Statement of Environmental Effects
Commercial & Industrial Development

A completed Statement of Environmental Effects (SoEE) is required to accompany all development applications except integrated development which require an environmental impact statement (EIS).

About This Form: This SoEE template is designed to form an attachment to the Development Application. It can only be used for the following development types:

- Commercial & Industrial Development

APPLICATION DETAILS					
APPLICANT	Lake Cowal Foundation				
PROPERTY DETAILS					
House No:	419	***Street Name:***	Uncle Bill's Road		
Town:	Lake Cowal NSW 2671				
Lot:	Lot 1 Lot 15 Lot 4	***DP/SP:***	DP 753084 DP 753097 DP 753097	***Section***	

DESCRIPTION OF THE PROPOSAL

What is the proposed development?

The proposed development is a facility incorporating educational, meeting and storage areas and ecotourism/ overnight accommodation. The proposed development includes construction of 2 sheds (Main shed containing a presentation area, meeting room kitchen and one storage shed w/office), 2 transportable ablutions blocks and 15 removable eco-tents, 1 covered outdoor learning area (COLA), 1 solar array.

Describe your proposal in detail

Include details such as whether the development will use the whole or part of the building(s) or land, whether new buildings are proposed, the physical features of the proposed building, the nature of the building (eg office, retail, industrial etc), materials and colour scheme, signage, disabled access and facilities, seating capacity.

Refer to Project Design Documentation and Specification Reference attached.

BLAND LOCAL ENVIRONMENTAL PLAN 2011

What is the land zoned? Zone RU1

What is the proposal for (as defined by the Bland Local Environmental Plan 2011)?

Eco-tourist facilities and Environmental facilities.

Is the use permissible in the zone?

☐ ***No***

Are you relying on existing use rights?

☐ Yes – Council advises that you engage a planning consultant to help prepare your Statement of Environmental Effects as further information is required.

☐ No – The development is prohibited in the zone.

✓ ***Yes***

Expand on how your proposal meets the objectives of the zone

Objectives of zone

- *To encourage sustainable primary industry production by maintaining and enhancing the natural resource base.*
- *To encourage diversity in primary industry enterprises and systems appropriate for the area.*
- *To minimise the fragmentation and alienation of resource lands.*
- *To minimise conflict between land uses within this zone and land uses within adjoining zones.*
- *To ensure that development on land within this zone does not unreasonably increase the demand for public services or public facilities.*

Lake Cowal Foundation was established in June 2000 to protect and enhance the Lake Cowal region and does so through implementation of range of conservation, sustainable farming, educational and research projects in conjunction with the local community and other environmental groups and organisations.
The proposed development will allow for increased and continued extension of these activities to a broader regional, national and international audience. InHabitat Lake Cowal will provide the opportunity to optimise and showcase the natural, economic and cultural assets of Bland Shire and the local area in the context of a balanced approach to land management. The project will further demonstrate how conservation, agriculture and mining can sustainably co-exist in a functioning natural system.
InHabitat Lake Cowal will value-add to existing Bland Shire community infrastructure and the visitor economy by providing a unique, educational visitor experience based on the natural, economic and cultural assets of the local rural landscape.

DESCRIPTION OF THE SITE

What is the area of the site (m^2 or hectares)? 82,172 m^2

Describe the site

Include information such as the physical features of the site, for example slope and vegetation, existing services

The Wamboyne 1:25,000 Topographic Map (Sheet 8330-N) indicates that the site is located at an elevation of approximately 210m AHD. The site landform is classed as a simple slope on a low rise and the slope class is very gently inclined with a general fall to the north.
Site vegetation is scattered non-endemic native trees and shrubs, along will exotic trees and shrubs and a covering of annual grass and broadleaf species.
The nearest named waterway is Lake Cowal, an ephemeral water body, located approximately 100m to the north of the proposed land application area. Sandy Creek, an ephemeral drainage that has been blocked with a weir to maintain semi-permanent water is located around 500m to the east.
The site also includes the Lake Cowal Homestead complex with several cottages and out-buildings typifying a pastoral station development of the area.

What type of land use and development exist on the surrounding land?

The surrounding land is utilised for broadacre agricultural production including cereal, legume and canola cropping, and grazing of sheep and cattle.

What is the present use of this site and when did this use commence?

The site has been used as the infrastructure base for agricultural production and includes the Lake Cowal Homestead complex with several cottages and out-buildings typifying a pastoral station development of the area. Agricultural production commenced on the property circa 1888 and continues on the property surrounding the site to present.
The site is also utilised by the Lake Cowal Foundation and Lake Cowal Conservation Centre for environmental education purposes relating to Lake Cowal and the broader region. The site has been utilised for this purpose since 2007 and continues to present.

List any previous uses of the site

N/A

Have any potentially contaminating activities been undertaken on the property?

☒ ***No***

☐ ***Yes – Please identify below***

EXISTING STRUCTURES

List the existing structures:

Existing Structure	*Materials*	*Floor Area (m2)*
Homestead	Concrete besser block, concrete, corrugated iron, fibre cement sheeting, Cypress Pine & weatherboard.	493m²
Worker's Cottage 1	Cypress Pine, weatherboard, corrugated iron, fibre cement sheeting & plaster	140m²
Worker's Cottage 2	Cypress Pine, weatherboard, corrugated iron & fibre cement sheeting	66m²
Stable/Shed	Cypress Pine & corrugated iron	195m²
Laundry Shed	Concrete besser block, Cypress Pine & corrugated iron	24m²
Pump Shed	Brick, Cypress Pine & corrugated iron	9m²
Dairy Shed	Cypress Pine, weatherboard & corrugated iron	14m²
Car Shed	Cypress Pine & corrugated iron	36.5m²
Carport	Steel & corrugated iron	41m²
Machinery Shed	Steel & corrugated iron	260m²
Hay Shed	Steel & corrugated iron	116m²

Which existing structures are to be demolished as part of the proposal?

Car Shed - Cypress Pine & corrugated iron x 36.5m² is deteriorated beyond reasonable repair &/or restoration and will be demolished.

OPERATIONAL AND MANAGEMENT DETAILS

Describe in detail the proposed business/activity?

InHabitat Lake Cowal is an eco-tourism accommodation and environmental education project to be developed and operated by the Lake Cowal Foundation (LCF) on the southern shore of Lake Cowal. InHabitat Lake Cowal will feature 15 semi-permanent eco tents along with associated kitchen, dining, bathroom, environmental education/presentation facilities, undercover viewing deck and bird hides.

InHabitat Lake Cowal will incorporate the Lake Cowal Conservation Centre (LCCC), a whole of community educational facility for school students, land managers, community members and visitors, currently with a visitor/participant base of 10,000 per annum (2019, pre-COVID). InHabitat Lake Cowal will enhance environmental and tourism outcomes by providing the opportunity for longer visitor stays at Lake Cowal, to a great extent overcoming the tyranny of distance which currently limits available time for the visitor experience. In addition, dedicated nature tourists will be afforded the substantial environmental expertise and experience of LCF and LCCC staff.

InHabitat Lake Cowal will be managed and operated with the employment of a Project Manager, Accommodation Manager, Accommodation Officer, Education Officer and 2 casual Field Hands to ensure an optimum visitor experience.

Total Number of Staff:	6
Maximum number of staff on duty at any one time:	6
Maximum number of clients/customers expected in a day:	52
Maximum number of clients/customers at any one time:	52

Hours and Days of Operation					
7.30	***AM***	***To***	7.30	***PM***	*Monday to Friday*
7.30	***AM***	***To***	7.30	***PM***	*Saturday*
7.30	***AM***	***To***	7 30	***PM***	*Sunday*
7.30	***AM***	***To***	7.	***PM***	*Public Holidays*

Expected vehicle types associated with the proposal:

Expected vehicle types associated with the proposal will include: SED, WAG, BUS, SBS, UTE, TTF, PVF, PVS, PMV & TPR.

Number of car parking spaces provided:

SED, WAG, UTE, TTF, PVF, PVS – 17 spaces

SBS – 2 spaces

Bus – 1 space

Location of car parking spaces provided:

SED, WAG, UTE, TTF, PVF, PVS – 7 individual spaces adjacent to each of Deluxe Eco Tents

SED, WAG, UTE, TTF, PVF, PVS – 10 spaces in carparking area on eastern side & adjacent to LCCC Main Shed

SBS – 2 spaces in carparking area on eastern side & adjacent to LCCC Main Shed

BUS – 1 space in carparking area on eastern side & adjacent to LCCC Main Shed

PMV & TPR – Delivery & work area to south of and including Storage Shed/Office & existing sheds (Machinery & Hay)

What are the arrangements for transport, loading and unloading of goods?

*Light goods & consumables – Unloading at rear of LCCC Main Shed SED, WAG, UTE, TTF, PVF, PVS only
*Bulky & heavy goods - Delivery & work area to south of and including Storage Shed/Office & existing sheds (Machinery & Hay) UTE, TTF, PVF, PVS, PMV & TPR

What is the expected frequency of deliveries, size of vehicles and frequency of truck movements?

SED, WAG, UTE, TTF, PVF, PVS – Up to 5 per day
PMV & TPR – Up to 2 per week
BUS & SBS (Visitors) – Up to 5 per week

List all machinery associated with the proposed business/activity

Tractor 50 hp w/ front-end loader
Zero turn ride-on mower

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

General Solid Waste
Cardboard
Recyclable Containers

How will waste generated by the business/activity be disposed of?

General Solid Waste – Stored in skip bin for removal to Bland Shire Waste Facility by contractor
Cardboard - Stored in skip bin for removal to Bland Shire Waste Facility by contractor
Recyclable Containers – Stored in bins for removal to Return & Earn depot by Applicant

Identify any proposed hazardous material or processes associated with the business/activity

Hydrocarbons (motor fuels & oils) – Stored in approved vessels & storage cabinets
LPG - Stored in approved vessels & storage cabinets

NATURAL HAZARDS AND ENVIRONMENTAL CONSTRAINTS

Is the development site subject to any of the following natural hazards?

Bushfire Prone	☒	*Yes*	☐	*No*
Flooding	☐	*Yes*	☒	*No*
Storm Water Inundation	☐	*Yes*	☒	*No*

Note: If the site is identified as Bushfire Prone it will be necessary to address the Planning for Bushfire Protection Guidelines. For further information please consult the NSW Rural Fire Service website www.rfs.nsw.gov.au

How will you mitigate the impact of the natural hazards for this development?

Refer to Bush Fire Emergency Management and Evacuation Plan attached.

Is the site constrained by any of the following:

Terrestrial Biodiversity	☐	*Yes*	☒	*No*
Riparian Land and Watercourses	☐	*Yes*	☒	*No*
Groundwater Vulnerability	☐	*Yes*	☒	*No*
Wetlands	☐	*Yes*	☒	*No*
Item of Environmental Heritage or in a conservation area	☐	*Yes*	☒	*No*

How will you mitigate the impact of the development on these constraints?

** Note: A heritage impact statement may be required. Please discuss with Council.*

CONTEXT AND SETTING

Will the development be….

Visually prominent in the surrounding area?	☐	*Yes*	☒	*No*
Inconsistent with the existing streetscape?	☐	*Yes*	☒	*No*
Out of character with the surrounding area?	☐	*Yes*	☒	*No*
Inconsistent with surrounding land uses?	☐	*Yes*	☒	*No*
Vary a building line setback?	☐	*Yes*	☒	*No*

If you answered yes to any of the above, please provide details and justification for the proposal

PRIVACY, VIEWS AND OVERSHADOWING

Will the development result in any privacy issues between adjoining properties as a result of the placement of windows, decks, pergolas, private open space etc?	☐	*Yes*	☒	*No*
Will the development result in the overshadowing of adjoining properties resulting in adverse impact on solar access?	☐	*Yes*	☒	*No*
Will the development result in any acoustic issues between adjoining properties as a result of the placement of active outdoor areas, vehicular movement areas, air conditioners, bedroom and living windows etc?	☐	*Yes*	☒	*No*
Will the development impact on views enjoyed from adjoining or nearby properties and public places such as parks, roads or footpaths?	☐	*Yes*	☒	*No*

If yes, please provide details of the issue. Some issues will require plans (i.e. overshadowing)

ACCESS, TRAFFIC AND UTILITIES

Is legal and practical access available to the development?	☒	*Yes*	☐	*No*
Will the development increase traffic movements/volumes?	☒	*Yes*	☐	*No*
If Yes by how much and what types of vehicles?				
Are additional access points to a road network required?	☐	*Yes*	☒	*No*
Has vehicle manoeuvring and onsite parking been address in the design?	☒	*Yes*	☐	*No*
Is power, electricity, sewer and telecommunications services readily available to the site?	☒	*Yes*	☐	*No*

Comments: SED, WAG, UTE, TTF, PVF, PVS – Up to 12 per day including deliveries & visitors
PMV & TPR – Up to 2 per week deliveries
BUS & SBS – Up to 5 per week visitors

Site traffic management will consist of a one-way system entry to exit incorporating a centrally located carpark/bus parking along with individual spaces located adjacent to the Deluxe Eco tents.

Power is provided by a single phase rural line and a 65.7kW off grid solar system including battery storage and generator backup. Sewerage is processed via an aerated waste water system connected to a sub-surface irrigation system. Telecommunications are provided via local Telstra 4G system and satellite NBN service.

ENVIRONMENTAL IMPACTS

Is the development likely to result in any form of air pollution (smoke, dust, odour etc)?	☐	*Yes*	☒	*No*
Does the development have the potential to result in any form of water pollution (i.e. sediment from runoff)?	☐	*Yes*	☒	*No*
Will the development have any noise impacts above background noise levels (e.g. air conditioner units, pool pumps)?	☐	*Yes*	☒	*No*
Does the development involve any significant excavation or filling?	☐	*Yes*	☒	*No*
Could the development cause erosion or sediment runoff (including during construction)?	☐	*Yes*	☒	*No*
Is there a likelihood of the development resulting in site contamination?	☐	*Yes*	☒	*No*
Is the development situated in a heritage conservation area or likely to have an impact on any heritage item or item of cultural significance?	☐	*Yes*	☒	*No*
Is the development likely to disturb any aboriginal artefacts or relics?	☒	*Yes*	☐	*No*

Comments: The development may disturb aboriginal artefacts and the Applicant has completed an ACHAR (refer attached) and will submit an AHIP at completion of the DA process.

FLORA AND FAUNA IMPACTS

Will the development result in the removal of any native vegetation from the site?	☐	*Yes*	☒	*No*
Is the development likely to have any impact on threatened species or native habitat?	☐	*Yes*	☒	*No*

If the answer is yes to either of the above questions it may be necessary to have a formal seven part test completed to assess the impact on threatened species – please contact Council for further information.

Comments

WASTE AND STORMWATER DISPOSAL

How will effluent be disposed of	☐	*Sewer*	☒	*Onsite*
How will stormwater (from road and hard stand areas) be disposed of?	☐	*Street*	☒	*Other*
Will the development result in any hazardous waste or other waste disposal issue?	☐	*Yes*	☒	*No*
Does the development propose to have rainwater tanks?	☒	*Yes*	☐	*No*
Have all potential overland stormwater risks been considered in the design of the development?	☒	*Yes*	☐	*No*

Comments: Effluent will be disposed of onsite utilising an Aerated Wastewater Treatment System including a sub-surface irrigation system (refer attached Land Capability Assessment Report and Design Documentation Section 7).

Rainwater will be captured onsite from building structures for use as potable water for development operations. Collected rainwater will be processed through a filtration system incorporating UV treatment prior to use.

Overland stormwater risk mitigation has been incorporated into planning for the site road network with appropriate structure/s.

SOCIAL AND ECONOMIC IMPACTS

Will the proposal have any economic consequences in the area?	☒	*Yes*	☐	*No*
Will the proposal have any social consequences in the area?	☒	*Yes*	☐	*No*
Has the development addressed any safety, security or crime prevention issues?	☒	*Yes*	☐	*No*

Comments:

InHabitat Lake Cowal will value-add to existing Bland Shire community infrastructure and the visitor economy by providing a unique, educational visitor experience based on the natural, economic and cultural assets of the local rural landscape.

WHS Construction Phase – Refer to the InHabitat Project Delivery Plan (attached), Section 12 – Work, Health & Safety Management.

Refer to Bush Fire Emergency Management and Evacuation Plan attached.

A Visitor Information Guide for visitors incorporating all relevant site safety information is currently under development. CCTV security cameras have been installed on the site access road.

OTHER RELEVANT MATTERS

Please provide further details below or attach additional pages if required