

# Statement of Environmental Effects

## **SUBDIVISION**

**Lot 1 DP 795824 and Lots 68 & 69 DP 754538  
Axehandle & Birrego Roads, Sandigo**

Prepared for:

Arthur Irons

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Wagga Surveyors Pty Ltd

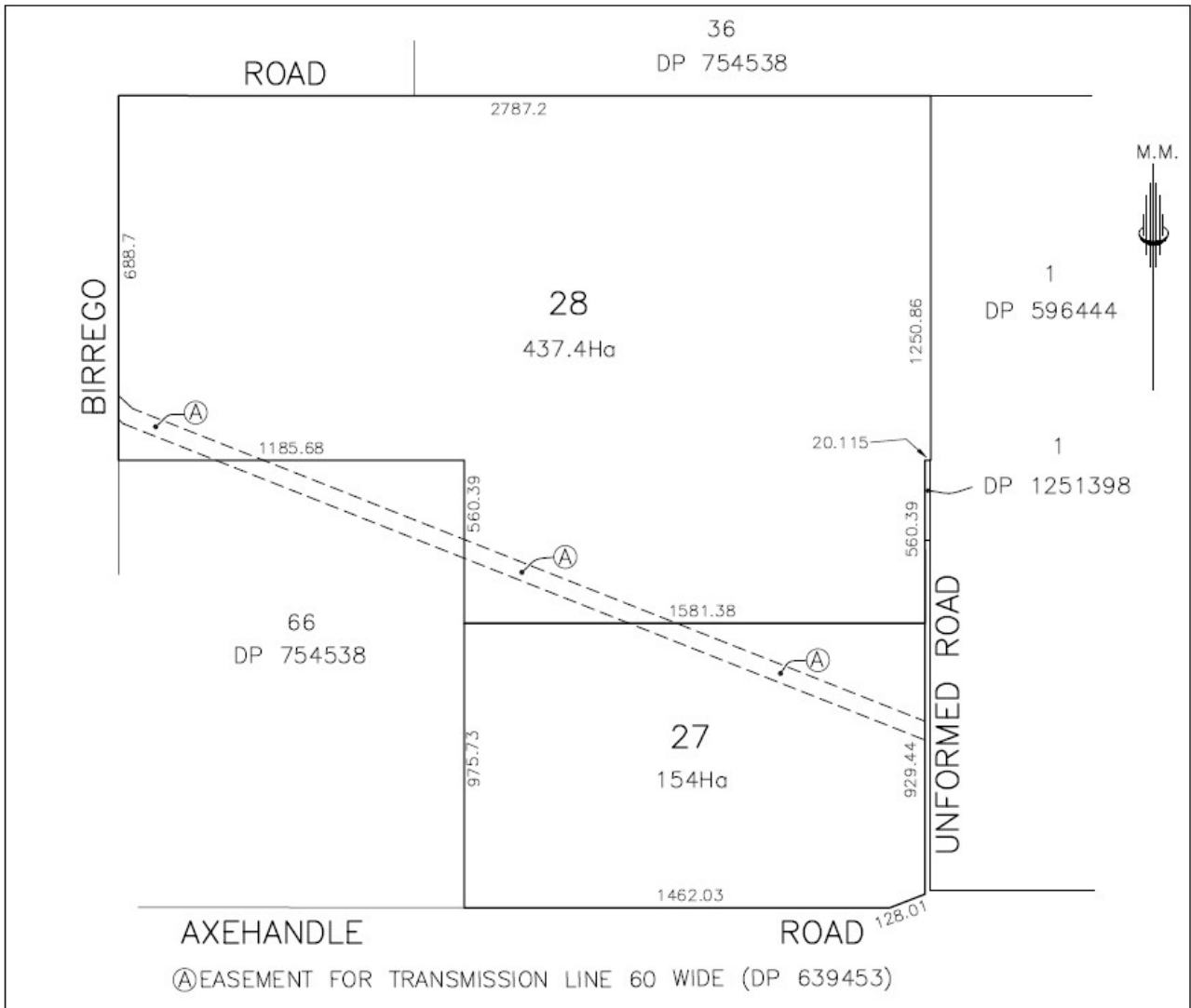


Image 1: Development application sketch

## INTRODUCTION

The development the owners intend to undertake is a 2 lot torrens subdivision of Lot 1 DP 795824 and Lots 68 and 69 DP 754538 at Axehandle and Birrego Roads, Sandigo. The general location of the land is as shown in image 2.

The subdivision would create two lots, being proposed lot 27 of approximately 154Ha and proposed lot 28 of approximately 437.4Ha.

As proposed lot 27 is under the minimum lot size, the owners seek Councils permission to complete the subdivision under clause 4.2 of the Narrandera Local Environmental Plan (LEP). This will be explored in further in the LEP section of this document.

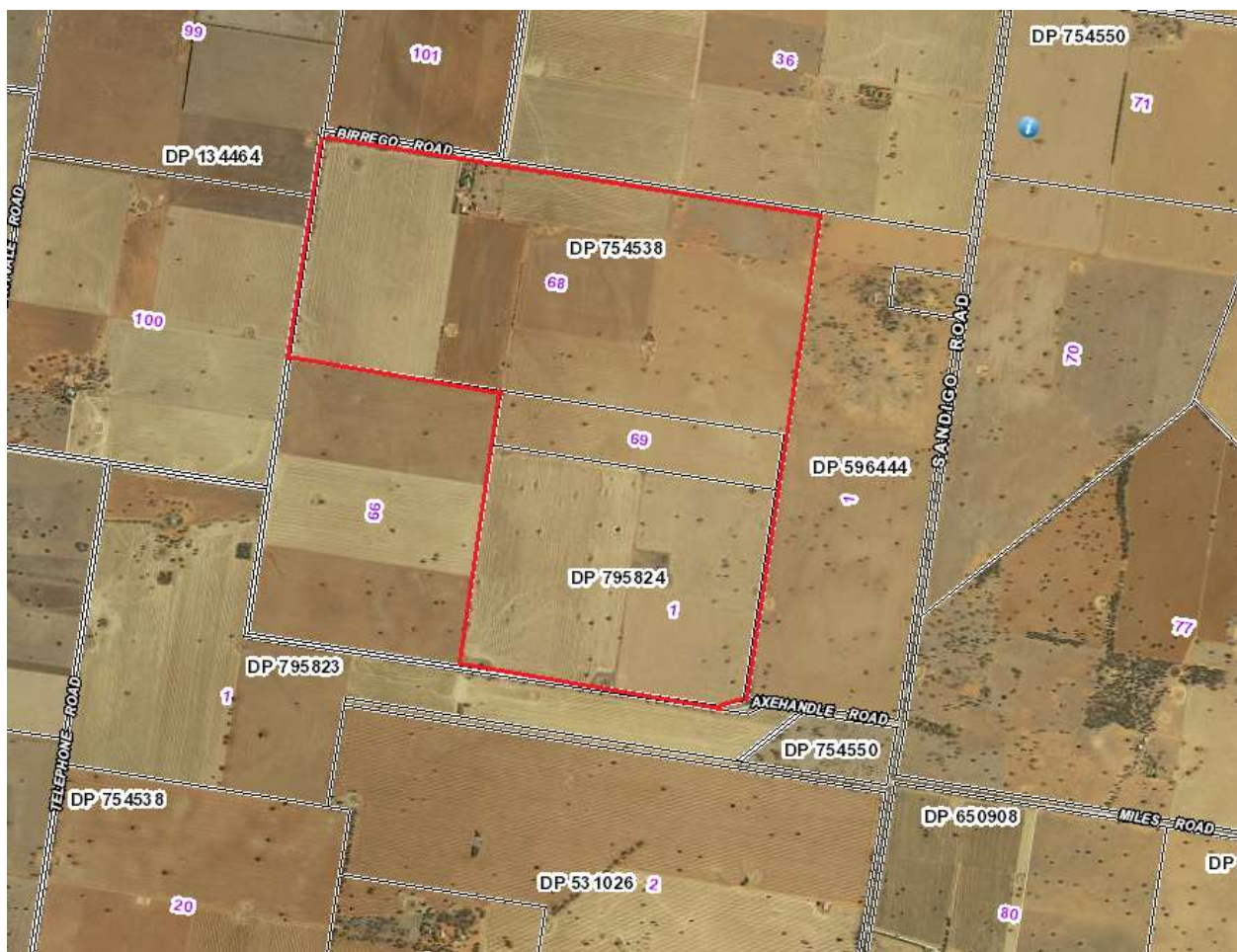


Image 2: Aerial image of subject land, from SIX Maps

## SITE DETAILS

The subject land is located in Sandigo, approximately 23 kms south of the township of Narrandera. The subject land has an approximate 2.25km frontage to Birrego Road to the north and west and an approximate 1.5km frontage to Axehandle Road to the south. The subject land encompasses an area of approximately 591Ha.

The subject land is fairly flat. There is an existing house and farm shedding that is to remain, which will be situated on proposed lot 28 and can be seen in images 2 and 3. The land is largely cleared for farming and cropping purposes. There are several trees scattered over the subject lands, and no trees are proposed to be removed as part of this application. There are several dams located on each proposed lot.

There are no permanent structures situated on proposed lot 27.

The site is and has been used for agricultural purposes for many decades, as has the immediate surrounding land. There are similar lot sizes to those proposed in this subdivision application in the immediate vicinity.

The NSW Rural Fire Service bush fire prone land mapping shows the land is not bush fire prone and is not in a bushfire buffer zone.

The certificates of title for the lots reveal they are all affected by one easement only, being an easement for transmission line (vide DP 639453) which is shown as "A" in images 1 and 3. No easements are proposed as part of this application.



Heritage	Nil	N/A
Land reservation acquisition	Nil	N/A
Foreshore Building Line	Nil	N/A
Terrestrial biodiversity	A very minor part of the subject land has this classification. The affected parts are adjacent to Axehandle and Birrego Roads which are tree lined roads that border the subject land. No trees are proposed to be removed as part of this application.	N/A

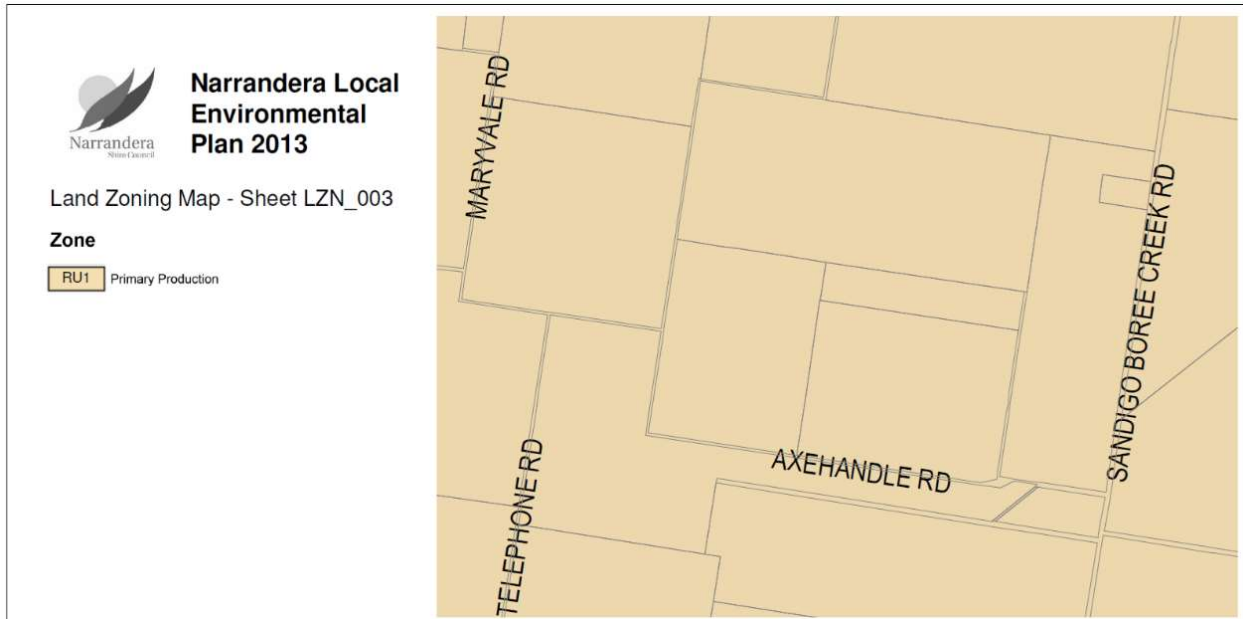


Image 5: Zoning (from Narrandera LEP 2013 Maps)

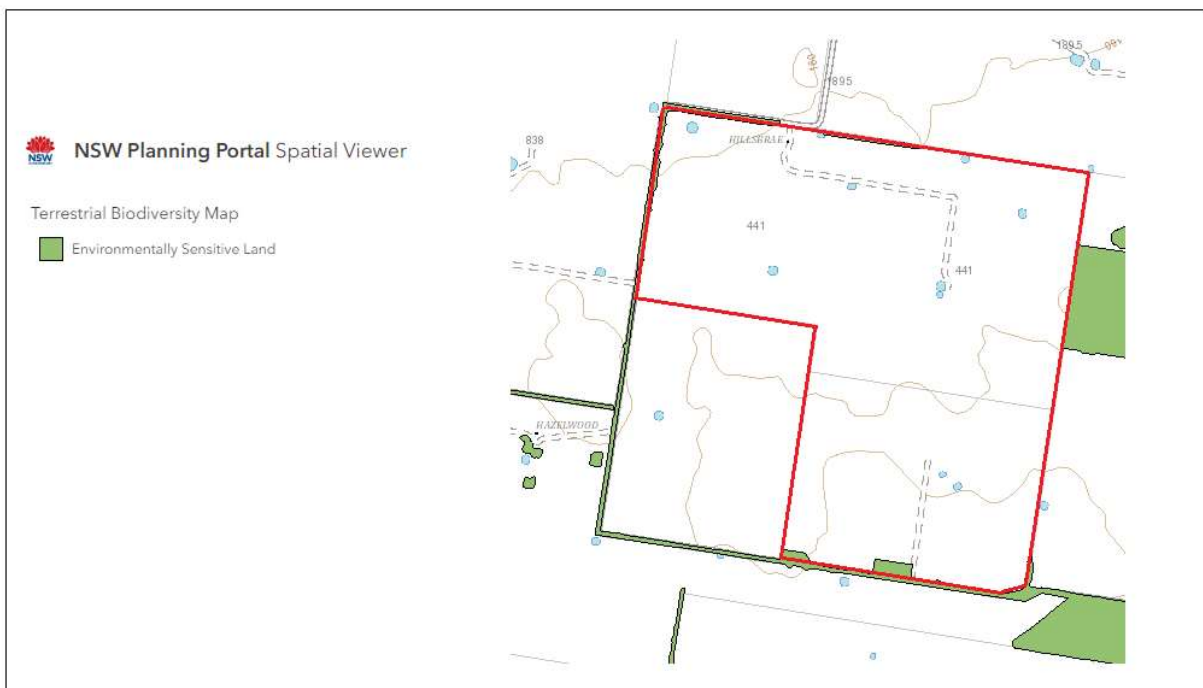


Image 6 – Terrestrial Biodiversity planning map (from Narrandera LEP 2013 Maps)

The owners seek Councils permission to complete the subdivision under clause 4.2 of the Narrandera LEP. Whilst proposed lot 28 is above the minimum lot size prescribed, proposed lot 27 will be approximately 154Ha in size, which is below the minimum lot size prescribed. To assist in making this determination, we advise:

- i) Both proposed lots are located in RU1 Primary Production zone;
- ii) The purpose of the subdivision is for primary production;
- iii) There will not be an increase in the number of dwellings on, or dwellings that may be erected on, any of the lots, with no existing dwelling being located on proposed lot 27 and no dwelling entitlement is being sought for this lot.

Further to that, the existing uses of land within the vicinity of the proposed subdivision include some rural dwellings and land used for agricultural activities. The proposal would not change the immediate environment or existing development on the land or be incompatible with a use of land in any adjoining zones.

We have identified no significant impacts on land uses that are likely to be the preferred and predominant land uses in the vicinity, given the dwelling is existing and no further dwelling would be permissible.

The proposed subdivision would not involve a change to the land use nor would not give rise to a change in the immediate environment or existing or potential future development.

### NARRANDERA DEVELOPMENT CONTROL PLAN (DCP) 2013

The below sections of the DCP are relevant and is explored in the table below.

CLAUSE	COMMENT	APPLICABLE
<u>C5.1</u> On-site effluent disposal for land without reticulated sewer	The existing house on proposed lot 28 is connected to a septic sewer system. This application will not be seeking a dwelling entitlement for proposed lot 27 and as such we request council do not impose conditions to service proposed lot 27.	✓
<u>C5.2</u> Off-street parking – Business centre and other land uses	Nil	N/A
<u>D6.1</u> Rural subdivision for agricultural purposes only	We seek Councils' permission to complete this subdivision under clause 4.2 of the Narrandera LEP. Whilst proposed lot 28 is above the minimum lot size prescribed, proposed lot 27 will be approximately 154Ha in size, which is below the minimum lot size prescribed.	✓
<u>D6.2</u> Rural subdivision for agriculture with dwelling entitlement	Nil	N/A
<u>D6.3</u> Large lot residential development	Nil	N/A

<u>D7.3</u> Residential subdivision in established areas	Nil	N/A
<u>D7.4</u> Dual occupancy and multi dwelling housing	Nil	N/A
<u>D7.5</u> Internal access standards for all ages	Nil	N/A
<u>D7.6</u> Residential flat buildings	Nil	N/A

## ACCESS

The existing house, which will be on proposed lot 28, fronts Birrego Road and there is an existing legal and practical access, which we propose to maintain.



Image 8: Existing access for proposed lot 28 (from Google Street view)

Proposed lot 27 will have an approximate 1.5km frontage to Axehandle Road. There is an existing access to this proposed lot as shown in image 9.

Both Birrego and Axehandle Roads are well formed gravel roads maintained by Council.



Image 9: Hankinson Street frontage (from Google Street view)

## SERVICES

Proposed lot 28 is currently serviced with a dwelling having existed there for many years. The existing house on proposed Lot 28 is currently connected to a septic system wholly located within proposed lot 28.

Proposed lot 27 will not be required to be serviced as there is no existing dwelling and no dwelling entitlement will be granted as the lot is under the minimum lot size.

Electricity is supplied via overhead powerlines.

## CONCLUSION

The proposal is permissible under the provisions of the Narrandera Local Environmental Plan 2013 and meets the objectives of the applicable RU1 zone.

The proposal complies with the applicable controls of the Narrandera Development Control Plan 2013 with no variations requested; and

The proposal would not have any detrimentally adverse environmental consequences, nor would it have an adverse effect on the village or the neighbouring residents.

## APPLICANT DECLARATION

I/we declare to the best of my/our knowledge and belief, that the particulars stated on this document are correct in every detail and that the information required has been supplied.

I/we acknowledge that the development application may be returned to me/us if information is found to be missing or inadequate.

Name: Wagga Surveyors Pty Ltd

Date: 08/11/2023