



Colliers International Engineering & Design (NSW) Pty Ltd  
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An aerial photograph of a coastal area. On the left, there's a sandy beach with white waves crashing onto it. The water is a deep blue. To the right of the beach, there's a large, irregularly shaped body of water, possibly a bay or a large pond, with a sandy area in the center. Further to the right, there's a town with many houses and buildings, surrounded by green fields and some trees. The overall scene is a mix of natural and developed land.

# Statement of Environmental Effects

## 2 Lot subdivision

### 137 Koribah Lane, Dyers Crossing

Prepared for:  
R & S Mullen  
137 Koribah Lane  
Dyers Crossing

Internal:  
**Taree Office:**  
Reference: 24-0972  
Date: April 2025  
Revision: A

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This report has been prepared by Colliers Engineering & Design Pty Ltd and has undergone a quality assurance review. The below signatures confirms review completion.

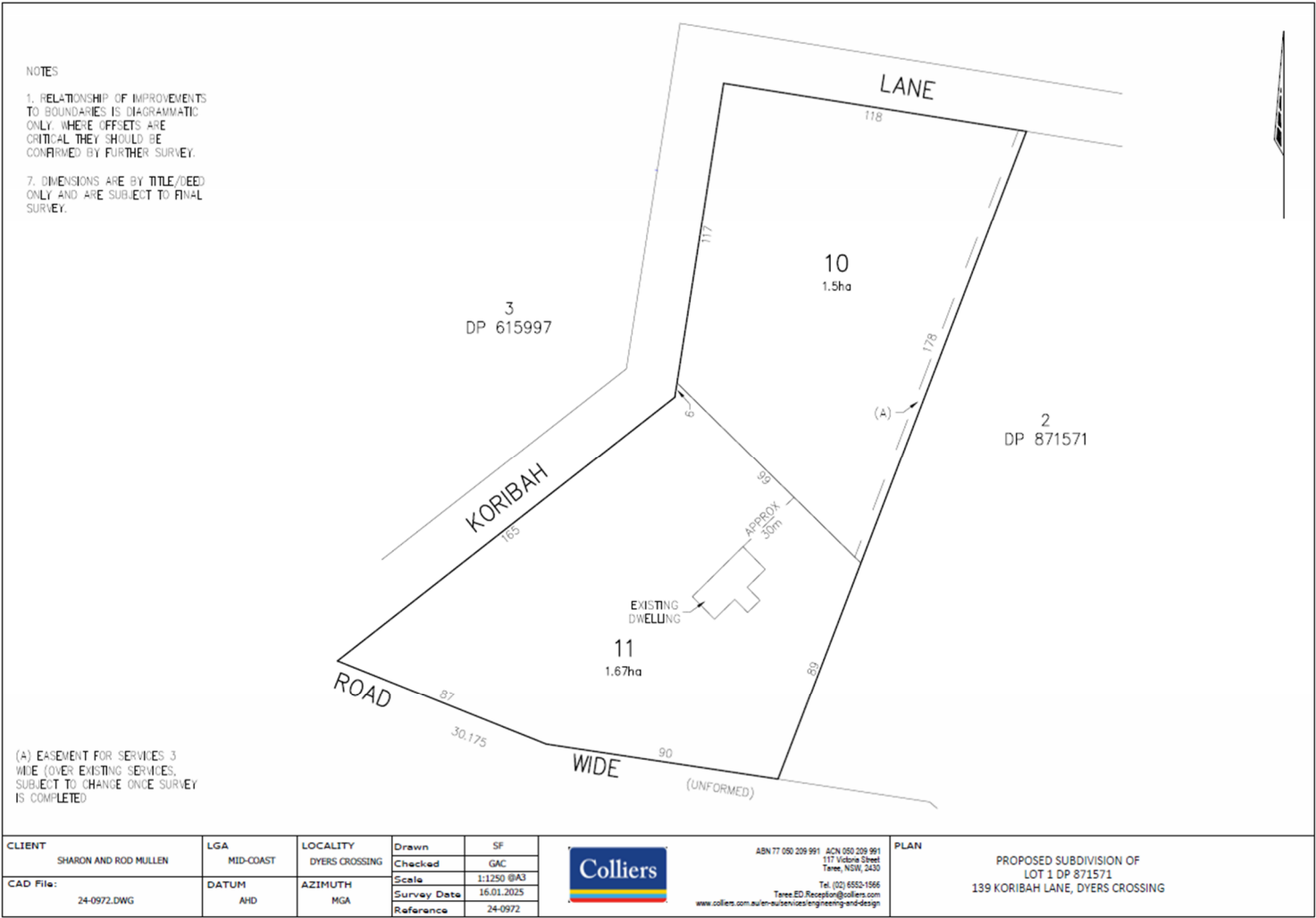
Issue	Date	Author	Reviewed
A	April 2025	Linda Ferguson	Gavin Watson 6/5/2025

1. Introduction

1.1 Proposal

This Statement of Environmental Effects (SEE) has been prepared in support of a Development Application for a 2-lot subdivision at 137 Koribah Lane, Dyers Crossing Lot 1 DP871571. The proposal aims to provide an additional lot within an R5 Large Lot Residential zoned area, designed to optimize land use while maintaining the integrity of the surrounding neighbourhood. The planned lots aim to provide high-quality living spaces, contributing to the local community and supporting thoughtful regional growth.

Figure 1: Proposed subdivision plan



CLIENT	LGA	LOCALITY	Drawn	SF
SHARON AND ROD MULLEN	MID-COAST	DYERS CROSSING	Checked	GAC
CAD File:	DATUM	AZIMUTH	Scale	1:1250 @A3
24-0972.DWG	AHD	MGA	Survey Date	16.01.2025
			Reference	24-0972



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PLAN

PROPOSED SUBDIVISION OF  
LOT 1 DP 871571  
139 KORIBAH LANE, DYERS CROSSING



The subdivision is situated along Koribah Lane, with both proposed lots benefitting from direct frontage to this roadway, as illustrated in Figure 2. This access arrangement ensures convenient connectivity to the existing road network. The existing access to proposed Lot 11 will be retained within its proposed new boundaries.

Proposed Lot 11 will retain the existing dwelling along with all essential service connections and existing access. This allows for continuity in the use of the property while preserving the character of the existing site. Proposed Lot 10, meanwhile, offers flexible opportunities for access directly from Koribah Lane. The versatility of Lot 10's frontage allows for access to be established at several potential locations along Koribah Lane, and the precise location of access should be considered in conjunction with any future development application (DA) for any dwelling to ensure compatibility with the proposed dwelling's placement.

An easement is proposed along the eastern boundary of Lot 10 to accommodate existing services, ensuring reliable provision for Lot 11 into the future. This design facilitates clear service delineation and provides certainty for long-term access to essential infrastructure.

The subdivision complies with the R5 zoning requirements, which stipulate a minimum lot size of 1.5 hectares (15,000 square meters). Proposed Lot 10 meets this criteria with a size of 1.5 hectares, while Lot 11 slightly exceeds the standard minimum with an area of 1.67 hectares. Both lots are therefore well-suited to the zoning standards, supporting the efficient use of land while contributing to the area's character and appeal.

Figure 2: Aerial view of subject Site with cadastre (Source: Near Map 2025)



## 1.2 Subject Site

The subject Site (the Site) is located at 137 Koribah Lane, Dyers Crossing and is legally known as Lot 1 DP871571.

## 1.3 Integrated Development

Under Section 4.46 of the Environmental Planning & Assessment Act 1979 (the Act) this DA is Integrated Development and will require the relevant referral to NSW Rural Fire Service.

## 1.4 Assessment

This SEE has been prepared under Part 4 of the Act and is submitted in accordance with Part 3 Division 1 of the Environmental Planning and Assessment Regulation 2021 (the Regulations). It finds that the proposal is generally consistent with the controls and objectives of the relevant environmental planning instruments.

Based on this assessment the proposal is considered an acceptable form of development, satisfying the provisions of S.4.15 of the Act.

## 1.5 Supporting Documentation

Accompanying this SEE are the following plan(s) and supporting documentation, listed in Table 1.

*Table 1: Supporting Plans and Documentation*

Document	Author	Date
<b>Reports</b>		
Bushfire Assessment	Colliers Engineering & Design	April 2025
<b>Plans</b>		
Proposed Subdivision Plan	Colliers Engineering & Design	16/1/2025

## 2. The Site

### 2.1 Site Description

The subject land is positioned adjacent to rural residential-sized lots and is situated next to RU4 zoned land across Koribah Lane, as well as RU1 zoned land to the south. The proposed subdivision aligns with the surrounding land uses and zoning designations. Furthermore, the proposal reflects careful planning to maintain compatibility with existing developments, fostering a seamless transition between zones and reinforcing the intended land-use framework.

*Table 2: Site Description*

Item	Description
Registered Owner/s	Rodney James Mullen & Sharon Anne Mullen
Lots & DP's	Lot 1 DP871571 <ul style="list-style-type: none"><li>• Certificate of Title is attached as appendix A</li><li>• DP attached as appendix B</li></ul>
Address/es	137 Koribah Lane, Dyers Crossing
Area (Approx.)	3.17ha (by Title)

*Figure 2: Cadastral view of site (MidCoast Council Mapping 2025)*

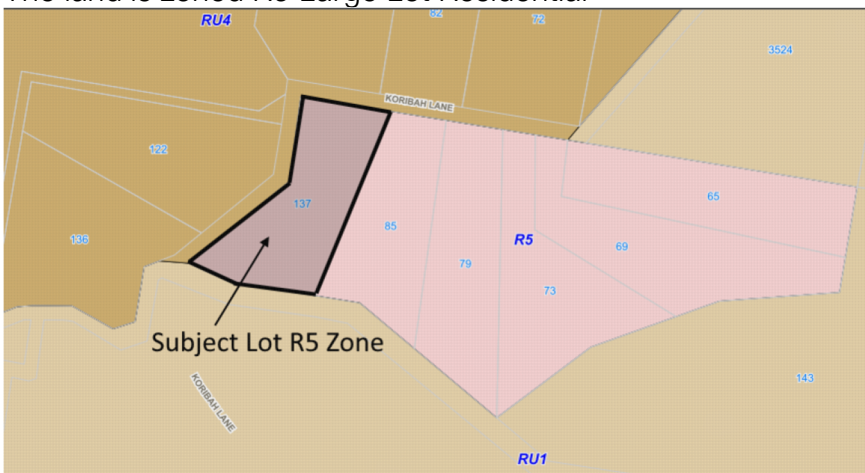





## 2.2 Environmental and Planning Context

Table 3 contains an overview of the Site's environmental and planning context.

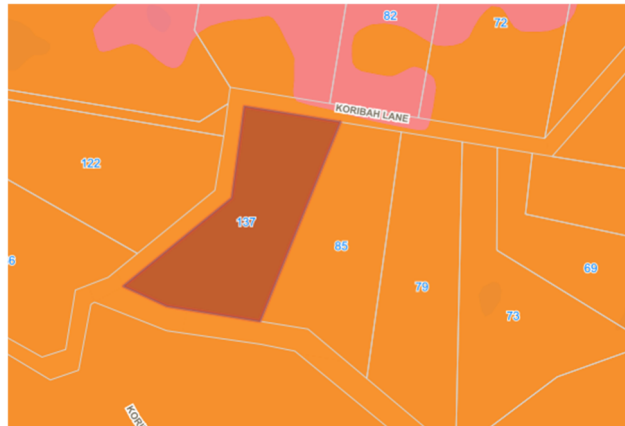
Table 3: Environmental and Planning Context

Element	Description
Greater Taree Local Environmental Plan (LEP) 2010	
Zoning	<p>The land is zoned R5 Large Lot Residential</p> 
Min Lot Size	15,000 square metres – 1.5ha
Floor Space Ratio (FSR)	N/A
Maximum Building Height	8.5m
Heritage	N/A
Flood	N/A
Acid Sulfate Soils	N/A
SEPP (Coastal Management) 2018	N/A
Biodiversity Values	<p>The land is not mapped as Biodiversity Valued land</p> 

## Environmental Constraints

### Bushfire

The land is mapped as bushfire prone land and a Bushfire Assessment accompanies the application.



## 2.3 Road Layout and Access

No new public construction is proposed or required. The existing access to the existing dwelling directly from Koribah Lane will remain intact. Proposed Lot 10 offers flexible access opportunities directly from Koribah Lane. The exact access point should be carefully planned in alignment with future development application (DA) to ensure any access is compatible with any proposed dwelling.



### 3. Statutory Planning Framework

#### 3.1 Environmental Planning and Assessment Act 1979

##### 3.1.1 Division 4.3 – Section 4.15

The following assessment is undertaken in accordance with the heads of consideration in Section 4.15 of the Environmental Planning and Assessment Act 1979 (the Act).

*Table 4: Matters for consideration (Section 4.15 requirements)*

EP&A Section and Requirement	Comment
<i>(1) Matters for consideration – General.</i>	
<i>In determining a development application, a consent authority is to take into consideration such of the following matters as are of relevance to the development the subject of the development application –</i>	
<i>(a) The provisions of:</i>	
<i>(i) Any Environmental Planning instrument.</i>	An assessment against the relevant Environmental Planning Instruments (EPIs) is contained in <b>Section 4.4</b> and <b>4.5</b> .
<i>(ii) 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 (unless the Director – General has notified the consent authority that the making of the proposed instrument has been deferred indefinitely or has not been approved).</i>	The draft MidCoast Council Local Environment Plan is a proposed instrument relevant to this application. The land zoning and lot size are proposed to be retained. The relevant draft LEP objectives & zone objectives have been addressed within this SEE.
<i>(iii) Any development control plan, and</i>	The provisions of the Greater Taree DCP 2010 have been considered.
<i>(iiia) 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.</i>	There are no known Voluntary Planning Agreements (VPAs).
<i>(iv) The regulations (to the extent that they prescribe matters for the purposes of this paragraph).</i>	The DA has been submitted in accordance with Part 3 Division 1 of the Regulations.
<i>(b) 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>	An Assessment of the likely impacts of the proposed development has been undertaken
<i>(c) The suitability of the site for development</i>	The suitability of the site has been considered

<i>(d) Any submissions made in accordance with this Act or the regulations.</i>	The DA will be notified and placed on exhibition in accordance with Council requirements.
<i>(e) The public interest.</i>	The proposal is considered compatible with the existing character of the locality. No adverse impacts are anticipated, there is no increase in overshadowing. The proposals compatibility is reflected in its consistency with the controls and objectives of the relevant planning legislation. The proposal is therefore considered within the public interest.

### 3.2 Integrated Development

The proposal has considered Section 4.46 of The Act. **Table 6** lists the relevant approval bodies for referral .

*Table 4: Section 4.46 (Integrated Development) referrals*

Legislation	Referral
Fisheries Management Act 1994	No
Heritage Act 1977	No
Biodiversity Conservation Act 2016	No
National Parks and Wildlife Act 1974	No
Coal Mine Subsidence Compensation Act 2017	No
Mining Act 1992	No
Petroleum (Onshore) Act 1991	No
Protection of the Environment Operations Act 1997	No
Roads Act 1993	No
Water Management Act 2000	No
Rural Fires Act 1997	YES

### **3.3 Biodiversity Conservation Act 2016 and Regulation 2017**

The Biodiversity Conservation Regulation sets out threshold levels to establish if the Biodiversity Offset Scheme 2017 is being triggered by a local development application. There are 2 components within Sections 7.1 to 7.3 of the Biodiversity Conservation Regulations 2017 that need to be considered to establish if the Biodiversity Offset Scheme is being triggered:

1. The amount of Native Vegetation being cleared in relation to total lot size, and,
2. Whether the subject land is mapped on the Biodiversity Map.

The Biodiversity Offset Scheme Entry Threshold Tool provides a tool to calculate the area of impact that any future buildings, clearing, access roads and driveways, asset protection zones, clearing associated with any infrastructure required and any fencing.

In relation to the above components and this local development application:

1. The site is not mapped as Biodiversity Valued Land.
2. The new boundary does not require any clearing as it is located within a cleared, manicured, and well-maintained garden lawn area.
3. This Development Application does not propose any vegetation clearing. The existing dwelling, outbuildings, and access will be retained on proposed Lot 11. Lot 10, a cleared well-manicured and maintained paddock, offers multiple suitable locations for a future dwelling and the required access.
4. A Biodiversity Values Map and Threshold Report is attached as Appendix C. This report concludes that the proposal does not exceed the clearing threshold and is not located in mapped land.

We therefore submit that the proposed subdivision does not require a BDAR report as it does not exceed the threshold, nor is it mapped as biodiversity valued land.

Section 7.30 of the Biodiversity Conservation Act 2016 provides a test for determining whether this local development application is likely to significantly affect threatened species or ecological communities, or their habitats.

Therefore, in accordance with the 5 points of this test this local development application:

- 1) will not place any species at risk of further extinction,
- 2) will have no additional impact on any endangered ecological communities,
- 3) no critical habitat is being removed,
- 4) will not have an impact on any declared area of outstanding biodiversity value as there is no mapped biodiversity land
- 5) is not part of a key threatening process nor will it increase the impact of a key threatening process.

### **3.4 State Environmental Planning Policies**

The proposal is compliant with the provisions of the following State Environmental Planning Policies (SEPPs), discussed in detail in the following sub-sections:

#### **3.4.1 SEPP (Biodiversity and Conservation) 2021**

The Land is within the Mid-Coast Council Local Government Area and is zoned R5 Large Lot Residential. The land is not located near River Murray lands nor within the Hawkesbury – Nepean catchment and, as such, an assessment against the provisions of Chapters 5 & 6 of this SEPP will not be warranted.

- Chapter 2 – Vegetation in non-rural areas

The proposed 2-lot subdivision does not require any vegetation clearing. The existing site conditions support the subdivision without impacting native vegetation or landscaped areas, ensuring compliance with environmental regulations. As no clearing is necessary to facilitate the development, the proposal maintains the existing vegetation, aligns with biodiversity conservation objectives, and preserves the natural and existing character of the site.

### Chapter 3 – Koala habitat protection 2020

The land is more than 1 hectare therefore SEPP (Koala Habitat Protection) 2020 applies to this application. No clearing is required for this proposed subdivision as the new boundaries are being created through cleared, manicured, and well maintained lawn area.

It is our understanding that Council have not ratified the identification and survey for Koala Habitat. However, we have referred to the City of Greater Taree Comprehensive Koala Plan of Management dated 2002 by the Australian Koala Foundation, which shows that this land has no Core Koala habitat.

We therefore submit that the proposed subdivision is permitted under the SEPP with no requirement for a Koala Plan of Management as there is no impact on Koalas or their habitat.

- Chapter 4 – Koala habitat protection 2021

The land is located within the Mid-Coast Council Local Government Area which is listed in schedule 2 of the SEPP and within the North Coast Koala Management area and therefore the SEPP applies to this application. The land does not have an approved Koala Plan of Management and is not core Koala Habitat. The new boundary is located within a cleared, manicured, and well-maintained garden lawn area. Therefore, we submit that no further assessment will be warranted.

### 3.5 Greater Taree Local Environmental Plan 2010

Greater Taree Local Environment Plan 2010 (Greater Taree LEP 2010) applies to all development in the Manning Region of Mid-Coast Council Local Government Area and is the principal planning instrument applicable to the site. The proposed subdivision is a permissible use within the R5 Large Lot Residential Zone.

#### 3.5.1 Aims of the Plan

<i>Clause 1.2 Aims of Plan</i>	
<b>AIMS</b>	<b>COMMENT</b>
<i>(1) This Plan aims to make local environmental planning provisions for land in Greater Taree City in accordance with the relevant standard environmental planning instrument under section 3.20 of the Act.</i>	
<i>(2) The particular aims of this Plan are as follows—</i>	
<i>(aa) to protect and promote the use and development of land for arts and cultural activity, including music and other performance arts,</i>	The proposal will not alter the lands existing capacity or ability.
<i>(a) to promote and encourage the ecologically sustainable development of Greater Taree City,</i>	The ecological impact will be minimal, as the land is highly modified and well maintained. .
<i>(b) to encourage the proper management, development and conservation of natural and human made resources (including natural areas, forests, coastal areas, water, groundwater dependent ecosystems, agricultural land, extractive resources, towns, villages, and cultural amenities) for the purpose of promoting the social and economic welfare of the community, protecting ecological and cultural heritage and achieving a better environment,</i>	The proposed subdivision aims to ensure proper management and development of the area. There is no impact on the natural resources and both new lots can be connected to essential services. The addition of a much-needed additional vacant lot in the area will promote the social and economic welfare of the community.



<i>(c) to promote and co-ordinate the orderly and economic use and development of land, and to minimise conflict between adjacent land uses,</i>	The subdivision promotes orderly and economic land use by ensuring efficient development while maintaining compatibility with adjacent land uses, minimizing potential conflicts.
<i>(d) to facilitate the provision and co-ordination of community services and facilities,</i>	The subdivision supports the provision and coordination of community services and facilities by enabling efficient land use and contributing to the area's planned development.
<i>(e) to encourage the protection of the environment, including the protection and conservation of native animals and plants, threatened species and endangered ecological communities and their habitats,</i>	The proposed subdivision will have minimal environmental impact, as the new boundary is positioned within well-manicured, highly modified, mown grassed areas. Any future dwelling on Lot 10 can be accommodated within the existing highly modified pastureland, ensuring no vegetation clearing is required for this proposal.
<i>(f) to minimise the exposure of development to natural hazards and natural risks</i>	The land is mapped as bushfire prone, and a bushfire assessment has been prepared as part of the application.
<i>(g) to seek the provision of adequate and appropriate infrastructure to meet the needs of future development,</i>	The proposed subdivision ensures adequate and appropriate infrastructure by maintaining the existing dwelling on Lot 11, which is already connected to essential services. Proposed Lot 10 can be connected to required essential services.
<i>(h) to encourage a strong, growing and diversified economy that promotes local self-reliance, and recognises and strengthens the local community and its social capital in ways that safeguard the quality of life of future generations.</i>	The availability of an additional lot in the area will support growth and promote diversity, contributing to a well-balanced and sustainable community.

### 3.5.2 Land zoning and Objectives

The land is zoned R5 Large Lot Residential as shown in Table 3. The objectives of the zone are described below:

The objectives of the zone are:

<i>R5 Large Lot Residential</i>	
<i>Objectives of the zone</i>	
<i>To provide residential housing in a rural setting while preserving, and minimising impacts on, environmentally sensitive locations and scenic quality</i>	The proposed subdivision provides residential housing within a rural setting while maintaining the integrity of environmentally sensitive areas and preserving scenic quality. The subdivision layout integrates with the existing landscape, ensuring minimal impact on the natural environment and supporting sustainable development principles
<i>To ensure that large residential lots do not hinder the proper and orderly development of urban areas in the future</i>	The proposed subdivision, situated in a semi-rural area, surrounded by lifestyle lots will not hinder urban development as it aligns with the existing land use and maintains the character of the surrounding environment. The subdivision supports responsible planning while ensuring compatibility with the broader regional landscape.
<i>To ensure that development in the area does not unreasonably increase the demand for public services or public facilities.</i>	The creation of only one additional lot ensures that the development will not place any unreasonable demand on public services or facilities, maintaining the area's existing infrastructure capacity.
<i>To minimise conflict between land uses within this zone and land uses within adjoining zones</i>	The proposed subdivision maintains compatibility with surrounding land uses, ensuring minimal conflict between this zone and adjoining zones.

### 3.6 Draft Mid-Coast Council LEP

As required under the Environmental Planning and Assessment (EPA) Act, matters for consideration must include an evaluation of any proposed instruments. This section specifically addresses the relevant sections of the Draft Mid-Coast Council LEP, which has been endorsed by Council and submitted to the Department of Planning, Housing and Infrastructure for final approval.

#### 3.6.1 – Aims of Draft Plan

<i>Clause 1.2 Aims of Draft Plan</i>	
<b>AIMS</b>	<b>COMMENT</b>
<i>(1) This Plan aims to make local environmental planning provisions for land in Greater Taree City in accordance with the relevant standard environmental planning instrument under section 3.20 of the Act.</i>	
<i>(2) The particular aims of this Plan are as follows—</i>	
<i>(aa) to protect and promote the use and development of land for arts and cultural activity, including music and other performance arts,</i>	The proposal will not alter the lands existing capacity or ability.
<i>(a) to protect and enhance biodiversity, natural ecosystems, ecological processes and landscapes</i>	The ecological impact will be minimal, as land is highly modified and well maintained. .
<i>(b) to minimise the exposure of development to natural hazards and risks, and promote climate change resilience,</i>	The land is bushfire mapped and a bushfire assessment accompanies this application
<i>(c) to promote the efficient and equitable provision of public infrastructure, facilities and amenities</i>	The addition a single lot to the area will have minimal impact on the existing infrastructure, facilities and amenities.
<i>(d) to encourage sustainable living, housing affordability and diversity</i>	The additional lot can provide a land that will support sustainable living and increase diversity in the area.
<i>(e) To encourage a strong sense of place, community and character</i>	The proposal aligns with the area's established character and amenities. The addition of another lot will contribute to a stronger sense of place by welcoming more people into the community.
<i>(f) to protect places and objects of cultural and heritage value</i>	The land does not contain any known cultural or heritage items

<i>(g) to support the well-being, belonging, and cultural identity of First Nations Peoples, through the care and continuation of the tangible and intangible aspects of cultural practices, resources and knowledge systems</i>	The proposal will not alter the existing ability for support of First Nations Peoples.
<i>(h) to support a strong, diverse and sustainable economy</i>	The addition will encourage investment, diversity and development. The proposal will support economic growth by attracting new residents, boosting local businesses, and fostering long-term sustainability
<i>(i) To encourage sustainable tourism that is compatible with surrounding environments</i>	The existing potential for small scale tourism will be retained.
<i>(j) to support rural landscapes, rural enterprises and agricultural economic diversity, and protect important agricultural lands</i>	The existing rural residential land scape will be retained as the land is zoned R5 Large Lot Residential.

### 3.5.2 Draft LEP Land zoning and Objectives

The land is proposed to remain in the R5 Large Lot Residential. The objectives of the zone with the draft LEP are described below:

<b><i>R5 Large Lot Residential</i></b>	
<b><i>Objectives of the zone</i></b>	
<i>To provide residential housing in a rural setting while preserving, and minimising impacts on, environmentally sensitive locations and scenic quality</i>	The proposed subdivision provides residential housing within a rural setting while maintaining the integrity of environmentally sensitive areas and preserving scenic quality. The subdivision layout integrates with the existing landscape, ensuring minimal impact on the natural environment and supporting sustainable development principles
<i>To ensure that large residential lots do not hinder the proper and orderly development of urban areas in the future</i>	The proposed subdivision, situated in a semi-rural area, surrounded by lifestyle lots will not hinder urban development as it aligns with the existing land use and maintains the character of the surrounding environment. The subdivision supports responsible planning while ensuring compatibility with the broader regional landscape.

<i>To ensure that development in the area does not unreasonably increase the demand for public services or public facilities.</i>	The creation of only one additional lot ensures that the development will not place any unreasonable demand on public services or facilities, maintaining the area's existing infrastructure capacity.
<i>To minimise conflict between land uses within this zone and land uses within adjoining zones</i>	The proposed subdivision maintains compatibility with surrounding land uses, ensuring minimal conflict between this zone and adjoining zones.
<i>To enable small scale rural activities or development that contribute to the landscape and are compatible with the environmental and neighbourhood values.</i>	The land's existing ability to meet this objective will be preserved, and the addition of another lot offers potential for greater diversity in activities.

#### 4. Greater Taree Development Control Plan (DCP) 2010

The Greater Taree Development Control Plan (DCP) applies to all land within the Manning Region of the Mid-Coast Council Local Government Area. This proposal has carefully considered both environmental and man-made constraints to ensure a well-integrated layout. The one new lots will be able to comply with the required development controls, providing essential service connections, efficient vehicular access to the existing street network, and adequate internal parking. This approach supports sustainable growth while maintaining functionality and accessibility within the area.

<i>Part C Subdivision Requirements</i>	
<i>C3 General Requirements</i>	
<b>C3.1 SITE HAZARDS</b>	
<b>BUSHFIRE</b>	The subject land is Bushfire Prone, as shown in Table 3 above. A Bushfire Risk assessment for referral to NSW Rural Fire Service (NSW RFS) report has been lodged as part of the overall DA package. The assessment concludes that the proposed development can comply with the current bushfire regulations.

<i>Part C Subdivision Requirements</i>	
<i>C3 General Requirements</i>	
<b>C3.2 ROAD DESIGN &amp; CONSTRUCTION</b>	
No road design or construction is required for the subdivision. The existing dwelling to be retained on Lot 11 will retain its current access. Any new access for proposed Lot 10 should be considered alongside a future Development Application (DA) for a dwelling to ensure compatibility with the dwelling design.	
<b>C3.3 FILLING &amp; LEVELLING</b>	
No filling or levelling is proposed or required.	
<b>C3.4 SERVICES</b>	
The existing dwelling on proposed Lot 11 will retain its current access within its proposed boundaries and services, within an easement nominated on the subdivision plan along the eastern boundary of proposed Lot 10 for any future maintenance, if required. Proposed Lot 10 can be connected to essential services in compliance with the requirements of the relevant authorities.	
<b>3.5 DRAINAGE</b>	
Future Development Application for a dwelling on Lot 10 will need to address drainage requirements for roof water and other considerations. The existing dwelling will continue to utilise the connected drainage system.	



<b><i>C3.6 EXISTING DEVELOPMENT AND HERITAGE</i></b>
The existing dwelling will be retained on proposed Lot 11.
<b><i>C3.7 ENVIRONMENTAL PROTECTION</i></b>
There is no clearing required or sought for as part of this application with the proposed new boundary being located in a well-manicured maintained area. Proposed Lot 10 is provided with ample cleared modified land on which a dwelling could be located.
<b><i>C3.8 LANDSCAPING</i></b>
No Landscaping is proposed or required.
<b><i>C4 SPECIFIC REQUIREMENTS</i></b>
<b><i>C4.1 RESIDENTIAL SUBDIVISION</i></b>
The subdivision will result in lots that are appropriately sized, consistent with the existing surrounding land use, settlement pattern and capable of meeting the required performance criteria. The lots will provide good solar access, will be provided with ample space for privacy and outdoor areas as well as the ability to connect to all essential utility services and the existing road network.

## 5. Likely Impacts of the Development

### 5.1 Natural Environment Impacts

#### 5.1.1 Flora & Fauna

There will be no impacts on the natural environment, as no clearing is required for the subdivision. Proposed Lot 10 includes ample, highly modified, and well-maintained land suitable for a future dwelling. The new boundary is situated within a well-manicured and maintained area. The existing dwelling and outbuildings will be retained on proposed Lot 11.

#### 5.1.2 Bushfire

A bushfire assessment accompanies this application.

#### 5.1.3 Contamination and Salinity

The site is not classified as ASS.

#### **5.1.4 Flood**

The land is not mapped as flood prone land,

### **5.2 Built Environment Impacts**

#### **5.2.1 Context and Setting**

The proposed subdivision is consistent with the surrounding small scale rural residential settlement pattern. No conflict in terms of land uses, views and vistas is anticipated as part of the proposed subdivision and dwelling.

#### **5.2.2 Social and Economic Impacts**

The proposed subdivision is expected to have a positive social and economic impact. Socially, it preserves the existing dwelling and outbuildings, ensuring continuity and stability for the current residents. Economically, the creation of Lot 10 offers potential for future development, utilising highly modified and well-maintained land, which could contribute positively to the local housing market without requiring additional environmental clearing.

### **6. Suitability of the Site for the Development**

The suitability of the land for the proposed development has been addressed in the above sections of this report. There are no prohibitive constraints posed by adjacent development or from within the site. There are therefore, no known zoning, planning or environmental matters that should hinder the development.

## 7. Appendix A - Certificate of Title – Lot 1 DP871571



LAND  
REGISTRY  
SERVICES

NEW SOUTH WALES LAND REGISTRY SERVICES - TITLE SEARCH

### Title Search

Information Provided Through  
Aussearch  
Ph. 02 9129 6777

FOLIO: 1/871571

SEARCH DATE	TIME	EDITION NO	DATE
1/5/2025	1:35 PM	4	1/9/2018

LAND

LOT 1 IN DEPOSITED PLAN 871571  
AT NABIAC  
LOCAL GOVERNMENT AREA MID-COAST  
PARISH OF WOLLOM COUNTY OF GLOUCESTER  
TITLE DIAGRAM DP871571

FIRST SCHEDULE

RODNEY JAMES MULLEN  
SHARON ANNE MULLEN  
AS JOINT TENANTS (T AE149683)

SECOND SCHEDULE (3 NOTIFICATIONS)

- 1 LAND EXCLUDES MINERALS AND IS SUBJECT TO RESERVATIONS AND CONDITIONS IN FAVOUR OF THE CROWN - SEE CROWN GRANT(S)
- 2 DP871571 RESTRICTION(S) ON THE USE OF LAND
- 3 AE149684 MORTGAGE TO AUSTRALIA AND NEW ZEALAND BANKING GROUP LIMITED

NOTATIONS

UNREGISTERED DEALINGS: NIL

\*\*\* END OF SEARCH \*\*\*

24-0972...

PRINTED ON 1/5/2025

\* Any entries preceded by an asterisk do not appear on the current edition of the Certificate of Title. Warning: the information appearing under notations has not been formally recorded in the Register. InfoTrack an approved NSW Information Broker hereby certifies that the information contained in this document has been provided electronically by the Registrar General in accordance with Section 96B(2) of the Real Property Act 1900.

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Received: 01/05/2025 13:35:03

# 8. Appendix B - Deposited Plan – DP7871571

DP 871571

**PLAN FORM 2**

REGISTRATION, SEALS AND REFERENCES OF INSTRUMENTS TO BE REMOVED FROM THIS PLAN. THIS PLAN IS NOT VALID FOR THE PURPOSES OF THE ACT UNTIL IT IS REGISTERED IN THE OFFICE OF THE REGISTRAR.

**PLAN DRAWING ONLY TO APPEAR IN THIS SPACE**

**PLAN FORM 2**

REGISTRATION, SEALS AND REFERENCES OF INSTRUMENTS TO BE REMOVED FROM THIS PLAN. THIS PLAN IS NOT VALID FOR THE PURPOSES OF THE ACT UNTIL IT IS REGISTERED IN THE OFFICE OF THE REGISTRAR.

**REFERENCE MARKS**

MARK	B.E.	COORDS	N.	ZONE	AGE
T.S. NABIAZ (P)	136451.570	1446035.552	56-2	1	

COMBINED SEA LEVEL AND SCALE FACTOR: 0.99996

NABIAZ TRIG (P) TO TALLAWAH TRIG (P) 41° 54' 36.48"

SOURCE: TRIG STATION REPORT NABIAZ

**OFFICE USE ONLY**

DP 871571

Registered: 13-3-1997

CA. No. 52/97 OF 10.9.1997

Title System: TORRENS

Purpose: SUBDIVISION

Ref. Map: PARISH #

Last Plan: DP 859506

PLAN OF SUBDIVISION

OF LOT 2 D.P. 859506

Lengths are in metres. Reduction Ratio 1:2500

LSA Greater Than

Locality: NABIAZ

Parish: Wollaton (b1)

County: Gloucester

Surveyor: John David Kerlan WALKER

of 18 Maiden Ave Torc 2430

Survey made in accordance with the Survey Act 1958 and the Survey Regulations 1960 and was completed on 22 Nov. 1996

Survey: 13/11/96

Deputy: 13/11/96

Plans used in preparation of survey completion: D.P. 859506

PANEL FOR USE ONLY FOR INSTRUMENTS OF INTENTION TO DEDICATE PUBLIC ROADS OR TO CREATE PUBLIC RESERVES, DRAINAGE RESERVES, EASEMENTS, RESTRICTIONS ON THE USE OF LAND OR POSITIVE COVENANTS

IT IS INTENDED TO CREATE FURNANT TO SEC 88B OF THE CONVEYANCING ACT 1980 AS AMENDED:-

(1) EASEMENT FOR WATER SUPPLY

(2) EASEMENT FOR WATER SUPPLY

(3) RESTRICTIONS TO USER

(4) RESTRICTIONS TO USER

**PLAN FORM 2**

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POP 4957

WARNING: CREASING OR FOLDING WILL LEAD TO REJECTION

M P D

SURVEYOR'S REFERENCE 975 Checklist

## 9. Appendix C – BMAP- Report



Department of Planning and Environment

### Biodiversity Values Map and Threshold Report

This report is generated using the Biodiversity Values Map and Threshold (BMAT) tool. The BMAT tool is used by proponents to supply evidence to your local council to determine whether or not a Biodiversity Development Assessment Report (BDAR) is required under [the Biodiversity Conservation Regulation 2017 \(Cl. 7.2 & 7.3\)](#).

The report provides results for the proposed development footprint area identified by the user and displayed within the blue boundary on the map.

There are two pathways for determining whether a BDAR is required for the proposed development:

1. Is there Biodiversity Values Mapping?
2. Is the 'clearing of native vegetation area threshold' exceeded?

#### Biodiversity Values Map and Threshold Report

Date of Report Generation		01/05/2025 2:25 PM
1. Biodiversity Values (BV) Map - Results Summary (Biodiversity Conservation Regulation Section 7.3)		
1.1	Does the development Footprint intersect with BV mapping?	no
1.2	Was <b>ALL</b> BV Mapping within the development footprint added in the last 90 days? (dark purple mapping only, no light purple mapping present)	no
1.3	Date of expiry of dark purple 90 day mapping	N/A
1.4	Is the Biodiversity Values Map threshold exceeded?	no
2. Area Clearing Threshold - Results Summary (Biodiversity Conservation Regulation Section 7.2)		
2.1	Size of the development or clearing footprint	280.1 sqm
2.2	Native Vegetation Area Clearing Estimate (NVACE) (within development/clearing footprint)	15.3 sqm
2.3	Method for determining Minimum Lot Size	LEP
2.4	Minimum Lot Size (10,000sqm = 1ha)	15,000 sqm
2.5	Area Clearing Threshold (10,000sqm = 1ha)	5,000 sqm
2.6	Does the estimate exceed the Area Clearing Threshold? (NVACE results are an estimate and can be reviewed using the <a href="#">Guidance</a> )	no
<b>REPORT RESULT: Is the Biodiversity Offset Scheme (BOS) Threshold exceeded for the proposed development footprint area?</b> (Your local council will determine if a BDAR is required)		<b>no</b>



## What do I do with this report?

- If the result above indicates the BOS Threshold has been exceeded, your local council **may require** a Biodiversity Development Assessment Report with your development application. Seek further advice from Council. An accredited assessor can apply the Biodiversity Assessment Method and prepare a BDAR for you. For a list of accredited assessors go to: <https://customer.lmbc.nsw.gov.au/assessment/AccreditedAssessor>.
- If the result above indicates the BOS Threshold has not been exceeded, you may not require a Biodiversity Development Assessment Report. This BMAT report can be provided to Council to support your development application. Council can advise how the area clearing threshold results should be considered. Council will review these results and make a determination if a BDAR is required. Council may ask you to review the area clearing threshold results. You may also be required to assess whether the development is "likely to significantly affect threatened species" as determined under the test in Section 7.3 of the *Biodiversity Conservation Act 2016*.
- If a BDAR is not required by Council, you may still require a permit to clear vegetation from your local council.
- If **all** Biodiversity Values mapping within your development footprint was less than 90 days old, i.e. areas are displayed as dark purple on the BV map, a BDAR may not be required if your Development Application is submitted within that 90 day period. Any BV mapping less than 90 days old on this report will expire on the date provided in Line item 1.3 above.

For more detailed advice about actions required, refer to the **Interpreting the evaluation report** section of the [Biodiversity Values Map Threshold Tool User Guide](#).

## Review Options:

- If you believe the Biodiversity Values mapping is incorrect please refer to our [BV Map Review webpage](#) for further information.
- If you or Council disagree with the area clearing threshold estimate results from the NVACE in Line Item 2.6 above (i.e. area of Native Vegetation within the Development footprint proposed to be cleared), review the results using the [Guide for reviewing area clearing threshold results from the BMAT Tool](#).

## Acknowledgement

**I, as the applicant for this development, submit that I have correctly depicted the area that will be impacted or likely to be impacted as a result of the proposed development.**

Signature: \_\_\_\_\_

(Typing your name in the signature field will be considered as your signature for the purposes of this form)

Date: \_\_\_\_\_

01/05/2025 02:25 PM



## Biodiversity Values Map and Threshold Tool

The Biodiversity Values (BV) Map and Threshold Tool identifies land with high biodiversity value, particularly sensitive to impacts from development and clearing.

The BV map forms part of the Biodiversity Offsets Scheme threshold, which is one of the factors for determining whether the Scheme applies to a clearing or development proposal. You have used the Threshold Tool in the map viewer to generate this BV Threshold Report for your nominated area. This report calculates results for your proposed development footprint and indicates whether Council may require you to engage an accredited assessor to prepare a Biodiversity Development Assessment Report (BDAR) for your development.

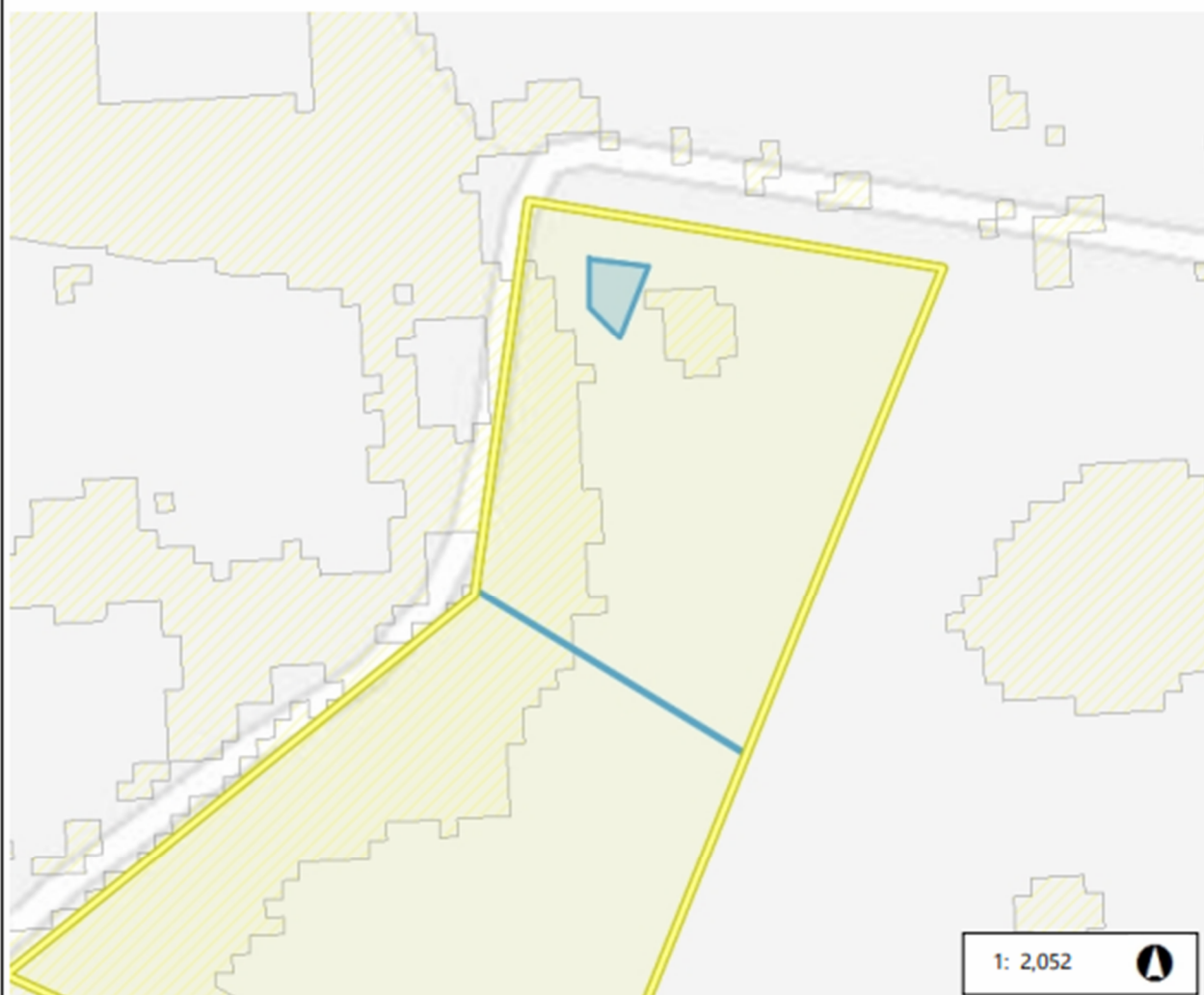
This report may be used as evidence for development applications submitted to councils. You may also use this report when considering native vegetation clearing under the State Environmental Planning Policy (Biodiversity and Conservation) 2021 - Chapter 2 vegetation in non-rural areas.

**What's new?** For more information about the latest updates to the Biodiversity Values Map and Threshold Tool go to the updates section on the [Biodiversity Values Map webpage](#).

**Map Review:** Landholders can request a review of the BV Map where they consider there is an error in the mapping on their property. For more information about the map review process and an application form for a review go to the [Biodiversity Values Map Review webpage](#).

If you need help using this map tool see our [Biodiversity Values Map and Threshold Tool User Guide](#) or contact the Map Review Team at [map.review@environment.nsw.gov.au](mailto:map.review@environment.nsw.gov.au) or on 1800 001 490.





## Biodiversity Values Map



104.2 0 52.12 104.2 Metres

WGS\_1984\_Web\_Mercator\_Auxiliary\_Sphere

### Legend

-  Biodiversity Values that have been mapped for more than 90 days
-  Biodiversity Values added within last 90 days
-  Native Vegetation Area Clearing Estimate (NVACE)
-  Development area selected by proponent

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This map is a user generated static output from an Internet mapping site and is for reference only. Data layers that appear on this map may or may not be accurate, current, or otherwise reliable.

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The results provided in this tool are generated using the best available mapping and knowledge of species habitat requirements.

This map is valid as at the date the report was generated. Checking the [Biodiversity Values Map viewer](#) for mapping updates is recommended.