



STATEMENT OF ENVIRONMENTAL EFFECTS

(TO ACCOMPANY DEVELOPMENT APPLICATION)

Type of Development: **Ten lot subdivision**

DESCRIPTION OF THE LAND TO BE DEVELOPED (Details are located on your rate notice)

Address: No.: **45** Street/Road: **Neagles Lane**

Town/Locality: **Tenterfield**

Real Property: **Lot 50 in DP1326177**

Environmental Considerations	No (Give Reasons)	Yes (Expected Effects)	Action Proposed to Minimise the Effect on the Environment
Will environmental features of the land and other land in the locality be adversely affected by the development during and after construction?	As no vegetation is required to be removed, it is unlikely that the development will impact upon environmental features of the land.		Any future dwelling and effluent disposal system will be designed in accordance with council regulations.
Will the development have any long-term effects on the environment?	Given the site will continue to be utilised for rural residential purposes, the proposal is highly unlikely to have a long-term impact on the environment.		Removal of vegetation should be avoided where possible except for bushfire mitigation purposes.
Will the development cause any environmental impact on the ecosystems of the locality?	No construction activities are proposed as part of this development. No vegetation removal is required.		The construction of any future dwelling should be connected to an approved on-site disposal system and the removal of vegetation should be avoided where possible
Is the land subject to any unusual risks (flooding, slip, bushfire, etc)?		A Bushfire Threat assessment has been prepared and is attached. Approval of the proposed development will not exacerbate the bushfire threat in the locality	Maintain APZ's around existing and proposed dwellings
Will the development cause any soil erosion?	No construction activities are proposed.		Any future dwelling should avoid significant cut and fill with roof water directed into rainwater collection tanks.

Note: Additional information should be submitted on a separate sheet if necessary.

Environmental Considerations	No (Give Reasons)	Yes (Expected Effects)	Action Proposed to Minimise the Effect on the Environment
Will the development cause any significant increase in traffic flows	The approval of nine additional allotments in the area will increase local traffic flows but the surrounding road network is capable of accommodating this increase.		
Will the development endanger any species of fauna? (See page 4)	No removal of vegetation is required, therefore the existing habitat for fauna will be maintained.		
Is the land or part of the land critical habitat? <i>Note: If YES, a Species Impact Statement is to be prepared and submitted to Council.</i>	The land is not considered to be critical habitat given the past clearing of the site for rural purposes.		Vegetation removal should be avoided where possible.
Is the development likely to significantly affect threatened species populations or ecological communities or their habitats? <i>Note: If YES, a Species Impact Statement is to be prepared and submitted to Council.</i>	No removal of vegetation is required and no known threatened species populations or ecological communities are apparent on the site.		Removal of vegetation should be avoided where possible.
Will the development cause a reduction in the aesthetic, recreational, scientific, or environmental quality of the locality?	The proposed development is over privately owned land only, therefore the development will not result in the loss of recreational facilities in the locality. No items of scientific or environmental quality are known to be located on the site. No removal of vegetation is required.		Removal of vegetation should be avoided where possible.
Will the development cause any environmental problems associated with the disposal of waste?	Any future dwelling will be serviced via the conventional garbage disposal system in the locality.		Any builders rubble associated with the construction of a future dwelling should be disposed of at an approved waste facility.

Environmental Considerations	No (Give Reasons)	Yes (Expected Effects)	Action Proposed to Minimise the Effect on the Environment
Will the development cause any increased demands on resources, natural or otherwise, which are, or likely to become, in short supply?	No construction activities are proposed, therefore the development will not increase the demand upon services.		The design of any future dwelling should incorporate energy saving principles to reduce energy consumption and promote energy efficient dwellings. A BASIX assessment should accompany any application for a dwelling.
Will the development cause any pollution of the environment?	The future use of the proposed allotments will be for rural residential purposes. No pollution of the environment is anticipated.		Any future dwelling shall be connected to an approved on-site effluent disposal system.
Are adequate utility services available to the site?		The subject allotments will be serviced via rainwater collection tanks for water supply and via on-site effluent disposal systems for the disposal of effluent.	Any future dwelling shall be connected to an approved on-site effluent disposal system.
Will the development have any effect upon an area of land, place or building of aesthetic, anthropological, archaeological, cultural, historical or scientific value for present or future generations?	The proposed dwelling sites in this proposal will not impact upon any items of heritage significance.		Should any items of significance be uncovered, the relevant authorities should be notified immediately.
Will the development have any effect upon the amenity of the locality, e.g. noise, odour, visual appearance?	The proposal relates to the subdivision of the land only and does not involve any construction activities. As a result, approval of the proposal will not impact upon the amenity of the locality.		Any future design of a dwelling should be constructed with sympathetic materials and colours to ensure the dwelling does not impact upon the visual amenity of the locality.

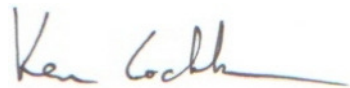
SUBDIVISION

Are adequate community and welfare services available?

Given the location of the site in relation to Tenterfield, it is considered that adequate services are available

OTHER environmental matters considered in relation to the development.

None applicable



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SIGNED Ken Cockburn (Tenterfield Surveys)
(Applicants Printed Name)

DATED 30 April 2026

IMPACT UPON PROTECTED FAUNA

Is there likely to be a significant effect upon the environment of protected fauna after consideration of the following factors?

- a) the extent of modification or removal of habitat, in relation to the same habitat type in the locality;
- b) the sensitivity of the species of fauna to removal or modification of its habitat;
- c) the time required to regenerate critical habitat, namely, the whole or any part of the habitat which is essential for the survival of that species of fauna;
- d) the effect on the ability of the fauna population to recover, including interactions between the subject land and adjacent habitat that may influence the population beyond the area proposed for development or activities;
- e) any proposal to ameliorate the impact;
- f) whether the land is currently being assessed for wilderness by the Director of National Parks and Wildlife under the Wilderness Act, 1987.

YES

FIS Required

NO

X

No further action

In the cases where it is difficult to determine the impact, Council will require the following information to be submitted with the Development Application:-

- i. full description of habitats i.e. vegetation map showing trees that are to be removed and returned;
- ii. relate any habitats on the land to other habitats in the locality;
- iii. preliminary assessment of species predicted;
- iv. assessment of the impact of the development on any habitats and species;
- v. any proposed ameliorating measures;
- vi. statement of the significance of the habitat and species.

The above information should be prepared by a person with appropriate technical qualifications and practical experience.