

Lot 422 Ivor Jones Drive, Wonboyn Lake

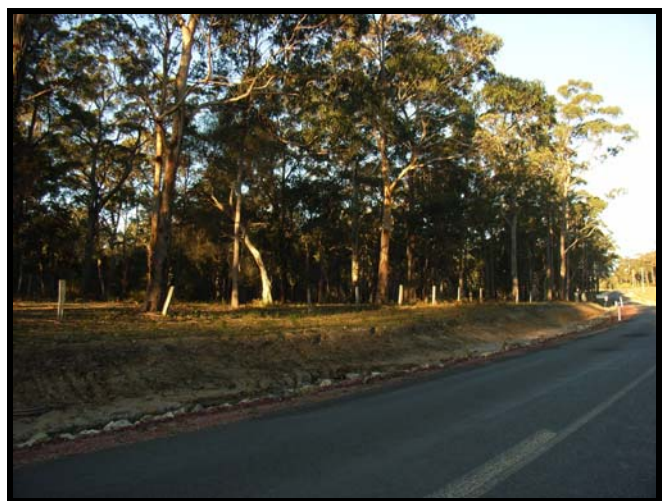


**PROPOSED 16 LOT
SUBDIVISION**

**Preliminary Assessment
Presented to The Director General
Department of Planning**

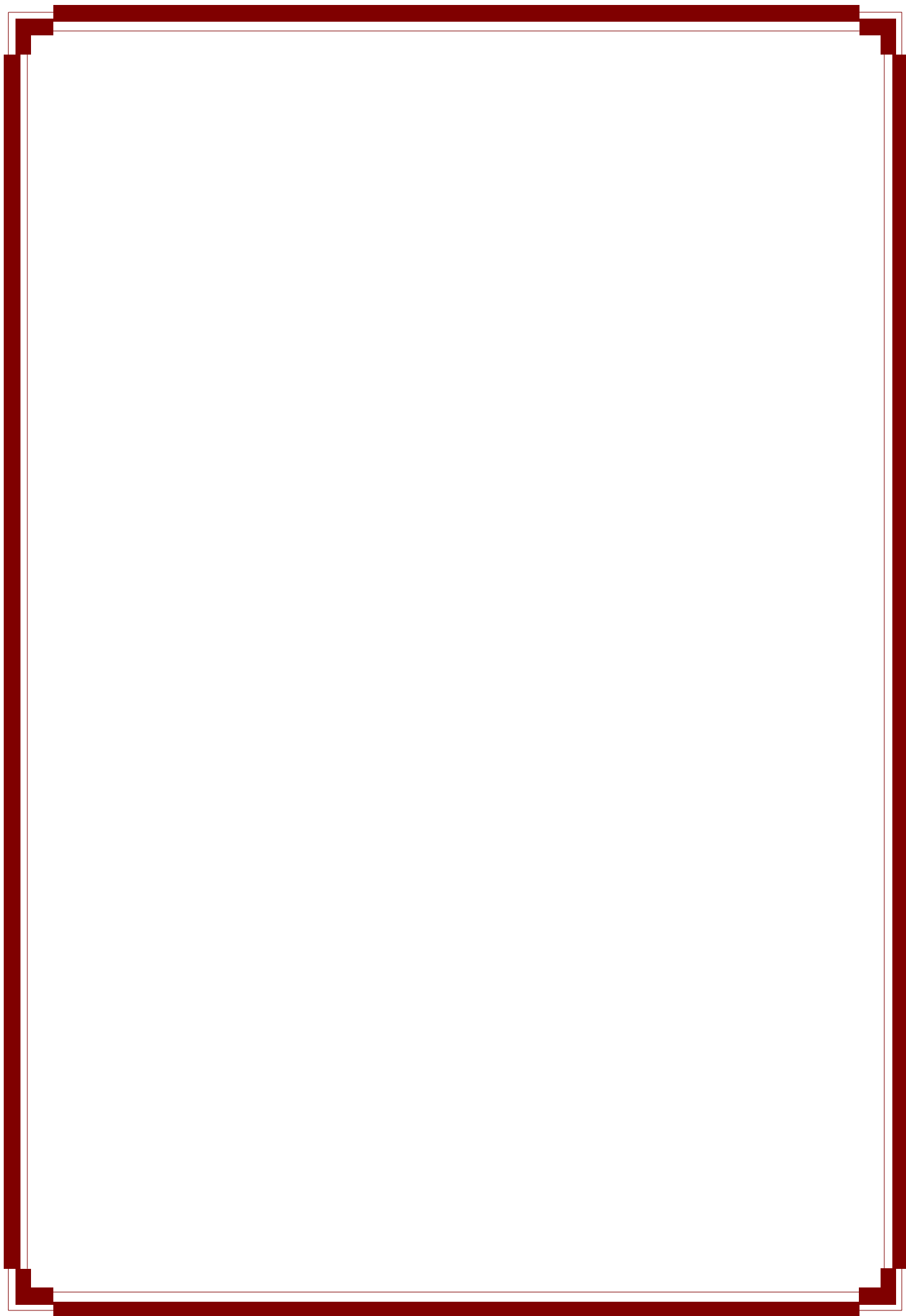
For Consideration by The Minister

**On Behalf of
Mr EC Thomas &
Mrs JM Thomas**



Prepared by:

 **Surveying & Valuations**
PO Box 639, Eden NSW 2551



Preliminary Assessment Prepared By

Name	RW Surveying & Valuations
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Part 3A Activity

Proponent Name	Eric Clyde & Jennifer Maree Thomas
Proponent Address	C/- Kiah Post Office Princes Highway, KIAH NSW 2551
Land on which activity to be carried out	Lot 422 DP 815998, Ivor Jones Drive Wonboyn Lake – Local Government Area of Bega Valley
Project	16 Lot Rural Residential Subdivision Pursuant to Clause 13 and 19 of the Bega Valley Local Environmental Plan 2002.

The following description has been prepared on behalf of Mr & Mrs Clyde & Jenny Thomas, in support of a 16 Lot subdivision of their property located at Lot 422 Ivor Jones Drive, Wonboyn Lake.

Environmental Assessment

**To Be Prepared Upon issue of the
Director Generals Environmental
Assessment Requirements.**

INTRODUCTION

Wonboyn Lake is a small village of approximately 150 permanent residents, situated on the Far South Coast of NSW. The village lies 12 kilometres east of the Princes Highway, 20 kilometres south from Eden; being 510 kilometres south from Sydney and 530 kilometres north east of Melbourne. The village is focused on the southern shores of the Wonboyn Lake, known for its oyster farming industry, recreational fishing and boating activities.



Far South Coast Tourist Map and Kiah Topographical Map

1. GENERAL REQUIREMENTS

1.1 Site Analysis

This proposal presented herein involves a 16 Lot subdivision of Lot 422 in Deposited Plan No. 815998, known as Lot 422 Ivor Jones Drive, Wonboyn Lake NSW having an area of approximately 32.1ha, (Appendix 1).

The land is an irregular shape with the western boundary following the banks of the Wonboyn River, and the eastern and southern boundaries, following the Wonboyn Road and Ivor Jones Drive Road Reserves. The land is currently vacant with an average 5° slope falling predominately to the west. The property is cleared of all understorey, with the exception of the gully areas and is currently utilised as vacant land only.

The subject land is situated approximately 1 km northwest of the Wonboyn General Store, on the western fringe of the village area, (Appendix 2), and would be described as a rural residential enclave. This proposal is believed to be in keeping with the neighbouring precinct and for the present, the property as a whole remains out of character with the surrounding neighbourhood.

In general, the properties surrounding the subject lot are of a similar size to those proposed, being approximately 2 hectares in area and used in a residential manner with a bush aspect.

There are no working farms in the Wonboyn area, with the closest land suitable as a viable farm/hobby farm operation located in Narrabarba, approximately 10 kilometres to the west.

Land within the Wonboyn village generally have an area of approximately 2000m², which allow for the maintenance of the village character. Beyond the village, the larger lands have either been subdivided, or were originally created as rural residential allotments, with aspects generally focused around the Wonboyn Lake and Wonboyn River. As such, the subject property is one of the last, in such close vicinity to the general store, to have such a large area, in which case this subdivision is believed to be an appropriate use of the land.

1.2 Project Description

- (i) The subject land has a hypothetical subdivision potential of greater than the 15 new lots plus residue lot proposed, as assessed under Development Control Plan No. 9. However our clients have opted to keep the development to the 15 new lots, which is believed to be appropriate to and retain the amenity of the surrounding neighbourhood.
- (ii) The new subdivision allotments are to be located at least 150 metres from the Wonboyn River frontage, with the residue (Lot 1) to maintain the entire frontage. As such, it is believed that a lesser lot area is available for the site. Part of the land is also proposed to be dedicated as a Reserve (north western corner), which will allow for the preservation of land adjoining the Wonboyn River, and to further minimise any impacts on the River as a result of this subdivision. For these reasons it is considered that the development will have no environmental impacts on the surrounding area or the Wonboyn River system.

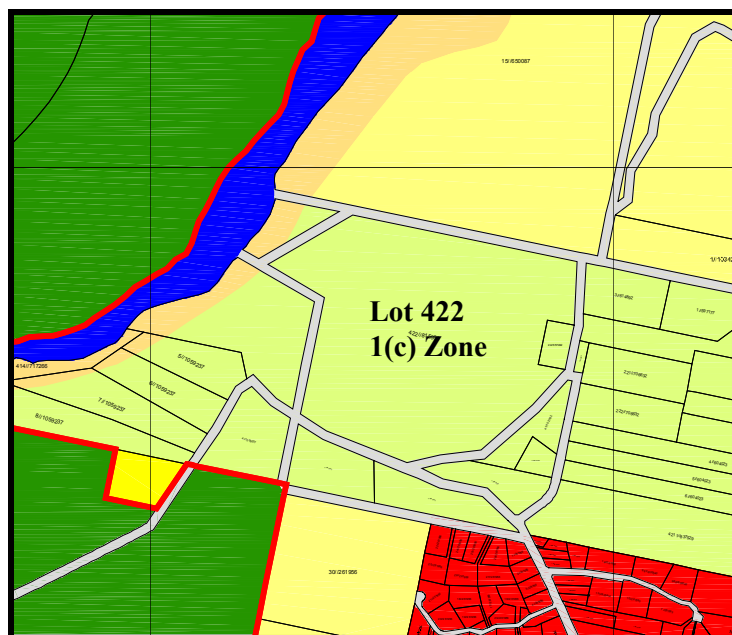
The developers regard the proposal as a low impact development, which appears to appeal to potential purchasers due to its locality and lot sizing. The site is considered suitable for this kind of development, as the lot range is considerably larger than an average urban lot size yet still remaining a manageable size with only part time/weekend upkeep anticipated, rather than the fulltime maintenance required for larger holdings.

From collated sales data within the immediate vicinity of the proposal it has been deduced that this development would be sought after in the current economic climate. It appears that purchasers are looking for rural small holdings within smaller areas which have a rural atmosphere. For this reason it is believed that the development is in the best interest of the public.

- (iii) This subdivision will not be undertaken as a staged development. This proposal is intended to fully develop the site and extinguish any further subdivision entitlement.

2. PLANNING CONTROLS

The Bega Valley Shire Council is the responsible authority for all development within the Shire. The Bega Valley LEP 2002 controls this development. Under the provisions of the LEP, the land is zoned 1(c) Rural Small Holdings Zone.



Bega Valley Shire Council Zoning Map 2007

2.1 Bega Valley Shire Planning Instruments

The Bega Valley Local Environmental Plan 2002 (BV LEP 2002) applies to all development within the Bega Valley Shire, including the subject property. Accordingly, an assessment under each of the relevant Clauses of that instrument must be undertaken in detail, as part of any development consideration, and would be included in the Environmental Assessment for consideration by the Director General.

In summary, the Clauses which could be considered applicable, and subject to assessment would be:

- Clause 13 - General Controls For Development - Zone 1 (c) (Rural Small Holdings Zone)
- Clause 19 - Development in Zone 1 (c)
- Clause 65 - General Principles for development and use of land and buildings
- Clause 74 - On-site Sewage Management
- Clause 75 - Land Subject to Bushfire Hazard

In addition to the BV LEP 2002, there are several Development Control Plans, which would also be considered under an Environmental Assessment:

- Development Control Plan No. 2 - Subdivision Standards
- Development Control Plan No. 5 - On Site Sewage Management
- Development Control Plan No. 6 - Minimum Setbacks to Roads and Nominated Waterways
- Development Control Plan No. 9 - Rural Residential Development

A preliminary review under each of these instruments has been made as part of this assessment, and no other issues or variations have been identified, except as listed below (3.0)

2.2 Other Legislation

The land subject to this proposal lies within 1km of the coast as defined by the NSW Coastal Policy and Clause 18 (1) (c) of the State Environmental Planning Policy No 71 and therefore requires consideration of the proposal by the Minister for Planning.

The following legislation has also been considered as part of this assessment, with a more detailed assessment considered applicable in the Environmental assessment, following receipt of the Requirements of the Director General.

- State Environmental Planning Policy (Major Projects)
- State Environmental Planning Policy No. 71 - Coastal Protection
- Lower South Coast Regional Environmental Plan No. 2
- South Coast Regional Strategy

- Draft Wonboyn Lake Village Strategic Plan
- Stormwater, Septic and Leachate Management Plan, Wonboyn Lake
- RFS Wonboyn Village Protection Plan
- Wonboyn Lake and Estuary Management Plan

While the above planning instruments must be taken into consideration when assessing this application, the proposal is not considered to seek any variations to requirements contained in those instruments.

As such, there are not considered to be any non-compliance issues, which need to be addressed or justified; however there are several key issues that need to be addressed as part of any formal development application process.

3. KEY ISSUES

The key issues identified with this proposal are considered to be as follows:

3.1 Coastal Location

The subject property is located adjoining a perennial stream (Wonboyn River), and is identified as being within 100 metres of the Coastal Zone. As such, consideration has been given in the design of this proposal, to the potential impacts of the adjoining waterways, and users of that waterway, including oyster farmers, recreational fishermen and tourists.

In this case, mitigating factors include keeping the new allotments away from the river frontage; providing the sites with enough area to ensure the individual capability of each site to contain all services and runoff; clustering of development so as to minimise any clearing and earthworks associated with the construction of services to the site and any vegetation removal associated with establishing and maintaining Asset Protection Zones.

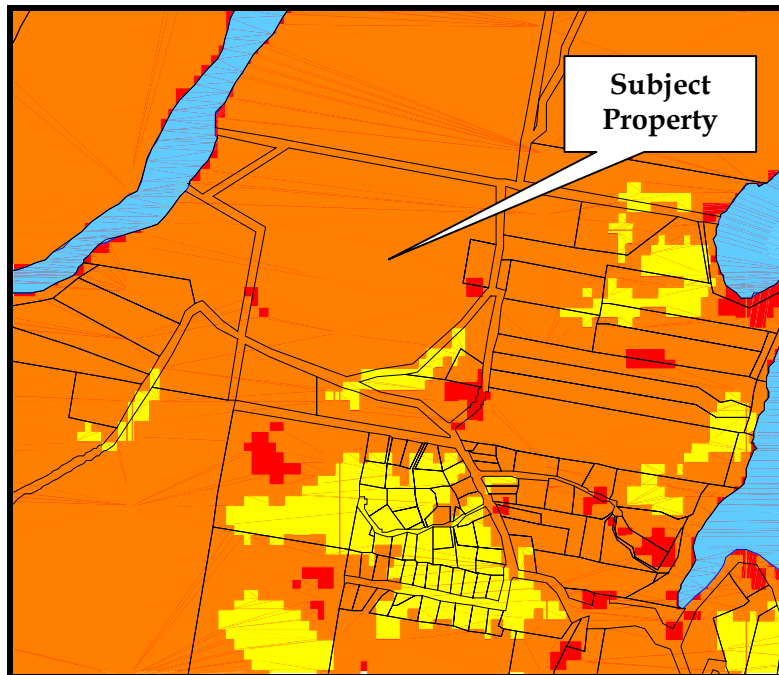
Any new dwellings erected as a result of this development will by nature, create additional stormwater runoff, however, this is considered to be minimal, if any, as this water will be collected for onsite storage and domestic use, as there is no reticulated water available to the Wonboyn area.

Accordingly, there is not considered to be any adverse affects on the Wonboyn River, as a result of this development.

3.2 Bushfire Prone Land

The Bega Valley Shire Bushfire Prone land Map, which has been prepared in accordance with Section 146 of the *Environmental Planning and Assessment Act 1979*, shows the subject land to lie predominantly within the Vegetation 1 Category, with only small patches of buffer zone located within the land.

As such, any environmental assessment made in regards to this development will have to include a detailed Bushfire Risk Assessment, which addresses the proposal in accordance with Planning for Bushfire Protection 2006, in relation to Asset Protection Zones, water supply for fire fighting purposes and access.



Bega Valley Shire Bushfire Prone Land Map

3.3 On Site Sewage Management

The Wonboyn Village does not enjoy access to reticulated sewer, and as such, any new dwelling erected as a result of this development will have to install its own effluent dispersal system.

As part of this development, a suitably qualified engineer will be engaged to prepare an Onsite Sewage Management report, in accordance with Councils Development Control Plan No. 5, which will assess the sites suitability for effluent dispersal. This report will nominate recommended envelopes within each new allotment.

3.4 Acid Sulphate Soils

Informal enquiries with Bega Valley shire Council have determined that the subject property has been mapped as potentially being at risk of containing Acid Sulphate Soils. However, this would be limited to the foreshore area, and as no building is proposed within the vicinity of the foreshore, this risk is not considered to impact greatly on the development.

Councils Health and Building Surveyor has confirmed that the presence of Acid Sulphate Soil will not greatly impact on the site, and a full assessment would not be required for this development, provided that any new dwellings will not be located within the vicinity of the potentially affected soils.

It should be noted that these areas are not proposed to be disturbed in any way to facilitate this proposal.

3.5 Flooding

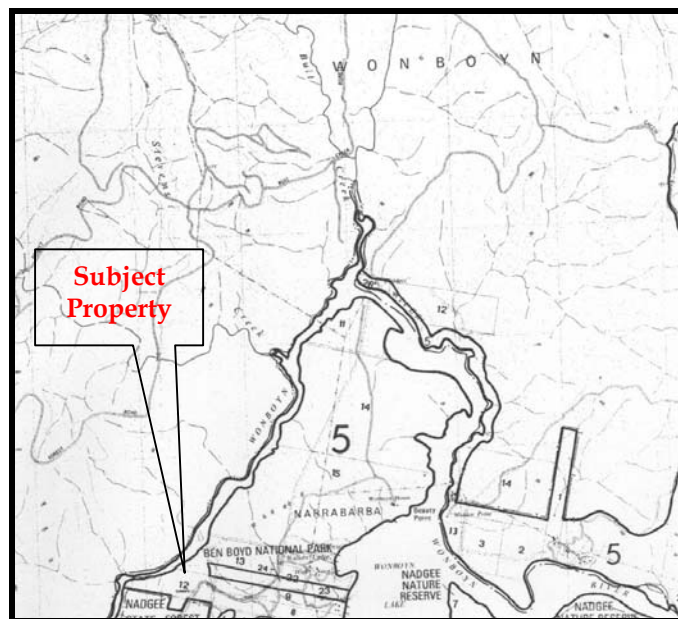
Informal enquiries with Bega Valley Shire Council have also determined that the subject property does experience an increase in water levels along the foreshore during times of flooding (approximately once per year).

Given the characteristics of the site, having a high bank along the foreshore frontage, and the distance from the bank to the proposed allotments, this is not considered to pose a threat or impact on any of the proposed buildings envelopes within the subdivision. As such, no further investigations are considered necessary.

3.6 Agricultural Land

The Agricultural Land Classification Atlas for the Far South Coast Region of NSW identifies the land as lying wholly within Class 5, being not suited to agriculture.

As such, this is not considered to be a key issue in the assessment of this application.



4. Consultation

4.1 Consultation Process

This development has not yet been referred to any other agencies for comments, however, it is anticipated that the following authorities will be contacted, as part of the preparation of any subsequent Environmental Assessment:

- Bega Valley Shire Council
- Department of Natural Resources
- NSW Rural Fire Service
- Department of Primary Industries

The general views of the public are not known at this stage; however, it is believed that these will become apparent during the course of assessment of the application.

No further consultation with the public is foreseen at this (early) stage of the project.

5. DOCUMENTS TO BE SUBMITTED

The following documents have been included with this report:

- 10 hard copies of Preliminary Assessment
- 10 copies of plans
- 2 cd roms containing all documents in pdf format.

6. CONCLUSION

In addressing the objectives of this zone; this proposal will not adversely affect the current environment, as the lots that will be created will be used for domestic and rural use only. This is consistent with the 1(c) Zone and the site is being developed for that purpose.

In this respect the application we are making is to fully develop the 32.1 ha site in a low impact form.

The land is currently used as vacant rural land, and has access to electricity and telephone. The proposal does not propose to alter the current layout of the neighbourhood and any visual impacts will be below skyline.

Finally, the proposal will not affect the right of the public to access Wonboyn River and does not pose a direct threat to the natural habitat of this area. It is considered that the proposal represents an orderly low impact option for development of the site within the current zoning criteria.

In accordance with the guidelines consent to waive the draft master plan is to be sought.

Approval from Department of Planning to this proposal is sought for which an overall cumulative benefit to the community as a whole is seen as the outcome.

Report prepared by:

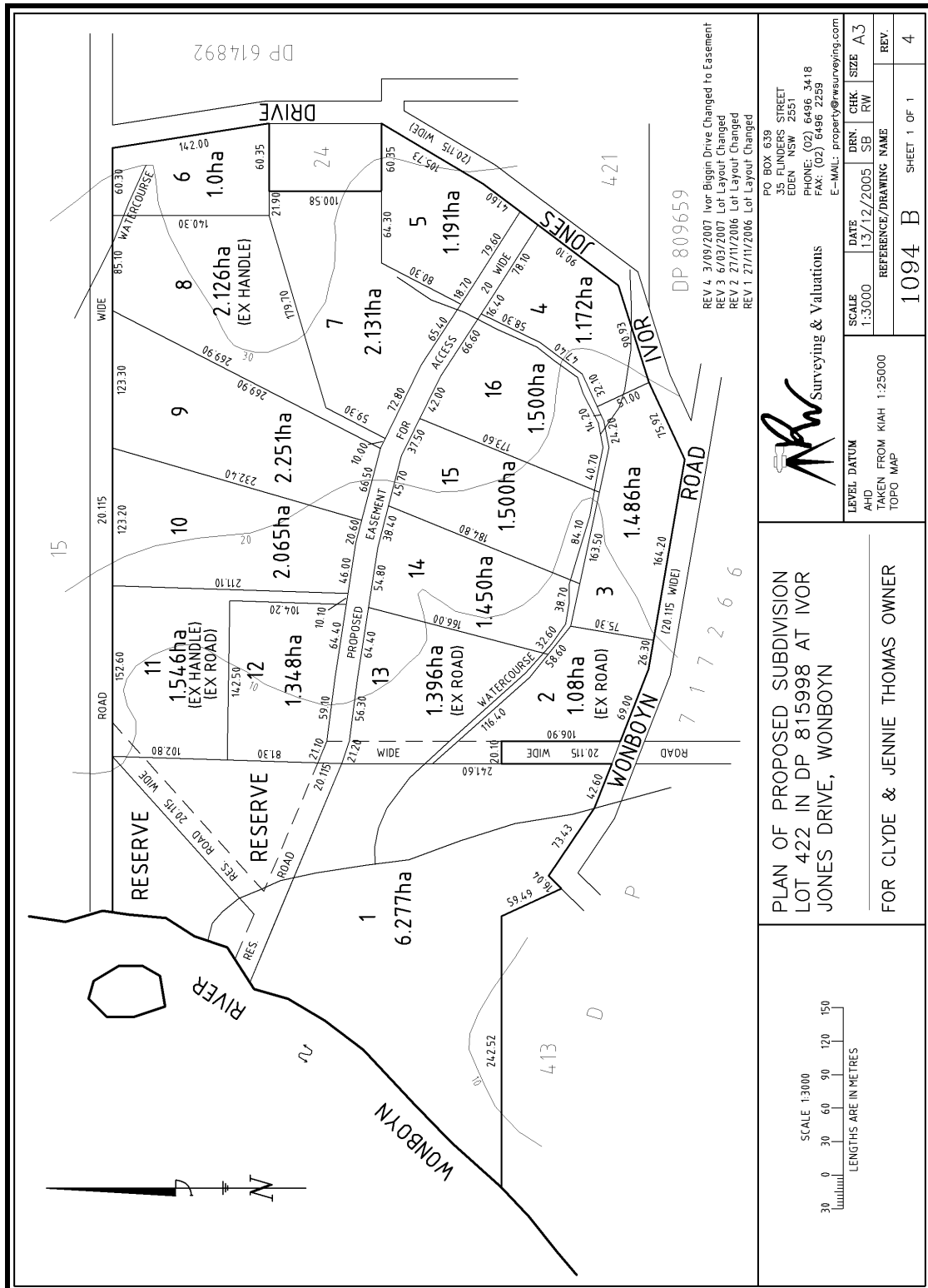
Maree Staight
RW Surveying & Valuations

Appendices

1. Proposed Plan of Subdivision
2. Locality Diagram
3. Aerial Photograph
4. Site Photographs

APPENDIX 1

PROPOSED PLAN OF SUBDIVISION



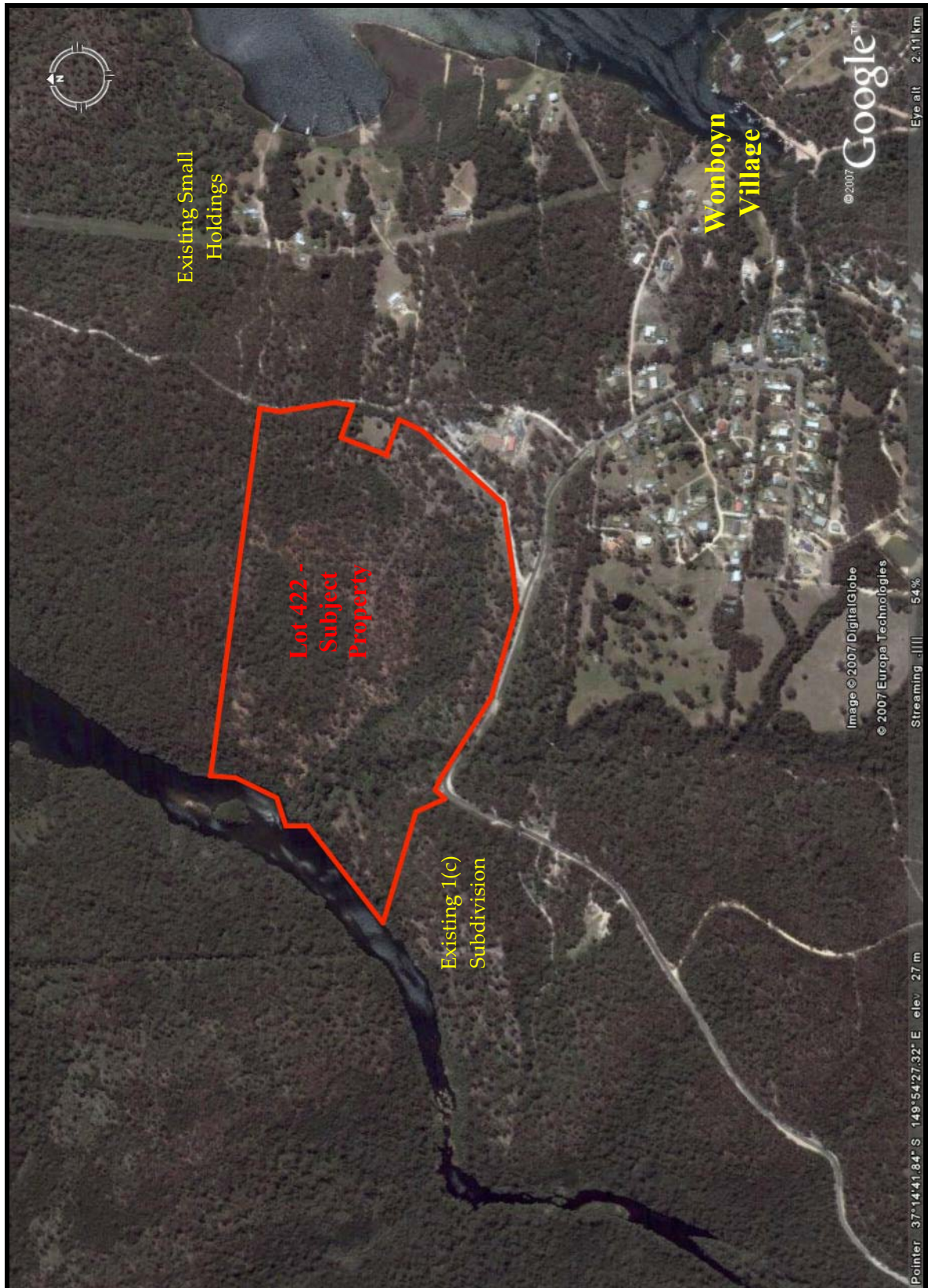
APPENDIX 2

LOCALITY DIAGRAM



APPENDIX 3

AERIAL PHOTOGRAPH



APPENDIX 4

PHOTOGRAPHS



Looking South down Ivor Jones Drive with subject property on the right



Typical vegetation within the subject property



Looking west along the existing track (over proposed easement for access)



Vegetation within the subject property, near the Wonboyn River frontage



Looking north along the Wonboyn River frontage



Looking north at the Ivor Jones Drive junction with Wonboyn Road. The subject property is on the left.