



STATEMENT OF ENVIRONMENTAL EFFECTS

29 Belmore Street JUNEE

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What is a Statement of Environmental Effects?

A Statement of Environmental Effects (SEE) is a detailed report that describes the proposed development and identifies any likely or potential impacts. The report will also outline proposed measures to mitigate these impacts. The statement includes written information about the proposed development that cannot be readily shown on the submitted plans and drawings.

A well prepared SEE allows opportunity to demonstrate the merits of the proposal. In contrast, a poorly prepared SEE often leads to requests for more information, delaying the assessment until matters have been resolved. The submission of a SEE is a chance to provide Council with logical, rational and reasonable arguments for the proposed development. It is also a chance to demonstrate that the environment has been considered in the design stage by highlighting concerns and the means proposed to avoid, minimise, mitigate or manage them.

When is a Statement of Environmental Effects required?

Under the provisions of Schedule 1 of the Environmental Planning and Assessment Regulation 2000, **all development applications** must be accompanied with a SEE. The complexity of an application will determine the extent of information to be provided.

What to include in a Statement of Environmental Effects

The SEE should address all the issues that are applicable to your proposal. As a minimum, the SEE is to address the following matters:

- a) A detailed description of the proposal
- b) the environmental impacts of the development,
- c) how the environmental impacts of the development have been identified,
- d) the steps to be taken to protect the environment or to lessen the expected harm to the environment,
- e) in some cases, the SEE will also have to consider any matters indicated by any guidelines issued by the Director-General.

An accurately prepared SEE will enable Council Officers to assess applications efficiently and avoid any delays in the assessment process. Council has the authority to reject an application that it regards as being insufficient or incomplete. For proposals that are likely to have minimum impact, a brief SEE will be sufficient.

The following **Statement of Environmental Effects Standard Form** can be used as a general guide for small scale development, such as:

- dwellings;
- carports;
- swimming pools;
- shed;
- boundary adjustments;
- dual occupancy; or
- change of use.



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This Statement of Environmental Effects is not exhaustive and where insufficient information has been provided Council reserves the right to stop the assessment of the application pending the submissions of more detailed information.

Development applications which are of a larger scale will require a more detailed Statement of Environmental Effects

Proposal

Provide a detailed description of the proposed development	Greyhound training facility for use as a hobbyist owner trainer. Infrastructure consists of a rural shed to house 9 greyhounds, with a skillion roof. Shed is positioned and anchored to a reinforced concrete slab with drainage. Drainage links to upgraded septic system and evaporation bed for house and kennels. New two car carport with return verandah connects to shed and house.

Site Analysis

Describe the existing use of the site:	unoccupied two bedroom fibro cottage on half acre rural village block
Describe the proposed use of the site:	construct new greyhound training facility (the DA) from which to train and race my greyhounds and renovate existing cottage to live in
Are there any known site constraints: <i>Consider factors such as flooding, slope, bushfire, land contamination etc.</i>	nil

Permissibility

Is the proposed use permissible in the zone under the Junee Local Environmental Plan 2012 (JLEP)? Does it meet the objectives of the zone:	yes. zoned RU 1 primary production. E4 permitted with consent is animal boarding or training establishment. E4.1 objectives are met. see detailed information in attached Business Management Plan
Are there matters or provisions specified for consideration under the JLEP?	E4.2 states controls - these controls are met . see detailed information attached Business Management Plan
What are the relevant DCPs applicable to the development? Is the development consistent with the DCPs?	Junee shire council DCP 2021 Part E page 98 discusses objectives and controls for animal boarding and training establishments. This development is for a rural shed and associated infrastructure used to train and keep my greyhounds as a hobbyist greyhound owner trainer . see detailed information regarding satisfying the objectives at E4.1 and controls at E4.2
If the development does not strictly comply with standards of the JLEP and/or DCPs, does it have merit for the proposed variation?	complies

Context and setting

<p>Does the development fit with character of the area?</p> <p><i>Consider the compatibility of the development with adjoining/nearby land uses.</i></p>	<p>Yes. rural activity of greyhound training. My greyhounds will be housed and trained at the property and raced at local greyhound tracks including Temora and Wagga. Low impact rural use of land. High visual improvement to the use and maintenance of the land. significant aesthetic improvement to house and structures and yard maintenance.</p>
<p>Is the development consistent with the visual streetscape of the locality?</p> <p><i>Consider external alterations, signage etc.</i></p>	<p>yes, all adjoining land is either sheep/ grain paddocks; vacant one acre block ; or presently unoccupied half acre blocks</p>
<p>Is the development affecting/ located near an item with heritage significance? If so, are there any likely impacts on this item due to the development?</p>	<p>No</p>
<p>Will the proposed development affect privacy, views and/or overshadowing of adjoining properties?</p> <p><i>Shadow diagrams are required if there is potential for overshadowing or if the development is two storeys or more</i></p>	<p>No.</p> <p>single level development adjoining existing 2 bedroom cottage and no overshadow. views not affected for sheep / grain paddocks to the west and south. vacant one acre property to east. unoccupied half acre property to north. other unoccupied at present . consulted owner of half acre unoccupied lot who requested not to locate the kennel and evaporation bed close to their boundary.</p>
<p>Will the proposed development generate offensive noise or vibration? If so, what measures will be used to mitigate the noise sources?</p>	<p>no vibration.</p> <p>noise mitigation is detailed in attached Business Management Plan controls</p>

Operational Uses (for commercial uses only) Note: development is hobbyist. responses provided if required

Hours and days of operation:	Please tick	From	To
	<input checked="" type="checkbox"/> Sunday	7am	7 pm
	<input checked="" type="checkbox"/> Monday	7am	7 pm
	<input checked="" type="checkbox"/> Tuesday	7 am	7 pm
	<input checked="" type="checkbox"/> Wednesday	7 am	7 pm
	<input checked="" type="checkbox"/> Thursday	7 am	7 pm
	<input checked="" type="checkbox"/> Friday	7 am	7 pm
	<input checked="" type="checkbox"/> Saturday	7 am	7 pm
Number of staff:	nil staff - operated by myself as owner trainer		
Onsite activities:	house / kennel greyhounds within the rural shed . exercise and play in outside fenced yards within secure boundary fence. feed, water, injury treatment within kennel rural shed		

Type and quantity of raw materials, finished products and waste products to be stored onsite:	nil
Identify any proposed hazardous materials or processes:	nil
Does the development include skin penetration practices? Please describe accordingly: <i>Consider the provisions of the NSW Health Authority</i>	no
Does the development include food preparation practices? Please describe accordingly: <i>Consider the provisions of the NSW Food Act 2003 and FSANZ Food Standards</i>	store meat and kibble in fridges and freezers in rural shed. prepare meals for greyhounds each morning and night on stainless steel benches and sink and wash up
Does the development include the placement of signs? Please indicate the number of signs and describe accordingly: <i>Consider the size, colours, wording, location, etc. Refer to SEPP No. 64 – Advertising and Signage</i>	no

Traffic and Access

Provide details of accessibility for vehicles, pedestrians, bicycles and disabled persons:	New 2 car carport accessible from new gated entry from Boundary St. Carport is an infrastructure component of this DA
Will local traffic movements or volume be affected? Provide details of traffic movements:	no - 2 cars garaged at site
Will additional requirements for access, onsite car parking, loading and unloading be required?	yes - new 2 car carport is an infrastructure component of this DA . carport will be accessed from Boundary St
How many onsite car parking spaces are provided for the development? <i>Refer to Council's DCP No. 20 – Off Street Parking Policy</i>	2

Utilities

Does the development require access to reticulated water, sewer and storm water drainage systems? How will these be provided?	yes . the property is connected to Goldfields water. no for sewer - note : DA includes upgrade to existing septic and evaporation bed . stormwater management will be improved via addition of rainwater tanks to harvest and reuse of roof water
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Will the development result in an extension of the reticulated water, sewer or storm water drainage system?	Notes - reticulated water requires no extension - existing water to house and yard will connect to rural shed storm water drainage requires no extension - additional rainwater tanks to harvest and re-use roof water will improve storm water drainage
Does the development include the installation of an onsite sewerage management system?	existing septic system and evaporation area will be upgraded in line with report from McMahon Earth Science and Plumbers Plan
Describe other utilities that are/or required to be connected: <i>Consider provisions of electricity, gas, telecommunications, etc.</i>	electricity supply is connected to property Note supply will be extended from the house to the carport and rural shed

Waste

Does the development involve the disposal of liquid trade waste? If so, please indicate methods of disposal:	no
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Additional Supportive Information

site classification and land capability assessment from DM McMahon Pty Ltd
references to NSW Animal Welfare Code of Practice No 5 - Dogs and cats in animal boarding establishments
references to Greyhound Welfare and Integrity Commission (GWIC) - Code of Practice for keeping greyhounds
Site plan
Elevation plan
Floor Plan
Construction details
Detailed plans for Drainage and plumbing - house and shed to septic and evaporation bed bed (see OSWS application)
Detailed plans for kennel shed design - including anchoring to slab and skillion roof detailed plans for Concrete slab (See Andy Studulica Structural Engineer attachment)
detailed plans for carport and return verandah (See Andy Studulica Structural Engineer attachment)
photos of existing rural shed shipping container used as GWIC approved kennels - to be relocated to site on cement slab
confirmation of registration status as Owner, Trainer, Breeder OTB 228944 with GWIC
confirmation status of registration of greyhounds
Onsite sewerage management system installation and operating Application

NOTE: Statements that claim to have no adverse impacts are not considered to be credible documents

Signatures

Signature(s) _____

Date _____

Name _____ Ashley Dwyer