

# 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

104 PINE HILL RD NARRANDERA 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.

GENTLY SLOPING BLOCK FROM SOUTH TO NORTH. SMALL NUMBER OF SCRUB WATTLE TO 3M TALL. SEVERAL GUM TREES WILL NOT BE DISTURBED. NO WATERWAYS. CURRENTLY ONE RESIDENCE ON THE LAND. SIZE OF LAND IS APPROX 200M X 230M.

### 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.

PROPOSING TO SUB-DIVIDE THIS BLOCK INTO A TOTAL OF 6 RESIDENTIAL BLOCKS OF EQUAL SIZE (2ACRES EACH)

### 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:

**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:***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 to existing run off.*

**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
<b>I confirm that the above information is true and accurate to the best of my knowledge.</b>
Prepared by: <i>MARK BASBS</i> <i>Mark Basbs</i> (name)
Date: <i>20-02-2024</i>