

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

154 Reas Lane "Hillside" Gillenbah NSW 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.
Slope at location is approximately 1 in 15 to 1 in 20 sloping downhill from west to east. There are no waterways but there is a private dam adjacent to the site. Current use of the site is cattle grazing. there is no notable vegetation on site due to being a small paddock

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.

Electricity generating works: 350kWdc / 175kWac ground-mounted PV solar system with 350 kWh of battery energy storage systems. There will be no clearing of any foliage or plants, the land is currently being used for a cattle grazing agistment. Solar array will be no more than 2000 sqm and less than 1m above ground level. Supporting design documents attached. Battery energy storage system to be housed in a 2.2m high shipping container.

COMPLIANCE WITH RELEVANT PLANNING CONTROLS

Narrandera Local Environmental Plan (LEP) 2013 - Is the proposed use permissible?

Does it meet the objectives of the zone? Yes No

Narrandera Development Control Plan (DCP) 2013 - Is the proposed development consistent with requirements of the DCP?

Yes No

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.

CONTEXT AND SETTING

Will the development:

Be visually prominent in the surrounding area? Yes No N/A

Be in character with the surrounding area? Yes No N/A

Be consistent with Council's setback policies? Yes No N/A

Comments:

Narrandera has a number of solar farms in the shire, this is a smaller and less prominent development and is consistent with the surrounding general area.

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:

Vehicle access during construction is limited to a single truck delivery of parts, then passenger vehicles / utes.
No traffic following construction. The land is vacant rural; this low level transport has no impact on the area.

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:

No change required to the current drainage, there are no hardstands and the panel array spacing allows for drainage equivalent to the existing open paddock.

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:

Positive local economic outcomes with employment opportunities for trades and labour in the area.

ADDITIONAL - BUSINESS AND INDUSTRIAL DEVELOPMENT ONLY

Describe the proposed business/activity:

Generation and storage of renewable energy via solar PV and battery energy storage system.

Total number of staff

Proposed days/hours of operation 7 days a week, 15 hours a day.

Number of car parking spaces Nil required.

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

Only required during construction (as detailed above) and less than two passenger vehicle visits per annum for maintenance.

List plant or machinery to be installed

350kWdc / 175kWac ground mount solar PV and battery energy storage system.

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

Construction uses mature, finished and ready to assemble products being pv solar arrays, steel pegs for mounting and ready to install battery energy systems.

How will waste be disposed of

All construction waste to be removed from site and recycled; there is no non-recyclable waste from construction.

Identify any proposed hazardous materials or processes

Nil.

Proposed advertising or signage

Nil.

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

Prepared by: Nathan Begley
(name)



Date: 22-October-2024