



*13 Millingandi Road,
MILLINGANDI, NSW*



*11 Lot
Subdivision*



Department of Planning:

*Major Projects
Preliminary Assessment*

On Behalf of Neil & Kristine Clements



Prepared By



Surveying & Valuations

PO Box 639,
EDEN NSW 2551

The following description has been prepared on behalf of Mr & Mrs Gregory & Kristine Clements, in support of an 11 Lot subdivision of their property located at 13 Millingandi Road, Millingandi.

Property Proposal

The subject property known as 13 Millingandi Road, Millingandi, NSW, owned by Mr & Mrs Gregory & Kristine Clements, comprises of Lot 101 in Deposited Plan 1087389, Parish of Pambula and County of Auckland, and having an area of 10.77ha.

It is proposed to subdivide Lot 101 in to 11 lots of varying sizes as listed below, and determined under the guidelines of Bega Valley Shire Development Control Plan 9, which confirms a minimum lot size for this property of 5000m²:

- Lot 1 - 1.64ha
- Lot 2 - 1.007ha
- Lot 3 - 7880m²
- Lot 4 - 6793m²
- Lot 5 - 5573m²
- Lot 6 - 5476m²
- Lot 7 - 1.226ha
- Lot 8 - 1.074ha
- Lot 9 - 8571m²
- Lot 10 - 8091m²
- Lot 11 - 1.77ha

The existing residence and sheds will remain on proposed Lot 1, with the remainder to be developed as vacant land as shown on the accompanying plan (Appendix 1).

Existing Features and Improvements

The land is an irregular shape with the eastern part containing an existing brick dwelling, garage and sheds. The land has an average 10% slope falling predominately to the north west. The property is cleared and fully fenced and is used for domestic and rural purposes.

Services

Currently the land gains access from a bitumen sealed road known as Millingandi Road, a local road maintained by Council. The proposed Lots will be serviced by a Right of Carriageway leading from Millingandi Road and following the approximate location of the existing driveway. A new carriageway will then cut across the land and through the gully to far western boundary, where it meets an existing Right of Way that currently burdens the property. Lots 8 & 9 will gain access directly from the carriageway within this existing easement.

There is existing overhead electricity supply to the subject property; however, our clients intend to relocate this supply from its current location to run along the northern boundary of proposed Lot 7; for visual and practical reasons. In doing so this will allow for a larger building envelope for Lot 7. Provisions for electricity to the remaining (currently) un serviced lots will also be made.

Telecommunication services are currently connected to the existing residence located on the intended Lot 1 of our proposal plan. The approximate location of the Telstra Cable is also shown on our plan. From this line telephone connections will be available for all lots.

There is currently no reticulated water supply to the subject land, and it would be the responsibility of any future purchasers to obtain water supply by an onsite catchment system. Our client is also considering the provision of an extra 2 dams which makes an overall total of 5 for the property to help with general water use and also aid as a fire fighting resource. The location of these existing and possible dams are shown on the proposal plan within the respective lots.

The subject land is not connected to the Council Sewer line and it would be proposed that any new dwellings in this subdivision would utilise a form of onsite sewerage control in accordance with the OSM assessment made. The present residence has an operating septic tank.

Neighbourhood

The subject land is situated approximately 6 kms north of the township of Pambula 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 lots are of a similar size to those proposed, being of less than 2 hectares and used in a residential manner with a rural aspect. None of the lots in the Millingandi precinct are used as working viable farms, or as the sole income of the occupier; but represent true sideline weekend hobby farms. A locality plan showing adjoining land tenure is enclosed (Appendix 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.

The subject proposal to subdivide is therefore in accordance with Clause 19 & 65 of the BVLEP, Development Control Plan 2, Development Control Plan 5, Development Control Plan 9, and SEPP 71.

Prepared by:

Bree Tapscott
RW Surveying & Valuations

APPENDIX

1. Proposal Plan
2. Locality Diagram
3. Photos

Lot 8



Lot 9



Lots 1, 6 & 9



Lots 3,4,10 & 11 (looking from the west)



Existing Shed on Lot 7



Merimbula Lake (View from existing dwelling Lot 1)



Lot 1



Lots 2 & 3



Lots 4,5,6,8,9 & 10



Lot 7



Southern Boundary



Existing right of way



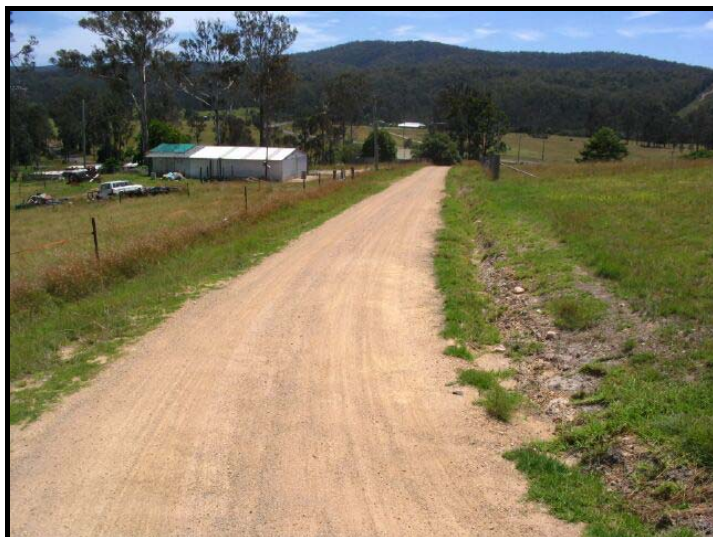
Boggy Creek Road



Existing Entrance from Boggy Creek Road



Existing Driveway (proposed Right of Carriageway)



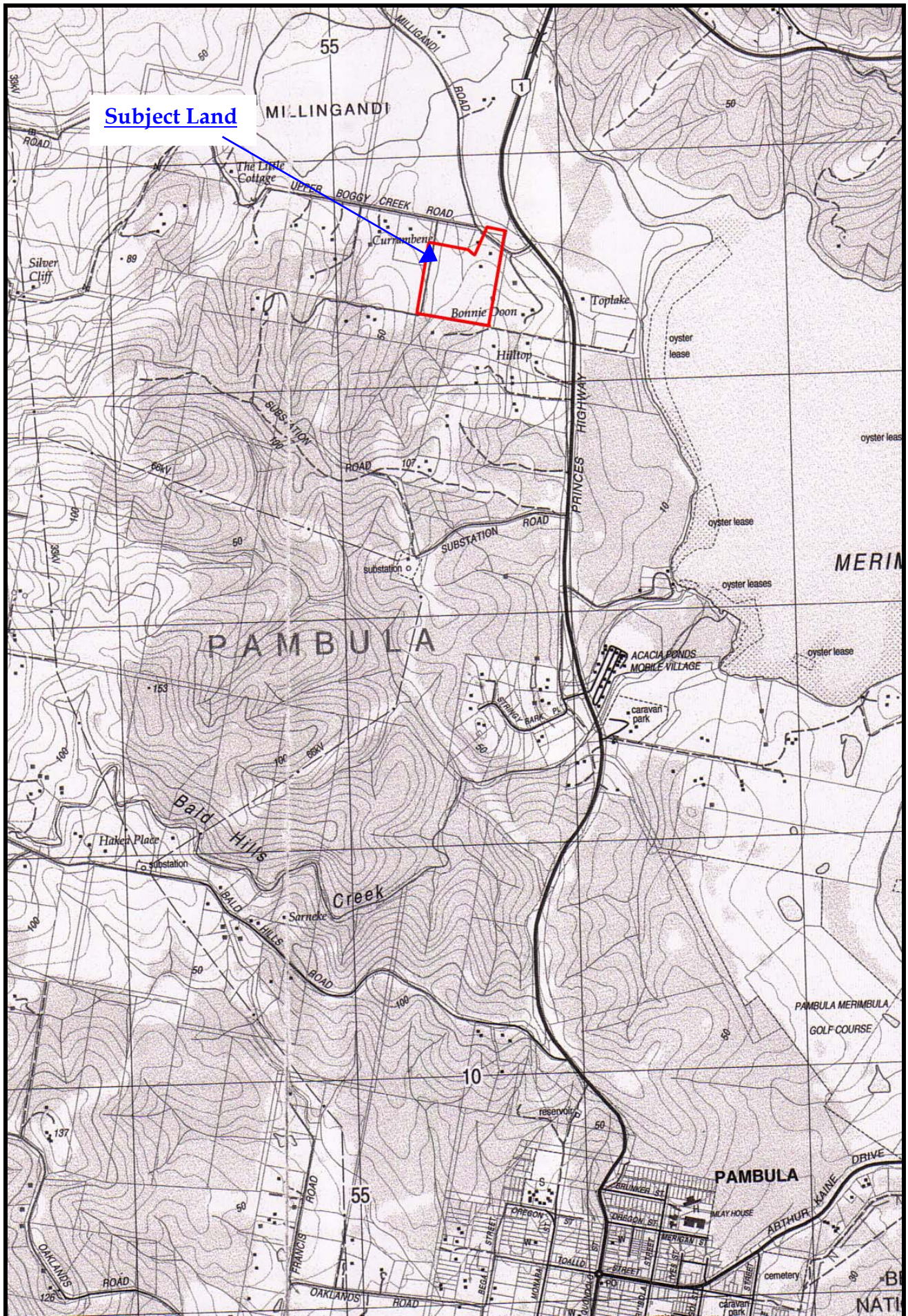
Millingandi Road

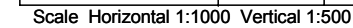


Existing entrance off Millingandi Road



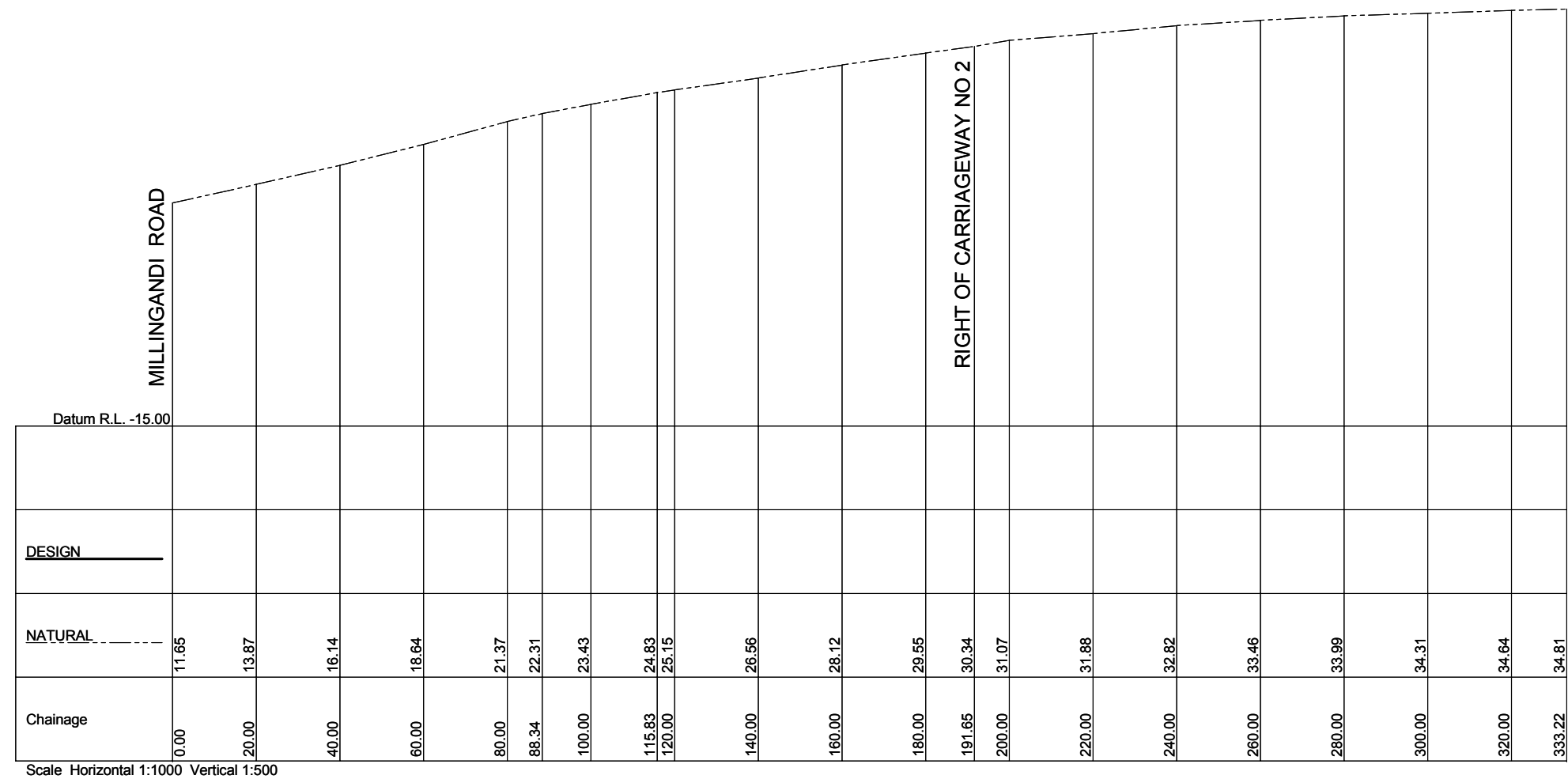
Locality Diagram





FOR MR NEIL CLEMENTS - OWNER

EV.



FOR MR NEIL CLEMENTS - OWNER

EV.

NOTATION TABLE

- C) EASEMENT FOR WATER SUPPLY PURPOSES 5 WIDE
- INDICATES POTENTIAL HOUSE SITE 20m x15m
- INDICATES POSSIBLE DAM SITE

