

# 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.

<p><b>SITE ADDRESS</b> "Arcum" 886 Old Wagga Rd. Narrandera NSW 2700</p>
<p><b>SITE DESCRIPTION</b> 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. The proposed site is currently a private garden. The shape is irregular, the vegetation is a mixture of native/introduced. Slightly undulating with pathways and retaining walls. Located on the Bundidgerri Creek. See supporting documents.</p>
<p><b>PROPOSED USE OF SITE</b> Include where applicable proposed building, nature of use, details of any demolition, etc. Please attach supporting documentation if insufficient space is available below. The site will be used to host events - primarily weddings but other celebrations as well. There are no proposed buildings or demolition. Temporary marquis may be required to hire for events.</p>
<p><b>COMPLIANCE WITH RELEVANT PLANNING CONTROLS</b> 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 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 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>
<p><b>CONTEXT AND SETTING</b> Will the development: Be visually prominent in the surrounding area? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> N/A Be in character with the surrounding area? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> N/A Be consistent with Council's setback policies? <input type="checkbox"/> Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> N/A <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:*

Traffic impact will be minimal as events are capped at a max. of 200. Buses are a likely transport option for weddings or larger events.

**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:*

Nearest residential neighbour is 2km away, limiting noise impacts. All events to be finished by 11pm. A 30km speed restriction on entrance/exit road will minimise dust.

**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.

Bushfire Prone - see attached Assessment Report

**STORMWATER DISPOSAL**

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

Street drainage  Easement  Other

If other, please comment:

Stormwater is harvested and stored in static holding tanks - as seen in Bushfire Assessment Report

**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: No negative economic consequences, however if approved. Arcum Events could potentially inject a sizeable positive economic boost to the wedding industry locally eg accomodation, hospitality etc.

**ADDITIONAL - BUSINESS AND INDUSTRIAL DEVELOPMENT ONLY**

Describe the proposed business/activity: The business activity proposed is "Arcum Events." The primary target market is weddings, however other celebrations such as milestone birthdays, baby namings, hens days, wellness retreat etc. may be hosted.

Total number of staff 2 9am - 11pm

Proposed days/hours of operation Thursday-Sunday. Each event will range between 2-8 hours. 30 events per year.

Number of car parking spaces 80

What are the arrangements for transport, loading/unloading of goods? What is the expected frequency of delivery, size of vehicles, frequency of movement, etc? Larger events include a delivery and collection day either side of their event day - See attached contract /supporting material. Most transport will be cars or buses for larger events.

List plant or machinery to be installed

NA

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

- Food waste and general packaging waste
- Human waste

How will waste be disposed of

- All vendors are required to remove and dispose of waste off Premise
- All human waste will be removed and disposed of off premise as all toilets will be portable hire.

Identify any proposed hazardous materials or processes

NA

Proposed advertising or signage

"Arcum Events" has a designated website, an Instagram and Facebook page.

Signage is proposed for the front entrance of the property.

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

Prepared by:  
(name)

Elissa Routley



Date:

13/4/23

EXHIBITION COPY  
Submissions closed  
18 MAY 2023 4pm