accommodation; Flood mitigation works; Function centres; Home businesses; Home industries; Intensive livestock agriculture; Intensive plant agriculture; Kiosks; Open cut mining; Recreation areas; Recreation facilities (outdoor); Restaurants or cafes; Roadside stalls; Rural industries; Veterinary hospitals; Waste or resource transfer stations

4 Prohibited

Any development not specified in item 2 or 3

The development achieves all objectives of the zone due to the size, location and surroundings of the proposed resultant lots.

Principal development standards

Minimum Lot Size

4.1 Minimum subdivision lot size

(1) The objectives of this clause are as follows—

(a) to ensure that

subdivision reflects and

- reinforces the predominant subdivision pattern of the area,*
(b) to minimise any likely impact of subdivision and development on the amenity of neighbouring properties,
(c) to ensure that lot sizes and dimensions are able to accommodate development consistent with relevant development controls,
(d) to ensure that lot sizes and dimensions allow dwellings to be sited to protect natural features and retain special features such as trees and views.
(2) This clause applies to a subdivision of any land shown on the Lot Size Map that requires development consent and that is carried out after the commencement of this Plan.
(3) The size of any lot resulting from a subdivision of land to which this clause applies is not to be less than the minimum size shown on the Lot Size Map in relation to that land.
(4) This clause does not apply in relation to the subdivision of any land—
(a) by the registration of a strata plan or strata plan of subdivision under the Strata Schemes Development Act 2015, or
(b) by any kind of subdivision under the Community Land Development Act 2021.

Lots 91 (331ha) & 92 (196ha) are both well over the minimum lot size of 100ha as per the LEP

Environmental Issues

Road Access:

Access to the property via Scone Road is a sealed rural road. Lot 91 also has frontage to Mud Hut Road which is a gravel rural road.

Lot 91 has multiple gravelled rural access sites with adequate site distances and grades. Many of these sites would be easily upgraded to council's standard for a dwelling.



Figure: Existing Lot 91 Rural Access

Lot 92 dwelling has a long established driveway with bitumen driveway access to the property boundary.



Figure: Existing Lot 92 Homestead Driveway

Flora and Fauna

Creation of these new lots will have no adverse impact on any existing or future flora and fauna. As the Cobark River forms the new boundary no new fencing (potentially leading to clearing) will be required. Any potential new dwelling on lot 91 is unlikely to have any adverse environmental impact due to the clear nature of the site.

Flooding

Both lots are subject to flooding in significant rain events. Flood free areas for dwellings are available on both sites. Access to Gloucester from the property can be severed due to flooding at the Cobark River.

Services and Utilities

There is no existing electricity on Lot 91. Installation of power on Lot 91 would be an expensive exercise and would also disrupt the amenity of Lot 92, as the only financially viable option would be an extension of the house main out to Scone Road. An alternative power option would be a better option to service lot 91 if it was ever required. Lot 92 has high and low voltage electricity available.

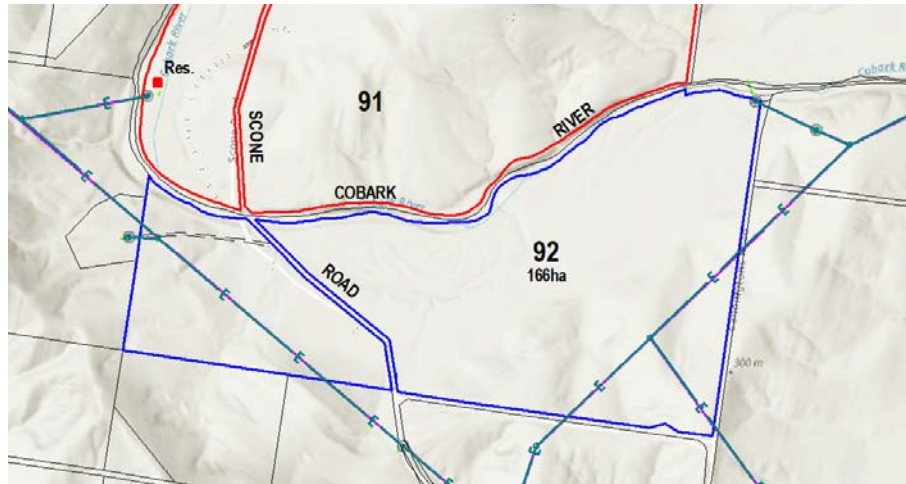


Figure: Existing Electrical infrastructure (source - Essential Energy Portal)

The dwelling on lot 92 has an existing Onsite Sewer Management System (OSSM)
Lot 91 has ample opportunity to provide OSSM with minimal constraints.
Reticulated Water services are not available.
Communication infrastructure is available to both lots

Integrated Development Consent

The development is partially bushfire prone hence a bushfire assessment accompanies this statement.

