



IMPORTANT INFORMATION

In accordance with Section 24 of the Environmental Planning and Assessment Regulations 2021, a development application must be accompanied by 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	Dam KELLY / FEMELYN KELLY		
Postal Address <small>Your reply will be posted to this address</small>	458 Wilkinson St Deniliquin 2710 NSW		
Phone	0418946684	Email	dkelly@sunrice.com.au

2. Property Details (of the site to be developed)

Street Number	33-35	Street	Butter Street
Town	DENILIQUIN	Site Area m ²	5843m ²
Lot/DPs numbers	Lot 311 DP1271442		

3. Proposal details

Describe your proposal in detail, including:

- 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

House Pad

- Complete controlled fill import so dwelling F.F.L is 92.15A.H.D.
- Pad height of house (22960mm x 27420mm) to be 91.75 A.H.D
- F.F.L of house is 50mm greater than council requirement of 92.1mhd.

shed pad

- controlled fill import to pad height of 90.9 a.h.d.
- F.F.L of 91.0 A.H.D

shed

- construct shed as per plan
- ~~install retaining wall on western side to eliminate steep batter.~~

4. Site details	
What is the area of the site?	5843.22m² 5843.22m ²
What is the land zone?	R5 Large lot Residential
Describe the site - Provide information on physical features of the site such as shape, slope, vegetation, waterways, access, existing services/infrastructure	
Vacant allotment. Subdivision approved by council (OA74/19A). 35m river frontage. Vegetation on rear of block. Existing water and sewer boundary box.	
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.	
Residential of the west and east (both large lots also). Stormwater/noise will have minimal impact due to distance away.	

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?	
Vacant lot.	
List the previous use(s) of the site	
Vacant lot.	
Are you relying on existing use rights?	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
Have any potentially contaminating activities been undertaken on the property?	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
If yes, please identify:	

6. Existing Structures	
List existing structures on the land	
No structures existing	
List any structures to be demolished as part of the proposal	
No demolition required	

7. Subdivision	
Do you propose to subdivide?	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
How many existing lots?	N/A
How many proposed lots?	N/A

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 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 type="checkbox"/>	<input type="checkbox"/>
Other relevant SEPP / EPI Standards	<input type="checkbox"/>	<input 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 type="checkbox"/>	<input checked="" 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 <i>Single house and shed. In-line with neighbours</i>			

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 checked="" type="checkbox"/>	<input type="checkbox"/>	<input 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	
<i>Existing</i>	
Sewer - Please provide details of existing and any proposed arrangements	
<i>Boundary box existing. 568 to be completed to install L.P.S</i>	
Storm Water connection / disposal - Please provide details of existing and any proposed arrangements	
<i>In-line with neighbouring properties to flow to rear of block.</i>	
Septic Tank / Effluent disposal - Please provide details of existing and any proposed arrangements	
<i>N/A - Town Sewer connection</i>	
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

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)

Water truck on-site to eliminate dust.

Noise

Earthwork and shed construction will occur between permitted times.

Water

Imported in via truck.

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

Slope drain on western side. Sediment Trap installed to slow water flow.

Is the land flood prone?

☒ Yes

☐ No

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

Floor height for dwelling will put us above the 0.5m + 1% AEP if 1/100 year flood

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

N/A

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

No physical findings.

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					
<ul style="list-style-type: none"> - Import Road Base / Clay (batters) - Construct street / parking road 					
Hours of operation					
Monday to Friday	7am	AM	to	4:30	PM
Saturday	8am	AM	to	2	PM
Sunday		AM	to		PM
Extended hours		AM	to		PM
Total number of staff members	6				
Maximum number of staff members on duty at any one time	6				
Maximum number of clients/customers expected in a day	6				
Maximum number of clients/customers expected at any one time	6				
Expected vehicle types associated with the proposal	Excavator / Roller / Tractor / concrete truck Trucks				
Number of car parking spaces provided	8				
Location of car parking spaces provided	Southern side of block.				
Describe arrangements transport, loading, and unloading of goods (including expected frequency of deliveries, size of vehicles and frequency of truck movements)					
All unloading of goods will occur on-site. Truck movement of fill import will occur x6 times per day until at required F.F.L					
List machinery associated with the proposed business / activity					
Excavator / Roller / Tractor / concrete truck / Tip Trucks					
List the type and quantity of raw materials, finished products and waste materials					
No waste (Top soil will be re-used) / Road Base					
Describe how waste will be disposed					
All waste will be taken to E.R.C Tip (plastic etc)					
Identify any processes or materials that may be potentially hazardous and identify management					
N/A					