



Murrumbidgee COUNCIL

STATEMENT OF ENVIRONMENTAL EFFECTS STANDARD FORM – FOR MINOR DEVELOPMENTS ONLY

About this form

A Statement of Environmental Effects (SEE) is required to accompany all development applications. This SEE template is designed to form an attachment to the Development Application. It can only be used for the following development types:

Applicable Development Types	
✓	Dwellings, single storey in the RU1, RU5 and R5 zones.
✓	Single shops or commercial premises in the RU5 zone*
✓	Residential alterations and additions
✓	Ancillary residential buildings and structures such as, verandahs, carports, garages, sheds, pergolas, swimming pools.

* Please note that a heritage impact statement is required for all premises within the Heritage Conservation area. This will be required for the majority of developments in the commercial precinct of Jerilderie.

Developments not listed above may require a SEE with greater detail. Please contact Council's Environmental Services section for further information.

The SEE must address all impacts that are relevant to your proposal, with comment on how the development will control or mitigate the impact. No matter how minor the impact please advise Council in this document.

Failure to provide the requested items will delay processing of the development application and may result in the application being returned to you for completion or you receiving an additional information request from Council.

Application Details			
Applicant		Freedom Developments Pty Ltd	
Land to be Developed			
Street No.		Street Name	Bridge Street
Lot No.		Suburb	Darlington Point
Section No	62	DP No.	751688

Description of Proposed Development

Where applicable include a description of matters such as proposed buildings, proposed building materials, nominated colour scheme. Nature of use, staging of the development, details of any demolition and other works to be carried out in site.

Placement of a repurposed 20 foot shipping container bar within the council owned land boundry of the Darlington Point Tourist Park. The movable building is constructed of a steel structure, marine plywood flooring(this has been sealed with catering grade epoxy sealant Dulux Epigloss 4 and is covered up internal walls 150mm) External cladding is a monument coloured vertical corrugated iron. Internal benchtops, bar and sink are constructed of commercial grade stainless steel. Electrical outlets and lighting has been installed by a licenced electrician. All plumbing has been installed by a licenced plumber. A liquor licence is then to be attached to this building for the sale of liquor to guests. The proposed operating hours are 12.00 midday until 11.00pm 7 days a week or as per the approved licence requirements.

Planning Controls

Is your proposal permissible in the zone under Jerilderie LEP 2012 <u>OR</u> Murrumbidgee LEP 2013?		Yes		No
Is your proposal consistent with the zone objectives?		Yes		No
Is your proposal in accordance with Jerilderie DCP <u>OR</u> Darlington Point & Coleambally DCP?	✓	Yes		No
If you answered no to any of the above questions please discuss your application with Council staff.				
Are there any other planning controls relevant to your proposal		Yes	✓	No
If yes please list controls and how the application complies.				

Description of Site

Include where applicable a description of the physical features of the site such as shape, slope, vegetation, waterways.

the site in question is of level ground at the front of the park. the proposed licensed area is approximately 780 meters square with a boundry of approximately 116 meters. there is a sheltered bbq area and large lawn area.

What is the present use and previous use(s) of the site?

the current use of this particular area is a lawned BBQ communal area.

Is the development site subject to any of the following natural hazards?		
Bushfire Prone	<input checked="" type="checkbox"/>	Flooding
		Storm water inundation
<p>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</p>		
How will you mitigate the impact of the natural hazards for this development?		
<p>When flooding is forecast to a level that will be a danger to park guests, the park is evacuated and closed to the public.</p>		

Is the site constrained by any of the following? Please refer to relevant LEP Maps		
Terrestrial biodiversity		Groundwater vulnerability
Riparian Land and Watercourses		Wetlands
Item of Environmental Heritage or in conservation area *		
How will you mitigate the impact of the development on these constraints?		
N/A		
*Note a Heritage Impact statement may be required. Please discuss with Council		
What types of land use and development exist on the surrounding land?		
Tourist Park. This licensed area is to be within the tourist park boundaries.		

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 addressed in the design?		Yes	✓	No
Is power, water, electricity, sewer and telecommunication service readily available to the site?	✓	Yes		No
Comments				
Although the development may attract higher amounts of foot traffic within the park, i dont anticipate vehicle traffic volumes to increase significantly.				
Environmental Impacts				
Is the development likely to result in any form of air pollution (smoke, dust odours 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? (i.e. 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 in the development resulting in site contamination?		Yes	✓	No
Is the development considered to be environmentally sustainable (including provisions of BASIX certificate where required)?	✓	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 artifacts or relics?		Yes	✓	No
Comments				
Noise levels are not expected to be any different to current noise levels at the park.				

Flora and Fauna – for www.threatenedspecies.nsw.gov.au threatened species please visit:				
Will the development result in the removal of any native vegetation from the site?		Yes	<input checked="" type="checkbox"/>	No
Is the development likely to have any impact on threatened species or native habitat?		Yes	<input checked="" type="checkbox"/>	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	<input checked="" type="checkbox"/>	Sewer		Septic
Will liquid trade waste be discharged to Council's sewer?		Yes	<input checked="" type="checkbox"/>	No
Will the Development result in any hazardous waste or other waste disposal issue?		Yes	<input checked="" type="checkbox"/>	No
How will stormwater (from roof and hard standing areas) be disposed of?	<input checked="" type="checkbox"/>	Council system		Other (Provide Details)
Details:				
Have all potential overland stormwater risks been considered in the design of the development?	<input checked="" type="checkbox"/>	Yes		No
Comments:				
placement of the movable building will be above any stormwater risk areas 				
Social And Economic Impacts				
Will the proposal have any economic or social consequences in the area?	<input checked="" type="checkbox"/>	Yes		No
Has the development addressed safety, security or crime prevention issues?	<input checked="" type="checkbox"/>	Yes		No
Comments				
By placing this movable building/ shipping container bar on site will allow the tourist park to build its profile within the visitor economy, which in turn will have a positive economic effect with local business. The social effects will also be positive in giving locals and tourists a further option for a place of relaxation. The development will be bound by any liquor licence requirements and will strictly adhere to these. This will include the responsible service of alcohol and the safety of all guests.				

Other Relevant Matters

Are there any other matters for consideration that you are aware of as developer?

Applicants Declaration

I/we declare to the best of my/our knowledge and belief, that the particulars stated on this document are correct in every detail and that the information required has been supplied. I/we acknowledge that the development application may be returned to me if information is found to be missing or inadequate.

Signature(s)



Name(s)

Luke Payne

Date

26/10/2022

Legal References

Section 78A(9) of the Environmental Planning and Assessment Act 1979 states that the regulations may specify what is required to be submitted with a development application.

Section 50(1)(a) of the Environmental Planning and Assessment Regulation 2000 states that development applications must contain information and documents specified in schedule 1 part 1.

Schedule 1, part 1, subclause 2(1)(c) of the Environmental Planning and Assessment Regulation 2000 requires the submission of Statements of Environmental Effects (SEEs) with all development applications (other than complying and designed development).

Schedule 1, part 1, subclause 4 of the Environmental Planning and Assessment Regulation 2000 states that such SEEs must show:

- The environmental impacts of the development
- How the impacts have been identified
- The steps to be taken to protect the environment or lessen the expected harm to the Environment
- Any matters required to be indicated by any guidelines issued by the Director-General.

The Applicant is advised that Council will make copies of (including electronic copies) of the development application and accompanying documents for the purpose of complying with its obligations under the Environmental Planning And Assessment Act 1979 and the Local Government Act 1993. The applicant is responsible for obtaining all copyright licenses necessary from the copyright owners for this purpose.