

STATEMENT OF ENVIRONMENTAL EFFECTS

PROPOSED SUBDIVISION of

**LOT 2 DP1279680 &
LOT 542 DP1000487**

318 Scone Road, COPELAND

April 2025

Prepared by:



INTRODUCTION

The site comprises land identified as Lot 2 DP1279680 & Lot 542 DP1000487 and is located at 318 Scone Road Road, COPELAND.

The areas of the subject lots are 152.5 ha and 10.63 ha respectively. See Figure 1 below.

The subject land has frontage to Scone Road & Copeland Creek.

Both existing lots are vacant & have predominantly been used for beef grazing purposes.

Neighbouring properties are comprised of allotments that are comparable in size to the subject land.

The site is subject to the provisions of **Gloucester Local Environmental Plan 2010** (the LEP) and is zoned RU1 (Primary Production) under that instrument.

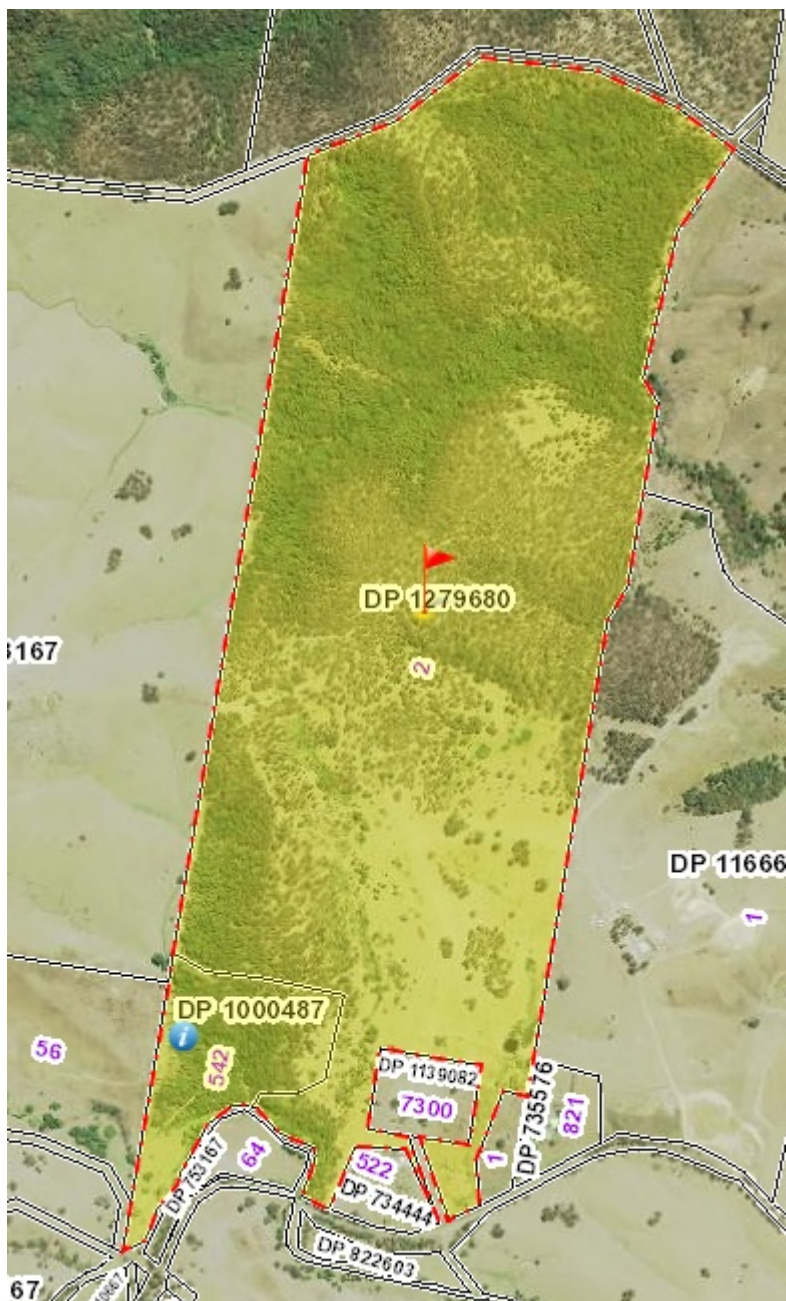


Figure 1 - Existing Lot Layout

The Proposal

It is proposed to adjust the boundaries of existing Lot 2 DP1279680 & Lot 542 DP1000487 – see sketch below.

The owner wishes to maximize the primary production land within the property which enhances the agricultural viability of the beef farming operations.

Proposed Lot 20 (18.8 ha) – is vacant land which now includes additional land to the east. All the normal rural services are available & the new lot will have frontage to Scone Road. The existing access may require some upgrade works to achieve Council's minimum standards.

Proposed Lot 21 (180.9 ha) – is vacant rural land. All the normal services are available & the proposed access will be via a Right of Carriageway through Proposed Lot 20.

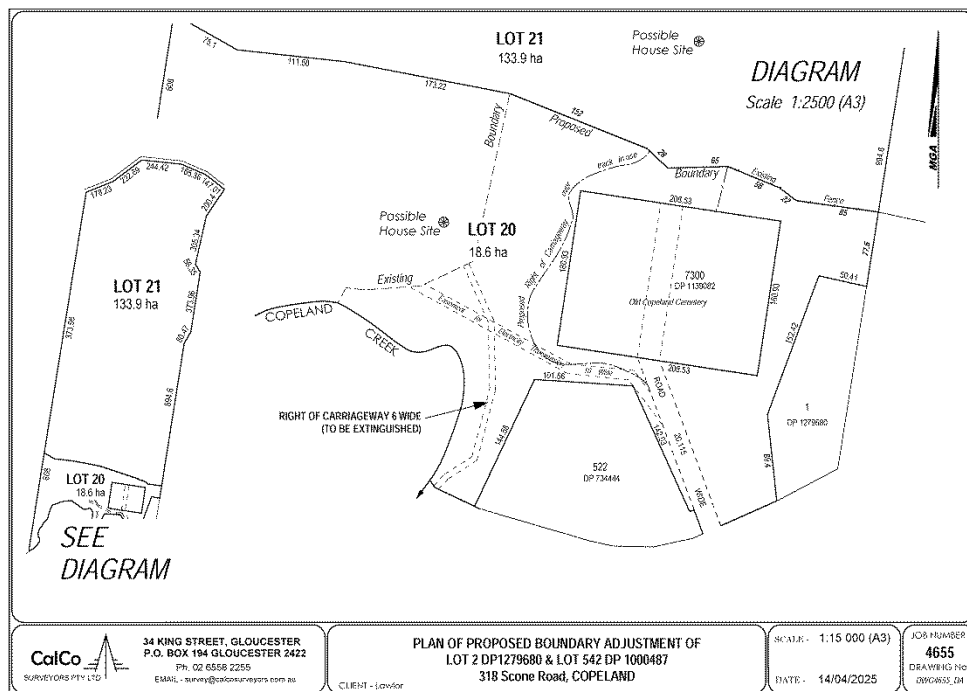


Figure 2 – Proposed Lot Layout

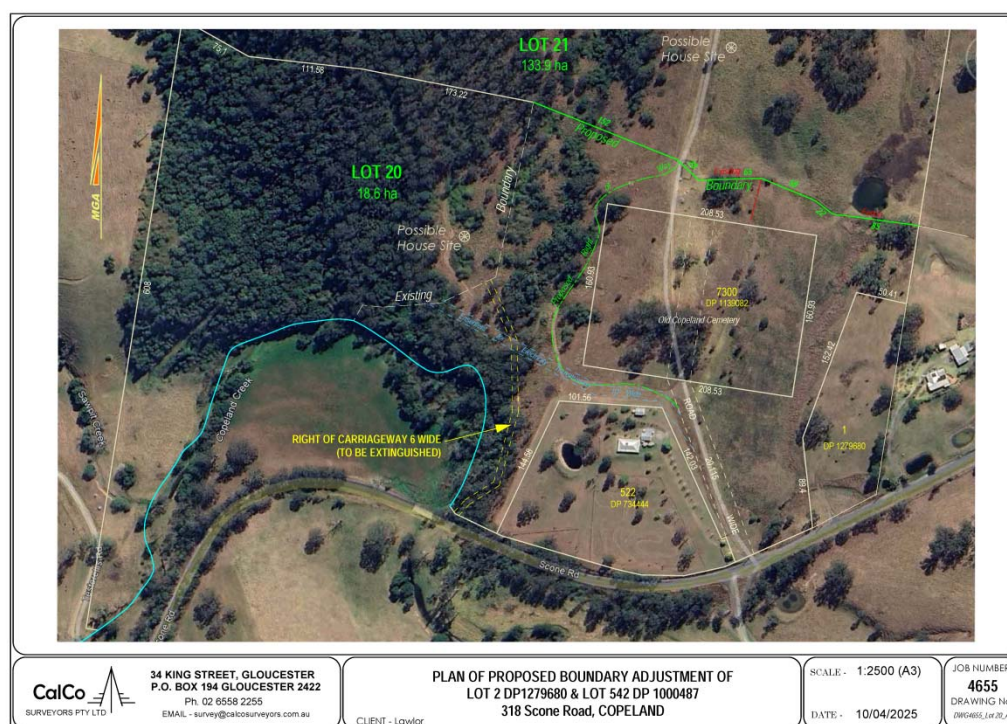


Figure 3 – Proposed Lot 20 Layout (Aerial)

Gloucester LEP 2010

Objectives of the RU1 zone include...

- 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.*

The proposed subdivision is not detrimental to the objectives of the RU1 zone and is compatible with the residential character of the surrounding area.

4.1A Boundary adjustments between lots in Zones RU1 and E3 (now C3)

- (1) The objective of this clause is to facilitate boundary adjustments between adjoining lots where one or more resulting lots do not meet the minimum lot size but the objectives of the relevant zone can be achieved.*
- (2) This clause applies to land in the following zones:*
 - (a) Zone RU1 Primary Production,*
 - (b) Zone E3 Environmental Management.*
- (3) Despite clause 4.1, development consent may be granted to subdivide land by way of a boundary adjustment between adjoining lots where one or more resulting lots do not meet the minimum lot size shown on the Lot Size Map in relation to that land, if the consent authority is satisfied that:*
 - (a) the subdivision will not create additional lots or the opportunity for additional dwellings, and*
 - (b) the number of dwellings or opportunities for dwellings on each lot after the subdivision will remain the same as before the subdivision, and*
 - (c) the potential for land use conflict will not increase as a result of the subdivision, and*
 - (d) the subdivision will not have a significant adverse effect on the agricultural viability of the land.*

The objectives of clause 4.1A are achievable since it will not create any additional opportunities for dwellings. The potential for land use conflict does not increase & the agricultural viability is only enhanced for the owner.

Gloucester DCP 2010

Table 4.6.1 in the Gloucester Development Control Plan 2010 states the required building setbacks for any proposed subdivision or boundary adjustment. For RU1 zoned land below 100ha in area the minimum setbacks are 30m & 10m for front & side boundaries respectively. The proposed new dividing boundary between Lots 20 & 21 will be positioned so that these minimum building setbacks can be achieved.

Development Principles and Layout

The development is consistent with its surroundings, being similar sized rural holdings. The proposed boundary adjustment attempts to minimize land use conflicts and enhances the agricultural viability of the land.

Environmental Issues

Flora and Fauna

The proposal is not expected to cause any significant impact on existing flora and fauna.

Likely environmental impact

The proposed subdivision is unlikely to have any significant environmental impact.
The proposed subdivision will have minimal impact upon traffic conditions.

Planning for Bushfire Protection

The subdivision will enable the provision of effective Asset Protection Zones and emergency egress for all existing dwellings.

A bushfire report has been completed for the NSW RFS since the subject land is designated as bushfire-prone.

The public interest

The boundary adjustment has been proposed in accordance with the provisions of the LEP and it is unlikely to raise any issues that may be considered contrary to the public interest. There are no known items of aboriginal heritage significance on the site.

The development is not anticipated to have any impacts which could be considered to be contrary to the public interest.

CONCLUSION

The Development Application seeks approval to adjust the boundaries of 2 existing parcels of land, which presently has a total area of about 163 hectares.

All the normal services are available & existing/proposed driveways can provide appropriate access.

The proposed subdivision is permissible with the consent of Mid-Coast Council and is consistent with the objectives of the RU1 zone as outlined in the Gloucester LEP 2010.

The site is generally suitable for the development and there are unlikely to be any significant environmental impacts arising from the development.