**Statement of Environmental Effects (SEE)**

**Proposed Construction of a Duplex**
**Lot 9 DP 15250, Narromine Shire Council**

**1. Introduction**

This Statement of Environmental Effects (SEE) has been prepared to accompany a development application for the construction of a new duplex on **Lot 9 DP 15250** within the Narromine Shire Council area. The proposal has been assessed against the relevant provisions of the **Narromine Local Environmental Plan (LEP) 2011**, **Narromine Development Control Plan (DCP) 2011**, and flood risk management requirements.

**2. Compliance with Narromine Development Control Plan (DCP) 2011**

The proposed development has been designed to comply with the relevant provisions of the **Narromine DCP 2011**, including but not limited to:

* **Building setbacks and site coverage** – The design adheres to minimum setback requirements to ensure adequate open space and streetscape integration.
* **Landscaping and streetscape** – Appropriate landscaping will be provided to enhance visual amenity.
* **Parking and access** – Sufficient on-site parking will be provided in accordance with DCP standards.
* **Stormwater management** – Stormwater will be managed to prevent adverse impacts on adjoining properties and drainage systems.

**3. Removal of Street Trees**

The proposal does not currently indicate the removal of any street trees. However, if any tree removal is required for access or construction purposes, the following will be addressed:

* A **Tree Removal Application** will be submitted to Council for assessment.
* Replacement planting of suitable native species will be undertaken in consultation with Council’s landscape requirements.
* Any removal will comply with Council’s tree preservation policies and relevant environmental protections.

**4. Flood Risk Assessment & Compliance**

**4.1 Flood Planning Requirements**

The subject site is mapped within the **Flood Planning Area** under **Narromine LEP 2011 (Clause 5.21)**. The proposal has been assessed against the following key flood-related documents:

* **Narromine Floodplain Risk Management Study & Plan (2021)**
* **Flood Policy for Developments in Urban Floodplains (2011)**

**4.2 Flood Planning Level (FPL) & Building Design**

To mitigate flood risk, the following measures will be implemented:

* **Minimum Finished Floor Level (FFL)**: Habitable rooms will be constructed at or above **239.15 mAHD** (including freeboard), as per Council’s flood planning requirements.
* **Flood-Compatible Materials**: Non-habitable areas below FFL (e.g., garages, storage) will use flood-resistant materials.
* **Structural Resilience**: The building will be designed to withstand flood forces (water pressure, debris impact, and buoyancy) up to the **1% AEP flood level plus 500mm freeboard**.
* **Evacuation & Safety**: The design ensures safe occupant evacuation via elevated access and complies with Council’s flood evacuation route capacity.

**4.3 Climate Change Considerations**

The design accounts for projected changes in flood behaviour due to climate change by:

* Incorporating a **500mm freeboard** above the 1% AEP flood level.
* Ensuring the structure can be modified or relocated if future flood risks increase.

**5. Conclusion**

The proposed duplex development has been designed to comply with:

* **Narromine LEP 2011 (Clause 5.21 – Flood Planning)**
* **Narromine DCP 2011**
* **Floodplain Risk Management Study & Plan (2021)**
* **Council’s Flood Policy (2011)**

The development will not adversely impact flood behaviour, evacuation routes, or environmental values. Any required tree removal will be managed in accordance with Council’s policies.

**Recommendation:** Approval is recommended subject to standard conditions relating to flood compliance, construction management, and landscaping.

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24/04/2025