

Statement of Environmental Effects



Important Information

Legislation – In accordance with Schedule 1 of the *Environmental Planning and Assessment Regulation 2000* a development application must be accompanied by a Statement of Environmental Effects.

Qualifier – This *Statement of Environmental Effects Template* has been produced to assist applicants identify the environmental impacts of a development and the steps to be taken to protect the environment or lessen the expected harm. This template is suitable for minor impact development such as alterations and additions, outbuildings, subdivision, etc. It may be necessary for Council to request additional information depending on the nature and impacts of a proposal. Larger scale developments should be accompanied by a detailed and specific Statement of Environmental Effects.

SITE ADDRESS	161 River St, Narrandera 2700
SITE DESCRIPTION	Describe the physical features such as shape, slope, vegetation, any waterways. Also describe the current use/s on the site. Please attach supporting documentation if insufficient space is available below. <ul style="list-style-type: none"> • gently undulating rectangular block. • planted to love grass with scattered native gum trees. 2 small dams. • currently used to run sheep/cattle/horse. House under construction.
PROPOSED USE OF SITE	Include where applicable proposed building, nature of use, details of any demolition, etc. Please attach supporting documentation if insufficient space is available below. To be "subdivided" primarily for land valuation purposes, with option to sell one or two blocks off in the future.
COMPLIANCE WITH RELEVANT PLANNING CONTROLS	<p>Narrandera Local Environmental Plan (LEP) 2013 - Is the proposed use permissible? Does it meet the objectives of the zone? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No</p> <p>Narrandera Development Control Plan (DCP) 2013 - Is the proposed development consistent with requirements of the DCP? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No</p> <p>If the development does not strictly comply with the LEP and/or DCP, provide details and explain the merit for the proposed variation? Please attach supporting documentation if insufficient space is available below.</p>
CONTEXT AND SETTING	<p>Will the development:</p> <p>Be visually prominent in the surrounding area? <input type="checkbox"/> Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> N/A</p> <p>Be in character with the surrounding area? <input type="checkbox"/> Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> N/A</p> <p>Be consistent with Council's setback policies? <input type="checkbox"/> Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> N/A</p> <p><i>Comments:</i></p>

ACCESS, TRAFFIC AND UTILITIES

- Is legal and practical access available to the development? Yes No N/A
- Will the development increase local traffic movements or volumes?
If yes, provide details below. Yes No N/A
- Are additional access points to the road network required? Yes No N/A
- Is vehicle manoeuvring and on-site parking addressed in the design? Yes No N/A
- Are power, water, electricity, sewer and telecommunications services readily available to the site? Yes No N/A

Comments:

Local traffic would only increase upon sale of a block in future.
3 additional access points onto road required, upon sale.
Power, water, electricity, ~~sewer~~ to be provided prior to sale. Already at house site.

ENVIRONMENTAL IMPACTS

- Is the development likely to result in any form of air pollution (eg: smoke, dust, odour, etc)? Yes No N/A
- Does the development have the potential to result in any form of water pollution (eg: sediment run-off)? Yes No N/A
- Will the development have any noise impacts above background noise levels (eg: swimming pool pumps)? Yes No N/A
- Does the development cause erosion or sediment run-off (including during the construction period)? Yes No N/A
- Is the development considered to be environmentally sustainable (including provision of BASIX certificate where required)? Yes No N/A
- Is the development likely to disturb any aboriginal artefacts or relics? Yes No N/A

*Comments:***CONTAMINATION**

- Does the site require a contamination report where it is known or suspected that the site is subject to contaminants? Yes No N/A

*Comments:***FLORA AND FAUNA IMPACTS**

- Will the development result in the removal of any vegetation from the site? Yes No N/A
- Is the development likely to have any impact on threatened species or native habitat, including koala habitat? Yes No N/A

Comments:

NATURAL HAZARDS

Is the development site subject to any natural hazards?

Yes No N/A

Note: If the site is Bushfire Prone, the development will be integrated and referred to NSW Rural Fire Service for concurrence.

STORMWATER DISPOSAL

How will stormwater (from roof and/or hard standing) be disposed of?

Street drainage Easement Other

If other, please comment:

N/A Rural holding.

SOCIAL AND ECONOMIC IMPACTS

Will the development have any economic consequences in the area?

Yes No N/A

Will the development affect the amenity of surrounding residences or properties by overshadowing, loss of privacy or views, increased noise or vibration?

Yes No N/A

Is the development situated in a heritage area or likely to have an impact on any heritage item or item of cultural significance?

Yes No N/A

Comments:

ADDITIONAL - BUSINESS AND INDUSTRIAL DEVELOPMENT ONLY

Describe the proposed business/activity:

Total number of staff

Proposed days/hours of operation

Number of car parking spaces

What are the arrangements for transport, loading/unloading of goods? What is the expected frequency of delivery, size of vehicles, frequency of movement, etc?

List plant or machinery to be installed

List type and quantity of raw materials, finished products and waste materials

How will waste be disposed of

Identify any proposed hazardous materials or processes

Proposed advertising or signage

I confirm that the above information is true and accurate to the best of my knowledge.

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(name)

Date: *8/11/2021*