

Office Use Only Application Number

Date Lodged

Narrabri Shire Council  
46-48 Maitland Street  
PO Box 261, Narrabri NSW 2390

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## STATEMENT OF ENVIRONMENTAL EFFECTS

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.

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 the expected harm. The template is suitable for minor impact development such as dwellings, alterations & additions and outbuildings. It may be necessary for Council to request additional information depending on the nature and impacts of a proposal. Larger scale developments should be accompanied by a detailed and specific Statement of Environmental Effects prepared by a suitably qualified person.

### Property

Lot No

Section No

DP/SP:

Street Address:

Area of the Site:

Are there any restrictions listed on the Certificate of Title?



Easement



Covenant



Other

Describe the current use of site:

Detail existing buildings on site:

Is the site within any of the following areas?



Flood Planning Area



Bush Fire Prone Area



Airport Obstacle Limitation Surface



Mine Subsidence Area



Biodiversity Values Map



Heritage Item



Aboriginal heritage area/objects



Heritage Conservation Area

## Proposed Development

Please tick all relevant boxes that describe the proposed development

### Subdivision

Number of existing lots:

Number of proposed lots:

Subdivision Type:

☐ Torrens title

☐ Strata Title

☐ Community Title

### Demolition

Describe structures/building to be demolished

### Existing Buildings

☐ Additions to existing building

☐ Alterations to existing building

Describe additions/alterations:

### New Buildings

☐ Dwelling house

☐ Rural Shed

☐ Secondary Dwelling (Granny Flat)

☐ Swimming Pool

☐ Dual Occupancy

☐ Transportable/Relocatable Building

☐ Villas/Townhouses

☐ Commercial Development

☐ Seniors Housing

☐ Signage

☐ Tourist Accommodation

☐ Industrial Development

☐ Residential Shed

☐ Other:

Describe:

## Infrastructure

### Water Supply

☐ Reticulated (town) Water

☐ Bore

☐ Water Tank

Tank Size:

Other:

### Effluent Disposal

☐ Reticulated (town) Sewer

☐ On-site Disposal (septic)

☐ Water Tank

On-site wastewater report to be provided.

### Stormwater Disposal

(from roof and hardstand areas)

☐ Street Drainage

☐ Rainwater Tank

☐ Easement

☐ On-site

Tank Overflow:

Other:

### Electricity

☐ Connection to Mains

☐ Solar Panels Only

Other:

### Telecommunication

☐ Connection to Network

☐ Nil Proposed

### Access

☐ New Road/s

☐ Right of Carriageway

☐ New driveway from public road

Is access from a classified road?

☐ Yes

☐ No

### Solid Waste

☐ Kerbside Collection

☐ Private Contractor

☐ Owner take to waste facility

Other:

## Operational Details

Describe the development to be carried out:

Hours of Operation:

Days of Operation:

Number of Employees:

Largest Vehicle to access the site:

- |                                                      |                                                      |
|------------------------------------------------------|------------------------------------------------------|
| <input type="checkbox"/> Small Rigid Vehicle (6.4m)  | <input type="checkbox"/> B-Double (26m)              |
| <input type="checkbox"/> Articulated Vehicle (20m)   | <input type="checkbox"/> Utility vehicle             |
| <input type="checkbox"/> Passenger Car               | <input type="checkbox"/> Heavy Rigid Vehicle (12.5m) |
| <input type="checkbox"/> Medium Rigid Vehicle (8.8m) | <input type="checkbox"/> > B-Double                  |

Details of deliveries to site: *(frequency and number)*

Customers accessing the site: *(frequency and number)*

Details of other service vehicles accessing site:  
*(e.g. garbage truck/liquid trade waste vehicle)*

## Operational Details Continued

Total number of vehicles accessing the site

Number of light/passenger vehicles per day:

Number heavy vehicles per day:

Details of any plant/machinery used on site:

*(e.g. air conditioners, compressors, rattle guns ,etc)*

What liquid waste would be generated by the development?

How is liquid waste to be managed?

What solid waste would be generated by the development?

How will solid waste be stored on site and disposed of off site?

## Permissibility

What is the zoning of the land under Narrabri LEP?

What is the land use definition of the development?

Is the proposed development permissible?

☐ Narrabri LEP

☐ SEPP

Which SEPP:

Does the development meet the Minimum Lot Size under the LEP?

*Note this applies to ALL lots within the subdivision*

☐ Yes

☐ No

Does the development propose to vary a development standard?

☐ Yes

☐ No

Development Standard to be varied:

*Clause 4.6 Objection required to be attached where development standard is to be varied.*

Other LEP provisions applicable to the development and details of how the development complies

## Permissibility Continued

DCP provisions applicable to the development and details of how the development complies.

## Impacts of the Development

### Air

Will the development result in any form of air pollution?

☐ Yes

☐ No

☐ Smoke

☐ Dust

☐ Other Gases

☐ Other Particulates

☐ Odour

Describe expected air quality impacts

How will the development be managed to avoid impacts on air quality?

## Noise

Will the development result in any noise generation above background levels?

☐ Yes

☐ No

☐ Swimming pool pumps

☐ Traffic noise

☐ Plant/Machinery

☐ Other

☐ Compressors

Describe expected noise impacts

How will the development be managed to avoid adverse noise impacts?

## Water

Is the development likely to cause any surface water or groundwater pollution?

☐ Yes

☐ No

☐ Runoff from unseated  
surfaces

☐ Use of chemicals

☐ Refueling of vehicles

☐ Cut and filling

☐ Other

Describe expected surface water or groundwater pollution impacts

How will the development be managed to avoid adverse water quality impacts?



## Biodiversity

Does the development require the removal of ANY vegetation from site?

☐ Yes

☐ No

If so, describe vegetation to be removed

Will the development be carried out on an area of Biodiversity Values on the Biodiversity Values Map?

☐ Yes

☐ No

Will the development involve clearing of native vegetation above clearing threshold?

☐ Yes

☐ No

Is the proposed development likely to significantly affect threatened species or ecological communities, or their habitats?

(pursuant to section 7.3 Biodiversity Conservation Act 2016)

☐ Yes

☐ No

Does the development comply with the Koala Habitat SEPP?

*Clause 9 - Site on Koala DA Map*

☐ Yes

☐ No

*Clause 10 - not on Koala DA Map*

☐ Yes

☐ No

## Natural Hazards

Bush Fire Prone Land

Is the site mapped as bush fire prone?

☐ Yes

☐ No

If Yes, a Bush Fire Assessment Report is required to be included with the DA

☐ Yes

☐ No

If Yes, does the development comply with the following elements of Planning for Bush Fire Protection 2019?

Asset Protection Zone

☐ Yes

☐ No

Construction Standards (BALs)

☐ Yes

☐ No

Access

☐ Yes

☐ No

Water Supply

☐ Yes

☐ No

Electricity

☐ Yes

☐ No

Gas

☐ Yes

☐ No

## Natural Hazards Continued

### Flood Planning Area

Is the site mapped as being within a flood planning area?

☐ Yes

☐ No

If Yes:

Describe how the development is compatible with the flood hazard of the land

Demonstrate that the development is not likely to significantly adversely affect flood behaviour resulting in detrimental increases in the potential flood affection of other development or properties

Outline the measures to manage risk to life from flood

Demonstrate that the development is not likely to significantly adversely affect the environment or cause avoidable erosion, siltation, destruction of riparian vegetation or a reduction in the stability of river banks or watercourses

Demonstrate that the development is not likely to result in unsustainable social or economic costs to the community as a consequence of flooding

## Heritage

Will the development impact on any items/areas/objects of heritage significance?

LEP Heritage Item

☐ Yes

☐ No

LEP Conservation Area

☐ Yes

☐ No

Aboriginal Site or Place

☐ Yes

☐ No

Archaeological Site

☐ Yes

☐ No

If Yes:

What is the effect of the proposed development on the heritage significance of the item or area concerned?

What measures have been included in the development to avoid or minimise impact on the heritage item/area/object?

## Traffic, Access and Parking

Will the development result in a significant increase in traffic compared to the existing traffic on the street it will gain access from?

☐ Yes

☐ No

Can all vehicles that are required to access the site, enter and exit the site in a forward direction? (e.g. delivery trucks, waste collection trucks etc)

☐ Yes

☐ No

Do any new driveways/roads achieve Safe Intersection Sight Distance (SSID) in accordance with Austroads/AS2890?

☐ Yes

☐ No

Does the development provide sufficient parking on site in accordance with Council's DCP?

☐ Yes

☐ No

## Context and Setting

Will the development result in overshadowing of any properties?

☐ Yes

☐ No

## Context and Setting Continued

If Yes:

Describe impacts

Outline measures to reduce impacts

Will the development result in adverse impact in visual privacy for adjoining properties?

☐ Yes

☐ No

If Yes:

Describe impacts

Outline measures to reduce impacts

Will the development result in adverse impact in acoustic privacy for adjoining properties?

☐ Yes

☐ No

If Yes:

Describe impacts

## Context and Setting Continued

Outline measures to reduce impacts

Will the development result in adverse visual impacts?

☐ Yes

☐ No

If Yes:

Describe impacts

Outline measures to reduce impacts

Will the development be consistent with the existing and desired future character of the area in which it is located?

☐ Yes

☐ No

If Yes:

Describe impacts

Outline measures to reduce impacts

## Social and Economic Impacts

Is the development like to have any economic impacts in the locality?

☐ Yes

☐ No

If Yes:

Describe impacts

Outline measures to reduce impacts

Is the development like to have any social impacts in the locality?

☐ Yes

☐ No

If Yes:

Describe impacts

Outline measures to reduce impacts

## Declaration

Prepared by (print name):

Signature:

*Alexander Dyson-Smith*

Date (dd / mm / yyyy)