



**BRIAN MITSCH & ASSOCIATES PTY LTD**

**SURVEYORS**

**PLANNERS**

**PROPERTY**

**CONSULTANTS**

**CARTOGRAPHERS**

## **STATEMENT OF ENVIRONMENTAL EFFECTS**

Development Application Proposed Subdivision  
of  
Lot 8 Section 8 Deposited Plan 758981

Situated on Falkiner Street  
In the Town & Parish of Tocumwal  
County of Denison

## **1 INTRODUCTION**

### **1.1 OVERVIEW**

### **1.2 SCOPE OF STATEMENT OF ENVIRONMENTAL EFFECTS**

## **2 DESCRIPTION**

### **2.1 DEVELOPMENT SITE AND LOCALITY**

### **2.2 PRESENT AND PREVIOUS USES OF THE SITE**

### **2.3 LAND HAZARDS**

## **3 PROPOSED DEVELOPMENT**

## **4 PLANNING PROVISIONS**

### **4.1 STATE PLANNING POLICIES**

### **4.2 BERRIGAN LOCAL ENVIRONMENTAL PLAN 2011**

### **4.3 BERRIGAN DEVELOPMENT CONTROL PLAN 2011**

## **5 STATEMENT OF ENVIRONMENTAL EFFECTS**

## **6 DRAWINGS**

## **7 CONCLUSION**

# **1 INTRODUCTION**

## **1.1 OVERVIEW**

This Statement of Environmental Effects (SEE) has been prepared on behalf of David Kenton (the client) to form part of a Development Application (DA) seeking Council's consideration for a subdivision of Lot 8, Section 8 in Deposited Plan 758981 (the site) situated in the Town & Parish of Tocomwal, County of Denison.

The land is zoned RU5 Village under the terms of the Berrigan Local Environmental Plan 2011. Our clients wish to subdivide the land into 2 Lots as shown on the plans attached.

The lot sizes will comply with the provisions of the Lot size map contained in the Hay Local Environmental Plan 2011.

The proposed development is considered to be in accordance with relevant statutory and non-statutory planning provisions.

This document has been prepared based on the requirements approved by the planning Secretary's Delegate on 28<sup>th</sup> February 2022.

## **1.2 SCOPE OF STATEMENT OF ENVIRONMENTAL EFFECTS**

This Statement of Environmental Effects accompanies a development application for the proposed development. It has been prepared on behalf of the client and includes the matters referred to in Section 4.15 of the Environmental Planning and Assessment Act 1979 and the matters required to be considered by Council.

The purpose of this SEE is to:

- Describe the land to which the DA relates to and the character of the surrounding area.
- Describe the proposed development.
- Define the statutory planning framework within which the DA is to be assessed and determined; and
- Assess the proposal against the relevant heads of consideration as defined by Section 4.15 of the Environmental Planning & Assessment Act 1979 (EP&A Act).

## **2 DESCRIPTION**

### **2.1 DEVELOPMENT SITE AND LOCALITY**

The land is Lot 8 in Section 8 in Deposited Plan 758981 situated in the Town and Parish of Tocumwal, County of Denison

### **2.2 PRESENT AND PREVIOUS USES OF THE SITE**

The site is within the village of Tocumwal and has been used and is currently used for Residential purposes.

### **2.3 LAND HAZARDS**

We attach hereto a copy of a Biodiversity Offset Scheme Entry Threshold Report.

Each of those show that there are no issues relating to those.

## **3 PROPOSED DEVELOPMENT**

Our client wishes to subdivide the land into 2 separate lots for a new dwelling to be placed on the proposed Lot 1.

## **4 PLANNING PROVISIONS**

### **4.2 BERRIGAN LOCAL ENVIRONMENTAL PLAN 2011**

The land is zoned RU5 - Village under the terms of the Berrigan Local Environmental Plan 2011.

Table – Objectives of the RU5 – Village

<b>Zone Objectives</b>	<b>Comments</b>
<b>1.</b> To provide for a range of land uses, services and facilities that are associated with a rural village.	This proposal will provide one additional lot for the erection of a dwelling in the rural village of Tocumwal.

<b>2.</b> To enhance and maintain the unique village character of Berrigan, Barooga, Finley and Tocumwal.	The proposed Lot 2 will be the residential lot in that vicinity, as can be seen on the attached explorer aerial image.
<b>3.</b> To ensure there are opportunities for economic development, Urban area and to further strengthen the core retail functions of this area.	The additional lot being on the market within the village of Tocumwal will provide additional opportunities for the erection of a residence
<b>4.</b> To encourage development that relates to tourists and visitors	Not Applicable

### **Permitted without consent**

Environmental protection works; Home-based childcare; Home occupations; Roads; Water reticulation systems

### **Permitted with consent**

Agricultural produce industries; Amusement centres; Boat building and repair facilities; Boat launching ramps; Boat sheds; Camping grounds; Car parks; Caravan parks; Cemeteries; Centre-based child care facilities; Charter and tourism boating facilities; Commercial premises; Community facilities; Crematoria; Depots; Dwelling houses; Eco-tourist facilities; Electricity generating works; Entertainment facilities; Environmental facilities; Exhibition homes; Exhibition villages; Flood mitigation works; Freight transport facilities; Function centres; Helipads; Home businesses; Home industries; Home occupations (sex services); Highway service centres; Industries; Industrial retail outlets; Industrial training facilities; Information and education facilities; Jetties; Local distribution premises; Marinas; Mooring pens; Moorings; Mortuaries; Neighbourhood shops; Oyster aquaculture; Passenger transport facilities; Places of public worship; Public administration buildings; Recreation areas; Recreation facilities (indoor); Recreation facilities (major); Recreation facilities (outdoor); Registered clubs; Research stations; Residential accommodation; Respite day care centres; Restricted premises; Rural industries; Schools; Service stations; Sewerage systems; Sex services premises; Signage; Storage premises; Tank-based aquaculture; Tourist and visitor accommodation; Transport depots; Truck depots; Vehicle body repair workshops; Vehicle repair stations; Veterinary hospitals; Warehouse or distribution centres; Waste or resource management facilities; Water recreation structures; Water supply systems; Wholesale supplies

### **Prohibited**

Cellar door premises; Farm stay accommodation; Heavy industries; Rural workers' dwellings; Any other development not specified in item 2 or 3

#### 4.3 BERRIGAN DEVELOPMENT CONTROL PLAN 2011

We have perused the Berrigan Development Control Plan 2011 and the proposal complies with the objectives of the RU5 Zone – Village.

### 5 STATEMENT OF ENVIRONMENTAL EFFECTS

The likely impacts of the development are considered in the below table.

Primary Matter	Comments
1. Context and Setting	The land is in an established area, a residential area of the town of Tocumwal.
2. Streetscape	The streetscape will remain the same.
3. Traffic and Access	The new parcel of land will attract additional traffic movements, estimated to be 9 vehicle movements per day and 0.9 vehicle movements per rush hour.
4. Utilities & Services	The existing facilities and services will be retained.
5. Soil Erosion	Not Applicable
6. Waste	The waste removal will be by way of Berrigan Shire Councils waste system.
7. Technological Hazards	Not Applicable
8. Socio-economic Impact in the Locality	The development will make provision for one additional allotment to be created for the erection of a residence
9. Site Design & Internal Design	Not Applicable
10. Cumulative Impacts	There will be no cumulative impacts as a result of this building.
11. Setbacks & Building Envelopes	There is no proposed dwelling at this time. An additional development application will in time be lodged with Council and approval will be sought.

### 6 DRAWINGS

The two Sheet set drawings attached hereto show the proposed lot layout.

## **7 CONCLUSION**

The proposal is a permissible use under the Berrigan Local Environmental Plan 2011 and the proposal complies with the applicable controls in the Berrigan Development Control Plan 2011.

The proposal will have positive economic development issues in that it will provide for Village development in the town of Tocumwal.

Yours faithfully

**BRIAN MITSCH & ASSOCIATES PTY LTD**

A handwritten signature in black ink, appearing to read 'B. L. Mitsch', written in a cursive style.

**B L MITSCH**

**REGISTERED LAND SURVEYOR**

**B.AppSc. – ENVIRONMENTAL PLANNING**