Statement of Environmental **Effects**



Important Information

Legislation - 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.

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 the expected harm. This template is suitable for minor impact development such as alterations and additions, outbuildings, subdivision, etc. 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.

SITE ADDRESS	90 Cypress Road, Narrandera Lot 12 DP848130

SITE DESCRIPTION

Describe the physical features such as shape, slope, vegetation, any waterways. Also describe the current use/s on the site. Please attach supporting documentation if insufficient space is available below.

The lot is generally rectangular in shape. It is currently used for residential purposes, with an existing dwelling and associated structures. Remnant patches of native trees, native grassland, introduced pasture. Gentle slope SE to NW.

PROPOSED USE OF SITE

Include where applicable proposed building, nature of use, details of any demolition, etc. Please attach supporting documentation if insufficient space is available below.

1-into-4 lot residential subdivision. Proposed Lots 1 and 2 with frontage to Cypress Road, with

Lot 2 incorporating existing dwelling and outbuildings. Proposed Lot Pine Hill Road.	s 3 a	and 4 w	ith f	rontage	∍ to			
COMPLIANCE WITH RELEVANT PLANNING CONTROLS								
Narrandera Local Environmental Plan (LEP) 2013 - Is the proposed use permissibl Does it meet the objectives of the zone?		Yes		No				
Narrandera Development Control Plan (DCP) 2013 - Is the proposed developmen consistent with requirements of the DCP?		Yes		No				
If the development does not strictly comply with the LEP and/or DCP, provide details and explain the merit for the proposed variation? Please attach supporting documentation if insufficient space is available below.								
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CONTEXT AND SETTING								
Will the development:								
Be visually prominent in the surrounding area?		Yes	∇	No		N/A		
Be in character with the surrounding area?	\Box	Yes		No		N/A		
Be consistent with Council's setback policies?	4	Yes		No		N/A		
Comments:								

ACCESS, TRAFFIC AND UTILITIES						
Is legal and practical access available to the development?	abla'	Yes		No		N/A
Will the development increase local traffic movements or volumes? If yes, provide details below.		Yes	\square	No		N/A
Are additional access points to the road network required?	✓	Yes		No		N/A
Is vehicle manoeuvring and on-site parking addressed in the design?	✓	Yes		No		N/A
Are power, water, electricity, sewer and telecommunications services readily available to the site?	□ ∕	Yes		No		N/A
Comments: Subdivision itself will not increase local traffic. Future residential development may result in minimal increased traffic movements. Existing potable water. Existing electricity, although potential end developers may favour solar/off-grid development. OSSMS services existing dwelling.						
ENVIRONMENTAL IMPACTS						
Is the development likely to result in any form of air pollution (eg: smoke, dust, odour, etc)?		Yes	✓	No		N/A
Does the development have the potential to result in any form of water pollution (eg: sediment run-off)?		Yes		, No		N/A
Will the development have any noise impacts above background noise levels (eg: swimming pool pumps)?		Yes	□ ✓	, No		N/A
Does the development cause erosion or sediment run-off (including during the construction period)?		Yes	\square	No		N/A
Is the development considered to be environmentally sustainable (including provision of BASIX certificate where required)?		Yes		No		N/A
Is the development likely to disturb any aboriginal artefacts or relics? Comments:		Yes	\Box	No		N/A
CONTAMINATION Does the site require a contamination report where it is known or suspected that the site is subject to contaminants? Comments:		Yes		, No		N/A
FLORA AND FAUNA IMPACTS				,		
Will the development result in the removal of any vegetation from the site?		Yes	\Box	No		N/A
Is the development likely to have any impact on threatened species or native habitat, including koala habitat?		Yes	√	No		N/A
Comments:						

NATURAL HAZARDS					
Is the development site subject to any natural hazards?		Yes	□ No		N/A
Note: If the site is Bushfire Prone, the development will be integrated and referred to NSV	W Ru	ıral Fire	Service for c	oncurre	nce.
Property is affected by Bushfire Prone Land Risk Category 2. Busl has been provided.	hfire	e Asse	essment R	eport	
STORMWATER DISPOSAL					
How will stormwater (from roof and/or hard standing) be disposed of?		Street drainage Easement			Other
If other, please comment:					
N/A					
SOCIAL AND ECONOMIC IMPACTS					
Will the development have any economic consequences in the area?	abla'	Yes	□ No		N/A
Will the development affect the amenity of surrounding residences or properties					
by overshadowing, loss of privacy or views, increased noise or vibration?		Yes	□√No		N/A
Is the development situated in a heritage area or likely to have an impact on any heritage item or item of cultural significance?		Yes	☑ No	П	N/A
Comments:					.,
Potential for future residential development to accommodate three a	244	itional	familias		
Potential for future residential development to accommodate times a	auu	ilioriai	iaiiiiies.		
ADDITIONAL - BUSINESS AND INDUSTRIAL DEVELOPMENT ONLY					
Describe the proposed business/activity:					
N/A					
Total number of staff					
Proposed days/hours of operation					
Number of car parking spaces					
What are the arrangements for transport, loading/unloading of goods? What is the size of vehicles, frequency of movement, etc?	he e	xpecte	d frequency	of deliv	very,
List plant or machinery to be installed					

List type and quantity of raw materials, finished products and waste materials	
How will waste be disposed of	
Identify any proposed hazardous materials or processes	
Proposed advertising or signage	
I confirm that the above information is true and accurate to the best of my knowledge.	
Prepared by: Helen Ryan (name)	
Date: 28/06/2023	