



IMPORTANT INFORMATION

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.

In accordance with the requirements approved by the Planning Secretary's Delegate on the 28th of February 2022 Statement of Environmental Effects Item 1.2 requirements for 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 expected harm. The template is suitable for minor impact development. It may be necessary for Council to request additional information depending on the nature of the impacts of a proposal. Larger scale developments should be accompanied by a detailed and specific Statement of Environmental Effects.

| 1. Applicant Details | | | |
|--|---|-------|---------------------------|
| Applicant Name | Tim & Alanna Raper | | |
| Postal Address <i>Your reply will be posted to this address</i> | C/- Brian Mitsch & Associates Pty Ltd P O Box 228, Deniliquin NSW 2710 | | |
| Phone | 0408 815 999 | Email | admin@countrywaste.com.au |

| 2. Property Details (of the site to be developed) | | | |
|---|--------------------|--------------------------|--------------------|
| Street Number | 158 | Street | Riverview Drive |
| Town | Deniliquin | Site Area m ² | 8817m ² |
| Lot/DPs numbers | Lot 2 in DP 285128 | | |

| 3. Proposal details |
|--|
| <p>Describe your proposal in detail, including:</p> <ul style="list-style-type: none">• the physical description of building and any proposed buildings• dimensions of building including height, proposed materials, nominated colour scheme, nature of use• signage, disabled access and facilities, driveway access points, parking |
| <p>It is proposed to construct two retaining walls linking to the retaining walls on the adjoining property being Lot 3 DP 285128 and extending those walls across the front edge of the property as shown on plans attached hereto.</p> |

4. Site details

What is the area of the site? 8817m²

What is the land zone? R5

Describe the site - Provide information on physical features of the site such as shape, slope, vegetation, waterways, access, existing services/infrastructure

The site is a rural residential site developed on DP 285128 survey carried out on the 19th of August 1992 and the plan registered at the Land Registry Service subsequent to that. The site is part of the Riverview Estate and has a frontage to Riverview Drive and the Edward River.

Describe the use of lands adjoining the site. Will the proposal impact on adjoining property? Consider issues such as noise, privacy, overland flows of storm water and other amenity impacts.

The land adjoining on the east is Lot 3 in DP 285128 and has been developed for residential purposes. The land on the west of the property is part of Boundary Street proposed to be closed Road.

5. Present and Previous Uses

What is the present use of the site and when did this use commence? Did this use receive development consent?

The present use of the site is residential immediately after the survey was carried out in August 1992

List the previous use(s) of the site

Prior to 1992 subdivision the land was part of a dairy farm

Are you relying on existing use rights? ☐ Yes ☒ No

Have any potentially contaminating activities been undertaken on the property? ☐ Yes ☒ No

If yes, please identify:

6. Existing Structures

List existing structures on the land

There is an existing dwelling on the property, a house and garage. There is a shed erected on the adjoining boundary Street which is to be closed.

List any structures to be demolished as part of the proposal

NIL

7. Subdivision

Do you propose to subdivide? ☐ Yes ☒ No

How many existing lots?

How many proposed lots?

8. Planning Policies / Controls

| Does the proposal <u>seek a variation</u> to the provisions contained in the following controls? | Yes | No | N/A |
|--|--------------------------|-------------------------------------|--------------------------|
| Deniliquin LEP 2013 | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| Conargo LEP 2013 | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| Deniliquin DCP 2016 | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| Other relevant SEPP / EPI Standards | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |

9. Context and Setting

| | Yes | No | N/A |
|---|-------------------------------------|-------------------------------------|--------------------------|
| Will the Development be visually prominent in the surrounding area? | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| Will the Development be consistent with the existing streetscape or Council Policy? | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| Will the development be out of character with the surrounding area? | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |

Comment

The proposal is the extension of the existing retaining walls located on the adjoining property occupied by the Deniliquin Boat Club

10. Access and Traffic

| | Yes | No | N/A |
|--|-------------------------------------|-------------------------------------|-------------------------------------|
| Is legal and practical access available to the site? | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| Are additional access points to road network required? | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| Has vehicle manoeuvring and onsite parking been addressed in the design? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| Will the development increase local traffic movements/volumes? | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |

If yes, please specify how much:

11. Utilities and Services

Water supply - Please provide details of existing and any proposed arrangements

Water supply is provided by the Community Scheme

Sewer - Please provide details of existing and any proposed arrangements

Proposed arrangement existing septic tank

Storm Water connection / disposal - Please provide details of existing and any proposed arrangements

Existing connection will be Retained

Septic Tank / Effluent disposal - Please provide details of existing and any proposed arrangements

Existing Septic Tank

Other

12. Threatened Species and Biodiversity Considerations

Is the land identified as a critical habitat or as part of a critical habitat?

☐ Yes

☒ No

If yes, you need to submit a Species Impact Statement to accompany your application

Is the development likely to significantly affect threatened species populations or ecological communities or their habitat?

☐ Yes

☒ No

If yes, you need to submit a Species Impact Statement to accompany your application

Does the proposal include land clearing of native vegetation?

☐ Yes

☒ No

If no, proceed to Section 13

Does your proposal require land clearing of vegetation within an area identified on the Biodiversity Values Map as defined under the Biodiversity Conservation Regulation 2017?

☐ Yes

☐ No

Does your proposal exceed the Biodiversity Offset Scheme Thresholds in accordance with part 7.4 of the Biodiversity Conservation Act 2016?

☐ Yes

☐ No

(Biodiversity Assessment Report is attached hereto)

If yes to EITHER of the above 2 questions, please attach a Biodiversity Development Assessment Report (BDAR) in accordance with part 6.12 of the Biodiversity Conservation Act 2016

If no to BOTH of the above 2 questions, please attach a "test of significance" also known as the 5 part test, in accordance with section 7.3 of the Biodiversity Conservation Act 2016

13. Environmental Impacts

Is your proposal likely to result in air, noise or water pollution? (Including during construction works)

☐ Yes

☒ No

If yes, please describe the source of pollution and what measures will be implemented to control pollution

Air (Dust, Odour)

Noise

Water

Is the development likely to result in any form of sediment run-off?

☐ Yes

☒ No

If yes, please describe what erosion prevention and sediment control measures you propose to implement

Sediment will be held on site using sediment fences, refer to attached diagrams.

Is the land flood prone?

☐ Yes

☒ No

If yes, describe the proposed finished floor levels of habitable rooms

The land was not affected during recent floods.

Is the land classed as bushfire prone?

☐ Yes

☒ No

If yes, and if your proposal is for the construction of a dwelling or dwelling additions/alteration, you will need to undertake BAL Risk Assessment in accordance with NSW RFS Planning requirements and provide to Council. If you determine your development is a higher risk BAL 40 or BAL FZ, you will need to consult with a Bushfire consultant to assist further.

Do you propose to clear any vegetation and/or trees (Non-Native) as part of your proposal?

☐ Yes

☒ No

If yes, please provide details

14. Aboriginal Cultural Heritage

Is the proposed site of the development in close proximity to Aboriginal cultural heritage (ACH) indicators (such as the Edward River or sites that are registered within the Aboriginal Heritage Information Management System (AHIMS) which may include culturally modified trees and known burial)?

☐ Yes

☒ No

If yes, you must submit evidence that they have carried out due diligence in determining that the actions will not harm Aboriginal objects.

Attention is drawn to the *Due Diligence Code of Practice for the Protection of Aboriginal Objects in NSW* (the Code) and in particular the generic Due Diligence process on pages 10 – 14 of the Code. Anyone who exercises due diligence in determining that their actions will not harm Aboriginal objects has a defence against prosecution for the strict liability offence if they later harm an object. Further information on the code is available at the OEH website: www.environment.nsw.gov.au/resources/cultureheritage/ddcop/10798ddcop.pdf

As a minimum the applicant is required to undertake a Due Diligence assessment in accordance with the Code to identify:

- Whether or not Aboriginal objects are, or are likely to be, present in the proposed development area, and
- To determine whether or not the proposed activities are likely to harm Aboriginal objects (if present)

To determine whether further assessment in the form of an Aboriginal Cultural Heritage Assessment (ACHA) and/or an Aboriginal Heritage Impact Permit (AHIP) application is required.

Briefly summarise below the findings of your Due Diligence assessment – detail your site inspection, results from your AHIMS basic search and any other relevant information sourced

Please find attached the AHIMS Report. Also please find attached the Due diligence Report

15. Presumptive Title

Is your development proposal located on the riverbank?

☒ Yes

☐ No

If yes, please advise / provide evidence if you have presumptive title (own to the middle thread of the river). This information can be obtained from Crown Lands – Phone 1300 886 235.

16. Operational and Management Details

NOTE

This section does not relate to residential development and is generally only applicable to commercial, industrial, rural industrial or tourism developments

| | | | | |
|--|----|----|----|--|
| Describe in detail the proposed business/activity | | | | |
| <p>The activity is the extension of the existing retaining walls from the adjoining property along the frontage of the property.</p> | | | | |
| Hours of operation | | | | |
| Monday to Friday | AM | to | PM | |
| Saturday | AM | to | PM | |
| Sunday | AM | to | PM | |
| Extended hours | AM | to | PM | |
| Total number of staff members | | | | |
| Maximum number of staff members on duty at any one time | | | | |
| Maximum number of clients/customers expected in a day | | | | |
| Maximum number of clients/customers expected at any one time | | | | |
| Expected vehicle types associated with the proposal | | | | |
| Number of car parking spaces provided | | | | |
| Location of car parking spaces provided | | | | |
| Describe arrangements transport, loading, and unloading of goods (including expected frequency of deliveries, size of vehicles and frequency of truck movements) | | | | |
| <p>There will be no excess removed from the site. The land has a frontage of the Edward River and the "ad medium aqua presumption" applies</p> | | | | |
| List machinery associated with the proposed business / activity | | | | |
| | | | | |
| List the type and quantity of raw materials, finished products and waste materials | | | | |
| | | | | |
| Describe how waste will be disposed | | | | |
| | | | | |
| Identify any processes or materials that may be potentially hazardous and identify management | | | | |
| | | | | |