

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

12

Section No

19

DP/SP:

758755

Street Address:

35B Nandewar Street, Narrabri

Area of the Site:

1010 sqm

Are there any restrictions listed on the Certificate of Title?



Easement



Covenant



Other

Describe the current use of site:

Residential.

Detail existing buildings on site:

n/a

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:

1

Number of proposed lots:

2

Subdivision Type:



Torrens title



Strata Title



Community Title

Demolition

Describe structures/building to be demolished

n/a

Existing Buildings



Additions to existing building



Alterations to existing building

Describe additions/alterations:

n/a

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:

Construction of one, two bedrooms, single level residential dwelling, one, three bedrooms, single level residential dwelling and one, one bedroom unit. Sub-dividing the lot into two sites.

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:

Construction of one, two bedrooms, single level residential dwelling, one, three bedrooms, single level residential dwelling and one, one bedroom unit. Sub-dividing the lot into two sites as highlighted in the Architectural drawings.

Hours of Operation:

As stipulated by local council

Days of Operation:

20 weeks

Number of Employees:

tbc

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 checked="" 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)*

tbc

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

n/a

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

trades' trucks.

Operational Details Continued

Total number of vehicles accessing the site

Number of light/passenger vehicles per day:

2 - 3

Number heavy vehicles per day:

1

Details of any plant/machinery used on site:

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

Concrete truck and Excavator.

What liquid waste would be generated by the development?

Waste water. Portable toilet waste.

How is liquid waste to be managed?

Portable toilets shall be installed on site and collected/cleaned by contractor.
Any wash-off potable water as a result from the construction shall be drained on the ground or directed to the kerb.

What solid waste would be generated by the development?

Construction waste.

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

The contractor shall provide waste receptacles on site for the collection of all solid construction waste.

Permissibility

What is the zoning of the land under Narrabri LEP?

Residential.

What is the land use definition of the development?

Residential.

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:

n/a

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

n/a

Permissibility Continued

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

The lot is located in a medium density residential area. In order to comply with the local DCP, the development has the minimum site area per dwelling, the setbacks, building height, private open space and vehicle access comply with the requirements.

Impacts of the Development

Air

Will the development result in any form of air pollution?

☒ Yes

☐ No

☐ Smoke

☐ Other Particulates

☒ Dust

☐ Odour

☐ Other Gases

Describe expected air quality impacts

Dust may occur as a result of the construction works.

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

The contractor shall implement dust control methods to avoid impact on air quality. Such as water spray during excavation.

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

Noise impact may occur due to the use of mobile plant/machinery during the construction works.

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

The contractor shall inspect all the mobile plant and machinery used on site for correct operation and only work during the working hours specified by council.

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

n/a

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

n/a

Biodiversity

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

- ☐ Yes
☒ No

If so, describe vegetation to be removed

n/a

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

The development is following the recommendations from the Flood Certificate Requirement provided by Narrabri Shire Council.

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

By following the flood report provided and by allowing for extensive grassed areas.

Outline the measures to manage risk to life from flood

The dwellings are elevated above the minimum floor level/flood planning level as determined by Narrabri Shire Council.

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

A geotechnical investigation has been acquired and shall be used by structural/civil engineers to guarantee the right foundations are used to avoid future damage to the development and surrounding environment.

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

The development is designed and will be built according to the flood report provided by Narrabri Shire Council. These residential dwellings shall sustain any future flooding without resulting in unsustainable social or economic costs to the community.

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?

n/a

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

n/a

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

n/a

Outline measures to reduce impacts

n/s

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

☐ Yes

☒ No

If Yes:

Describe impacts

n/a

Outline measures to reduce impacts

n/a

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

☐ Yes

☒ No

If Yes:

Describe impacts

n/a

Context and Setting Continued

Outline measures to reduce impacts

n/a

Will the development result in adverse visual impacts?

☐ Yes

☒ No

If Yes:

Describe impacts

n/a

Outline measures to reduce impacts

n/a

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

n/a

Outline measures to reduce impacts

n/a

Social and Economic Impacts

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

☐ Yes

☒ No

If Yes:

Describe impacts

n/a

Outline measures to reduce impacts

n/a

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

☐ Yes

☒ No

If Yes:

Describe impacts

n/a

Outline measures to reduce impacts

n/a

Declaration

Prepared by (print name):

Victor Mello

Signature:

Date (dd / mm / yyyy)

04/05/2021