

# STATEMENT OF ENVIRONMENTAL EFFECTS

FOR Subdivision of

LOTS 58 & 59 DP15187 & 601 DP597663

772 & 776 GRESFORD ROAD, VACY, NSW, 2421.

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## 1.0 INTRODUCTION

David Cant Surveyors has been engaged to prepare a Statement of Environmental Effects to accompany a Development Application to Dungog Shire Council for the subdivision of Lots 58 & 59 DP15187 & Lot 601 DP597663.

## 2.0 SITE DESCRIPTION AND ANALYSIS

The subject site is Lots 58 & 59 DP15187 & Lot 601 DP597663 being located at No 772 & 776 Gresford Road, Vacy. (Refer to **Figure 1**).

The site is Zoned RU5 Village as described in Dungog Council's Local Environmental Plan 2014 on Map LZN\_005CA. The site has a current total area of 4589 m<sup>2</sup> and is currently being used as private residential housing.



**Figure 1:** Site location plan

### Site Analysis

Lot 58 & 59 is currently being used as a private residential residence, containing a weatherboard residence with a detached garage and garden sheds. Lot 601 is also being used as a private residential residence, containing a brick residence with two detached garages. The surrounding properties are all residential buildings of similar size and nature to the subject properties.

The sealed roads are kerb and guttered with concrete kerbing on the subject properties side of the road.

### **3.0 PROPOSAL**

Consent is sought from Dungog Council for the subdivision of the three lots into two, adjusting the boundary to make better use of the land. The proposed subdivision would be a three lot into two lot subdivision, as shown on the Proposed Plan of Subdivision Appendix A.

- Proposed lot 1 is to be approximately 2293m<sup>2</sup> in area (original size of 1465 m<sup>2</sup> being lots 58 & 59) numbered 776 containing a weatherboard residence and detached metal garage.
- Proposed lot 2 is to be approximately 2296m<sup>2</sup> in area (original size of 3124 m<sup>2</sup>) numbered 772 containing a brick residence with a detached fibro garage and metal garden sheds.

## **4.0 PLANNING CONTROLS**

Pursuant to Section 79C of the *Environmental Planning and Assessment Act 1979*, the Development Assessment must take into consideration Environmental Planning Instruments, including draft instruments, Development Control Plans and matters prescribed in the *Environmental Planning and Assessment Regulations 2000*.

### **4.1 DUNGOG LOCAL ENVIRONMENTAL PLAN 2014**

The subject site is zoned RU5 Village pursuant to the Dungog LEP. The objectives of the zone are as follows:

#### **1 Objectives of zone**

- To provide for a range of land uses, services and facilities that are associated with a rural village.
- To promote the growth of individual settlements as local service centres.
- To encourage a variety of mixed-use development.
- To enhance the character, including the cultural and built heritage, of each village.

#### **2 Permitted without consent**

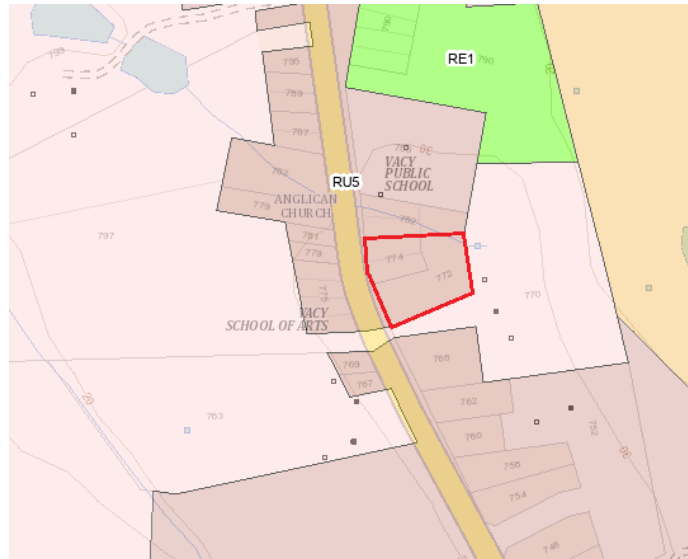
Extensive agriculture; Home occupations; Markets; Roads; Roadside stalls

#### **3 Permitted with consent**

Centre-based child care facilities; Community facilities; Dwelling houses; Neighbourhood shops; Oyster aquaculture; Places of public worship; Recreation areas; Recreation facilities (indoor); Recreation facilities (outdoor); Respite day care centres; Schools; Tank-based aquaculture; Any other development not specified in item 2 or 4

#### **4 Prohibited**

Air transport facilities; Airstrips; Animal boarding or training establishments; Dairies (pasture-based); Farm buildings; Forestry; Heavy industrial storage establishments; Heavy industries; Industrial training facilities; Intensive livestock agriculture; Intensive plant agriculture; Open cut mining; Pond-based aquaculture; Rural workers' dwellings; Secondary dwellings



Excerpt of LEP Zone Map LZN\_005CA

The proposed subdivision of the land promotes better use of the land and meets all the criteria as set out in the Dungog Local Environmental Plan 2014.

#### 4.1.1 MINIMUM LOT SIZE

The minimum subdivision lot size as stipulated in the Dungog LEP, is stipulated as:

- (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,
  - (e) to protect and enhance waterways by restricting the creation of new riparian rights through subdivision so as to prevent increased direct access onto rivers.
- (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](#).

The proposed subdivision meets the requirements as set out in the Dungog LEP by matching the prevalent lot sizes and layout of the surrounding area.

## **5.0 POTENTIAL IMPACTS**

Pursuant to the *Environmental Planning and Assessment Act 1979*, the Development Application must take into account potential environmental, built, social and economic impacts as a result of the proposed development.

### **5.1 ENVIRONMENTAL IMPACTS**

The proposed subdivision is unlikely to have any environmental impact as there is no construction, demolition or physical work being proposed.

### **5.2 BUILT ENVIRONMENT IMPACTS**

The proposed subdivision is unlikely to have any built environment impacts as there is no construction, demolition or physical work being proposed.

### **5.3 SOCIAL AND ECONOMIC IMPACTS**

The proposed subdivision is unlikely to have any negative social or economic impact as there is no construction, demolition or physical work being proposed.

## **6.0 CONCLUSION**

The proposed subdivision of Lots 58 & 59 DP15187 & Lot 601 DP597663 from three lots into two lots is proposed, to allow better use of the land. The proposed subdivision meets all the criteria as set out in the Dungog LEP 2014 and the Dungog DCP. This layout is unlikely to have any adverse impact on the environment and community.



# **APPENDIX A**

THE PROPOSAL  
PROPOSED SUBDIVISION PLAN

