

STATEMENT OF ENVIRONMENTAL EFFECTS

PROPOSED SUBDIVISION of
LOT 103 DP753160

Norries Road, BUNYAH

Prepared by:



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INTRODUCTION

The site comprises land identified as Lot 103 DP753160 (80.84 ha). The property is known as Norries Road, Bunyah. The existing lot configuration is as shown in Figure 1 below.

Lot 103 is vacant rural land. Norries Road is a well maintained gravel road – this road links to Manning Hill Road which is about 500m to the east – it is also a well maintained gravel road. The subject land has predominantly been used for grazing purposes in past decades.

There are a couple of water courses that traverse the property from north to south. None of these are mapped as having biodiversity value. No watercourse will be crossed by proposed boundaries. The new boundary will follow an existing fence line & hence no vegetation removal is required.

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

The site is subject to the provisions of Great Lakes Environmental Plan 2014 (the LEP) within Mid-Coast Council and is zoned RU2 (Rural Landscape) under that instrument.

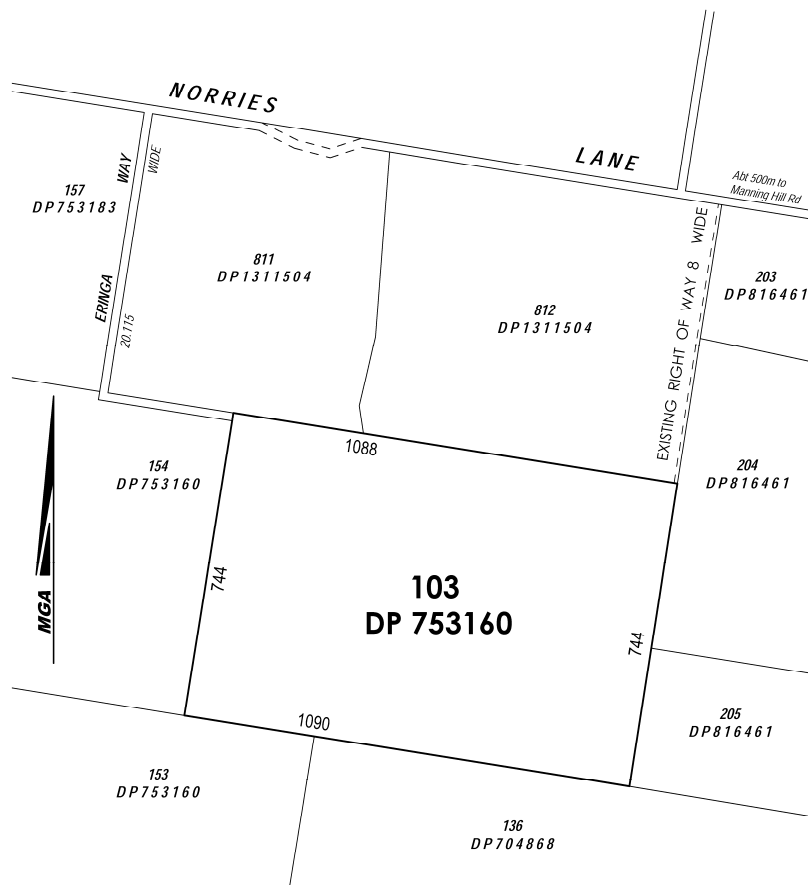


Figure 1 - Existing Lot Layout

The Proposal

It is proposed to subdivide the existing parcel into two lots to create the lot layout shown in Figure 2 below.

Proposed Lot 31 (41 ha)

This proposed lot is vacant. However, there is ample opportunity for a good house site with excellent access via a road reserve which links to Eringa Way & Norries Road. This lot only contains between 5 and 10% vegetation which lies along the main water courses.

Proposed Lot 32 (54 ha)

Similar to proposed Lot 31 this lot is vacant. However, there is ample opportunity for a good house site with excellent access via an existing Right of Way (8 wide) which links to Norries Road. This lot contains between 10 - 20% vegetation which lies along the main water courses.

Both lots have access to all the normal rural utilities & services.

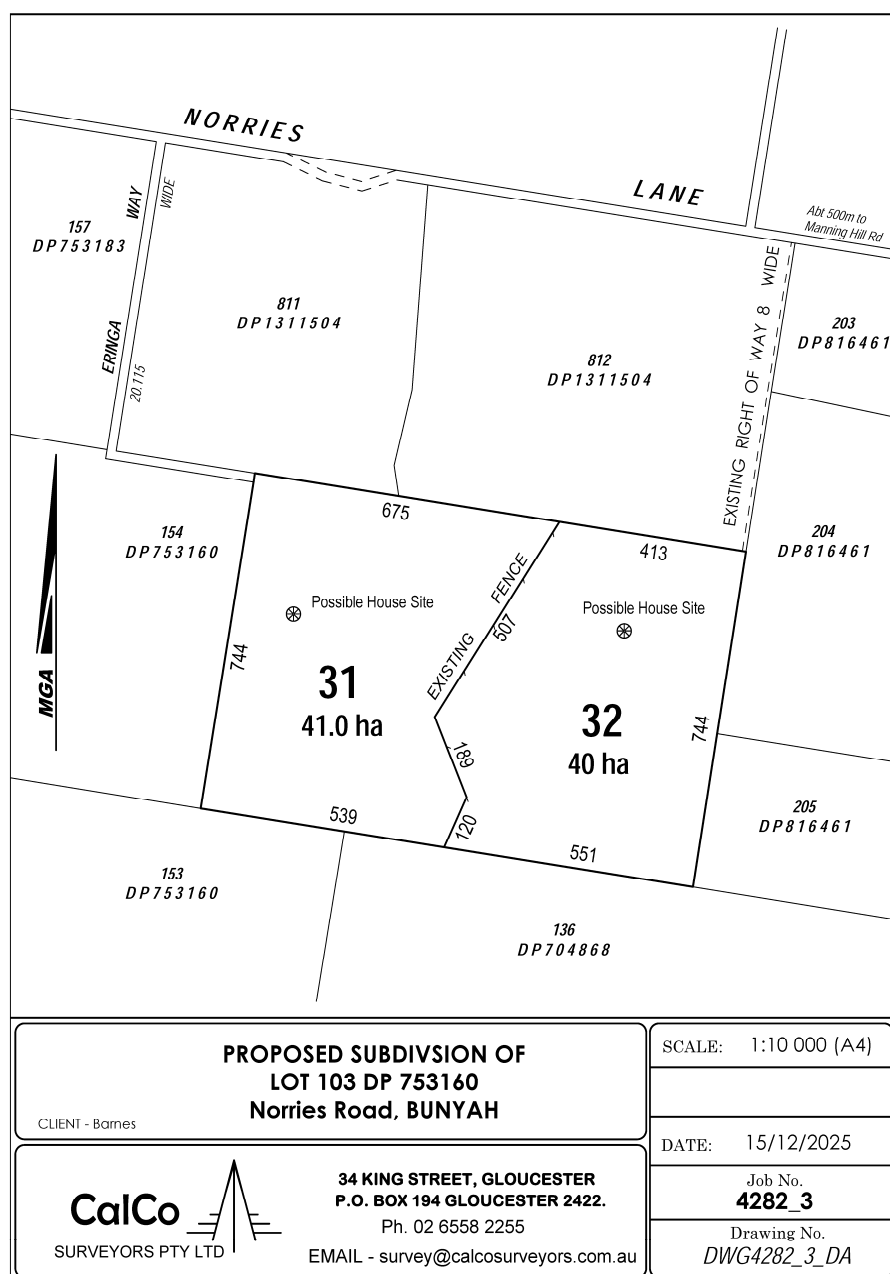


Figure 2 – Proposed Lot Layout

Great Lakes Local Environmental Plan 2014

The land is subject to the provisions of Gloucester Local Environmental Plan 2010 (the LEP) and is zoned **RU2 Rural Landscape** under that instrument. The minimum allowable lot under this zone is 40 ha.

Objectives of the 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 natural resource base & the potential for primary production are not diminished by the proposed subdivision. The proposed lots are larger enough to accommodate a primary industry with the opportunity for many diverse enterprises. Lots of similar shape & size have been created by many subdivisions over the past 150 years & have not resulted in any conflicts with adjoining land uses. The proposed lots also encourage tourism enterprises whilst still maintaining the scenic amenity of the surrounding landscape.

Clause 5.16 of the LEP relates to:

Subdivision of, or dwellings on, land in certain rural, residential or conservation zones

(1) The objective of this clause is to minimise potential land use conflict between existing and proposed development on land in the rural, residential or conservation zones concerned (particularly between residential land uses and other rural land uses).

(2) This clause applies to land in the following zones—

- (a) Zone RU1 Primary Production,*
- (b) Zone RU2 Rural Landscape.***
- (c) Zone RU3 Forestry,*
- (d) Zone RU4 Primary Production Small Lots,*
- (e) Zone RU6 Transition,*
- (f) Zone R5 Large Lot Residential,*
- (g) Zone C2 Environmental Conservation,*
- (h) Zone C3 Environmental Management,*
- (i) Zone C4 Environmental Living.*

(3) A consent authority must take into account the matters specified in subclause (4) in determining whether to grant development consent to development on land to which this clause applies for either of the following purposes—

- (a) subdivision of land proposed to be used for the purposes of a dwelling,*
- (b) erection of a dwelling.*

(4) The following matters are to be taken into account—

- (a) the existing uses and approved uses of land in the vicinity of the development,*
- (b) whether or not the development is likely to have a significant impact on land uses that, in the opinion of the consent authority, are likely to be preferred and the predominant land uses in the vicinity of the development,*
- (c) whether or not the development is likely to be incompatible with a use referred to in paragraph (a) or (b),*
- (d) any measures proposed by the applicant to avoid or minimise any incompatibility referred to in paragraph (c).*

The proposed development will create the potential for two new dwellings. However, the size of the proposed allotments (40ha minimum) is sufficient to provide future owners with the opportunity for rural enterprises which would be compatible with the current rural practices of the surrounding area.

Section 9.5 relates to Large Lot Residential, Rural and Environmental Subdivision

The following controls are to be considered:

- 1. An allotment size in excess of this minimum area standard as shown in the LEP 2014 lots size map may be required where land is identified as having agricultural or environmental value that would be compromised if the land is fragmented by subdivision.***
- 2. Allotment dimensions should allow for the inclusion of buffer distances for onsite sewage management systems as prescribed by the NSW Department of Local Government's Environment & Health Guidelines titled "On-site Sewage Management for Single Households".***
- 3. Land application areas for on-site disposal systems are not to be located on or adjacent to areas where mature trees have been removed. Residual tree roots have the potential to cause the disposal area to fail due to funneling of effluent. Details may be required with the subdivision application.***
- 4. Where sites contain areas of significant vegetation, the subdivision boundaries shall be designed so as to minimise the clearing of land.***
- 5. Boundaries over hills, ridgelines and elevated areas shall be designed so as to minimise visual impact as a result of clearing.***
- 6. All subdivision boundaries are to be designed so as to ensure the best practical location for fence lines and fire trails.***
- 7. A topographical map is to be submitted showing the proposed boundaries and all site improvements including buildings, dams etc.***
- 8. Proposed allotments will indicate a dwelling site that allows for reasonable sunlight access.***
- 9. The plan of subdivision shall indicate an appropriate dwelling site for each lot, taking into consideration the constraints and opportunities for the future development of the land.***

The proposed development will create allotments at least 40ha in size which are sufficient for future owners to conduct & enhance rural enterprises consistent with the current rural nature of the subject land. The lots (and the associated possible house sites) will also be large enough to accommodate for appropriate effluent disposal areas. Any future application for a dwelling would require a detailed geotechnical report to ensure waste management is enforced for each house site. Suitable buffers are available between potential house sites & adjacent watercourses.

Proposed boundaries have been positioned to ensure minimal disturbance of vegetation. An existing fence line between Proposed Lots 31 & 32 will be used as the new dividing boundary.

Planning for Bushfire Protection

The land is mapped as bushfire prone – see Figure 3 below.

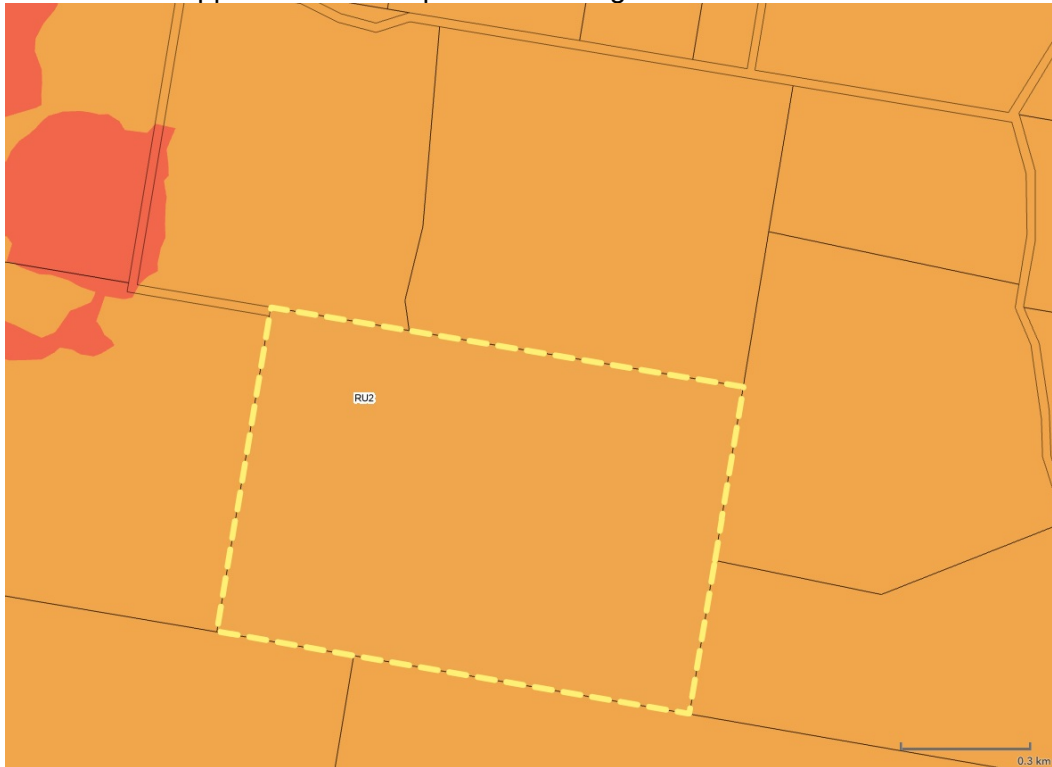


Figure 3 – Bushfire Prone Land



Figure 4 – Aerial view showing extent of vegetation

Both proposed lots have excellent house sites available. The existing asset protection zones & any required minor modifications to them can be adequately managed. Further detail regarding the bushfire risk is contained in the separate Bushfire Assessment.

Provision of Services

All the normal rural services are available to the property.

Power can be provided either by connection to the grid or via stand-alone solar systems.

Similarly, provision of water & sewage services to any proposed residence would require stand-alone, independent systems given the remote rural nature of the site.

Biodiversity Impact

There is minimal impact on the biodiversity due to existing fences being used as the new boundary & ample cleared ridges for potential house sites.

CONCLUSION

It is proposed to subdivide the existing lot to create two new lots which are each at least 40ha in area.

Proposed house sites have asset protection zones which can be adequately managed & access from Norries Road to each proposed lot can be achieved by construction (or upgrade) of a rural driveway suitable for Council's standard.

All the normal rural services are available to the development.

The proposed subdivision is permissible with the consent of Mid-Coast Council and is consistent with the objectives of the Great Lakes Local Environmental Plan 2014 & the associated Development Control Plan. The site is generally suitable for the development and there are unlikely to be any significant environmental impacts arising from the development.