



Caddey Searl & Jarman

Consulting Surveyors and Property Valuers

ABN 76 762 499 293

Merimbula Office

2/42 Main Street,
(PO Box 488)
Merimbula NSW 2548
Ph: (02)6495 1044
Fax: (02)6495 3070
Email: csjmerim@csj.com.au

Bega Office

10 Canning Street,
(PO Box 259)
Bega NSW 2550
Ph: (02)6492 2933
Fax (02)6492 2934
Email: csjbega@csj.com.au

PARTNERS

J. Langford, AAPI (CPV)
M. Collins, MIS (NSW)
D. Bothamley, MIS (NSW)

Associates

P. Guthrey, MIS (NSW)
C. Maxted, MIS (NSW)
P.M. Dwyer, AAPI (CPV)
M.E. Rix, AAPI (CPV)
G. Cassidy, AAPI (CPV)



Liability limited
By a scheme
Approved under
Professional
Standards
Legislation

Our Reference: **67281**
Your Reference: Part 3AMod 13_5910 (Part3A 1126)

18 April 2013

MODIFICATION OF CONSENT 06.0032 LOT 101 DP 1087389 13 MILLINGANDI ROAD MILLINGANDI GN & KD CLEMENTS

Further to our application to modify consent 06.0032 we submit the following statement of environmental effects resulting from the proposed modification.

STATEMENT OF ENVIRONMENTAL EFFECTS

1. Location

Southern side of Millingandi Road, Millingandi approximately 100 metres westerly from the Princes Highway.

2. Modification

- (i) To reduce Lots 8, 9 and 10 to two lots, therefore reducing the overall subdivision from 10 lots to 9 lots.
- (ii) To allow the staging of the development into three stages to allow for a reasonable cash flow. Stage 1 – Lots 5, 6, 7; Stage 2 – Lots 2, 3, 4; Stage 3 – Lots 1, 8, 9.

The current approval allows for the creation of Lot 8 (1.147 ha), Lot 9 (8495m²) and Lot 10 (1.497 ha). The modification reconfigures these lots into new Lot 8 (1.808 ha) and new Lot 9 (1.683 ha).

Although the development remains substantially the same as that which is approved there are several favourable outcomes:-

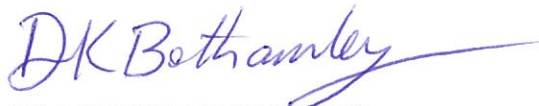
- (1) The new larger lots (new 8 and new 9) will provide greater scope for the location of a dwelling and ancillary infrastructure.
- (2) There will be one less dwelling in the overall development and hence one less on site sewage management system. This reduces the cumulative impact of on site effluent disposal on the environment. There will be also a slightly reduced traffic volume within the development.

(3) The modification will retain the existing access via the common boundary of Lot 5 and Lot 6. The approved access through Lot 7 will no longer be required. This reduces the amount of construction on the site and also improves the liveability of Lot 7 as there will not be a need for a driveway for Lot 8 within its northern boundary.

The staging of the development will have little impact on the overall development of the site. There may be a small amount of inconvenience to purchasers of the lots of the earlier stages if they are living on their land in that there would be some minor access works required for later stages.

3. Conclusion

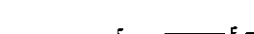
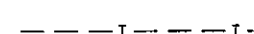




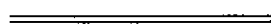
We consider that the modification will produce a reduction of the environmental impact on the site.



DK BOTHAMLEY MIS (NSW)
Registered Surveyor

PLAN OF PROPOSED SUBDIVISION

LOT 101 DP 1087389
MILLINGANDI ROAD, MILLINGANDI

-  ELECTRICITY LINES
-  TELSTRA CABLES
-  PROPOSED BUILDING ENVELOPE
MAINTAINING 20 METRE SETBACK
FROM LOT BOUNDARIES & 15 METRE
SETBACK FROM VEGETATED BUFFER
-  PROPOSED EASEMENT FOR RIGHT OF
ACCESS 7.50 METRES WIDE
-  EFFLUENT BUFFER
(AS PER SEEC PLAN)
-  VEGETATED BUFFER
(AS PER SEEC PLAN)
-  CORE RIPARIAN ZONE
(AS PER SEEC PLAN)

NOTES

NO SURVEY HAS BEEN MADE OF THE BOUNDARIES.

THE BOUNDARIES HAVE NOT BEEN MARKED.

AREAS AND DIMENSIONS ARE SUBJECT TO SURVEY.

NO INVESTIGATION OF UNDERGROUND SERVICES HAS BEEN MADE.
 ALL RELEVANT AUTHORITIES SHOULD BE NOTIFIED PRIOR TO ANY
 EXCAVATION ON OR NEAR THE SITE.

STRUCTURES AND FEATURES SHOWN ON THIS PLAN ARE
 REPRESENTED AS INDICATIVE ONLY AND HAVE NOT BEEN
 LOCATED OR SHOWN FOR DESIGN OR CONSTRUCTION PURPOSES.

SCALE 1:2000 A3

ORIGINAL PLAN BY

R.W. Surveying & Valuations

DP 830864

DP 617256

AMENDMENT BY:

DP 835368

CADDEY SEARL & JARMAN

P.O. BOX 488 MERIMBULA 2548.

PH. (02) 6495 1044 Fax (02) 6495 3070

MARCH 2013.

