



Murrumbidgee COUNCIL

SCHEDULE 4 – STATEMENT OF ENVIRONMENTAL EFFECTS STANDARD FORM – FOR MINOR DEVELOPMENTS ONLY

About this form

A Statement of Environmental Effects (SEE) is required to accompany all development applications. This SEE template is designed to form an attachment to the Development Application. It can only be used for the following development types:

Applicable Development Types	
<input checked="" type="checkbox"/>	Dwellings, single storey in the RU1, RU5 and R5 zones.
<input checked="" type="checkbox"/>	Single shops or commercial premises in the RU5 zone*
<input checked="" type="checkbox"/>	Residential alterations and additions
<input checked="" type="checkbox"/>	Ancillary residential buildings and structures such as, verandahs, carports, garages, she, pergolas, swimming pools.

* Please note that a heritage impact statement is required for all premises within the Heritage Conservation area. This will be required for the majority of developments in the commercial precinct of Jerilderie.

Developments not listed above may require a SEE with greater detail. Please contact Council's Environmental Services section for further information.

The SEE must address all impacts that are relevant to your proposal, with comment on how the development will control or mitigate the impact. No matter how minor the impact please advise Council in this document.

Failure to provide the requested items will delay processing of the development application and may result in the application being returned to you for completion or you receiving an additional information request from Council.

Application Details			
Applicant		Luke Payne	
Land to be Developed			
Street No.	20	Street Name	Narrand
Lot No.	3,4,5,6,7	Suburb	Darlington Point
Section No	6	DP No.	758340

Description of Proposed Development

Where applicable include a description of matters such as proposed buildings, proposed building materials, nominated colour scheme. Nature of use, staging of the development, details of any demolition and other works to be carried out in site.

10 fully self contained 3 bedroom accommodation units of a permanent nature, units are matt monument in colour have a pitched roof and cladded with corrugated orb finish. Units will sit in a side by side position. Site will be fully fenced along parts of the northern, western and southern sides with a natural colored colourbond style fence to a height of 1.8 meters. The remaining perimeter will be fenced using a hingejoint style fence. additionally to this, the perimeter will be planted with a mixture of the existing eucalypt and decidious tree's for further privacy and site aesthetics. native plants, hedges, creepers will also be used to landscape the site. all other area's except for the car park will be grassed. The car parking area will accommodate 35 car spaces, included in these car spaces will be an area for disabled and 3 bus parking spaces, all areas will be clearly defined and of an all weather construction, with the view to be sealed with bitumen in the future. All vehicle traffic will enter and exit the site in a forward direction. The site will have an accessible garbage pick up point for an industrial sized garbage bin. The site will have two separate gazebos along with a communal fire pit for winter and a rectangular 2.5m x 5m plunge pool for summer. Communal Kitchen, common room and laundry will be constructed of a steel frame, colorbond cladding and zincalume roof. The appearance of these facilities will be in the style of a Ranbuild Backyard Shack. Within the Accommodation Village all common area's will have disabled access. The Site will provide at least one accessible unit to accommodate for any guests requiring disabled access. The Laundry will have some additional male and female toilets as well and will also be accessible to guests with disabilities.

Planning Controls

Is your proposal permissible in the zone under Jerilderie LEP 2012?	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No
Is your proposal consistent with the zone objectives?	<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No
Is your proposal in accordance with Jerilderie DCP?	<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No
If you answered no to any of the above questions please discuss your application with Council staff.		
Are there any other planning controls relevant to your proposal	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No
If yes please list controls and how the application complies.		

Description of Site

Include where applicable a description of the physical features of the site such as shape, slope, vegetation, waterways.

The site is a level parcel of land situated on the north side of the river within the Darlington Point Village. The lots in question to be used form a square shape with a tree-lined perimeter.

What is the present use and previous use(s) of the site?

Presently the site is unoccupied, previously it may have housed livestock.

Is the development site subject to any of the following natural hazards?		
<input type="checkbox"/> Bushfire Prone	<input checked="" type="checkbox"/> Flooding	<input type="checkbox"/> Storm water inundation
Note: If the site is identified as Bushfire Prone it will be necessary to address the Planning for Bushfire Protection Guidelines. For further information please consult the NSW Rural Fire Service website www.rfs.nsw.gov.au		
How will you mitigate the impact of the natural hazards for this development?		
Based on floor heights and flood level heights provided by council, all buildings will be constructed to ensure minimum floor heights meet council and building code requirements.		

Is the site constrained by any of the following? Please refer to LEP Maps	
<input type="checkbox"/> Terrestrial biodiversity	<input type="checkbox"/> Groundwater vulnerability
<input type="checkbox"/> Riparian Land and Watercourses	<input type="checkbox"/> Wetlands
<input type="checkbox"/> Item of Environmental Heritage or in conservation area *	
How will you mitigate the impact of the development on these constraints?	
*Note a Heritage Impact statement may be required. Please discuss with Council	
What types of land use and development exist on the surrounding land?	
Residential land to the south and west, crown land and agricultural land to the north and east.	

Context and Setting - Will the development be:			
Visually prominent in the surrounding area?	<input checked="" type="checkbox"/>	Yes	<input type="checkbox"/> No
Inconsistent with the existing streetscape?	<input checked="" type="checkbox"/>	Yes	<input type="checkbox"/> No
Out of Character with the surrounding area?	<input type="checkbox"/>	Yes	<input checked="" type="checkbox"/> No
Inconsistent with surrounding land uses?	<input type="checkbox"/>	Yes	<input checked="" type="checkbox"/> No
Vary a building line setback	<input type="checkbox"/>	Yes	<input checked="" type="checkbox"/> No
If you answered yes to any of the above please provide details and justification for the proposal?			
<p>The Accommodation units are of a multi dwelling nature, visually these will be of a similar or higher standard compared to the surrounding dwellings. The land parcel will have the existing trees and additional trees planted around the boundary and within the site grounds, the internal areas will be grassed. There will be a color bond fence to the height of 1.8 meters along parts of the northern, western and southern boundaries to compliment the developments appearance. The Communal facilities will be constructed with the appearance of a country style colorbond home with surrounding verandas and timber decking.</p>			
Privacy, Views and Overshadowing			
Will the development result in any privacy issues between adjoining properties as a result of the placement of windows, decks, pergolas, private open space etc?	<input checked="" type="checkbox"/>	Yes	<input checked="" type="checkbox"/> No
Will the development result in the overshadowing of adjoining properties resulting in an adverse impact on solar access?	<input checked="" type="checkbox"/>	Yes	<input checked="" type="checkbox"/> No
Will the development result in any acoustic issues between adjoining properties as a result of the placement of active use outdoor areas, vehicular movement areas, air conditioners, pump, bedroom and living room windows etc?	<input checked="" type="checkbox"/>	Yes	<input checked="" type="checkbox"/> No
Will the development impact on views enjoyed from adjoining or nearby properties and public places such as parks, road or footpaths?	<input checked="" type="checkbox"/>	Yes	<input checked="" type="checkbox"/> No
If yes please provide details of issue. Some issues will require plans, i.e. overshadowing.			
<p>The buildings and common area's have been positioned on the site in a way to direct any noise generation to the east. These common areas will also have an acoustic insulation installed as part of the construction material to minimize any excess noise pollution. All vehicle traffic will enter the site from Narrand street and flow in a one way direction along the eastern and parts of the northern perimeter of the site. All traffic will enter and exit Narrand Street. This is to keep all traffic away from existing neighbors. Along with the perimeter fence along parts of the northern, western and southern boundaries this should greatly reduce any noise filtering towards existing neighbors. Site plan and building drawings will be provided.</p>			

Access, Traffic and Utilities			
Is legal and practical access available to the development?	<input checked="" type="checkbox"/>	Yes	<input checked="" type="checkbox"/> No
Will the development increase traffic movements/volumes?	<input checked="" type="checkbox"/>	Yes	<input checked="" type="checkbox"/> No
If Yes by how much and what types of Vehicles?			
Are additional access points to a road network required?	<input checked="" type="checkbox"/>	Yes	<input checked="" type="checkbox"/> No
Has vehicle maneuvering and onsite parking been addressed in the design?	<input checked="" type="checkbox"/>	Yes	<input checked="" type="checkbox"/> No
Is power, water, electricity, sewer and telecommunication service readily available to the site?	<input checked="" type="checkbox"/>	Yes	<input checked="" type="checkbox"/> No
Comments			
Upgrades to the Narrand street entry/exit point will be done to ensure safe vehicle movement. On site there is car parking to accommodate as a minimum, 1 space for the manager, 1 space for every two employees, one space for every 4 beds, 1 space for disabled parking and at least one space for small size bus parking. Most backpackers and tourists travel in pairs or three's so i believe there is ample parking space. Power and water will need to be brought to the site whereas sewer is currently positioned at the corner of lot #7 along Waddi street and is accessible. Telecommunications will have to be extended to the site to provide Internet and telephone.			
Environmental Impacts			
Is the development likely to result in any form of air pollution (smoke, dust odours etc?)	<input checked="" type="checkbox"/>	Yes	<input checked="" type="checkbox"/> No
Does the development have the potential to result in any form of water pollution (i.e. sediment from runoff)?	<input checked="" type="checkbox"/>	Yes	<input checked="" type="checkbox"/> No
Will the development have any noise impacts above background noise levels? (i.e. air conditioner units, pool pumps)?	<input checked="" type="checkbox"/>	Yes	<input checked="" type="checkbox"/> No
Does the development involve any significant excavation or filling?	<input checked="" type="checkbox"/>	Yes	<input checked="" type="checkbox"/> No
Could the development cause erosion or sediment runoff (including during construction)?	<input checked="" type="checkbox"/>	Yes	<input checked="" type="checkbox"/> No
Is there a likelihood in the development resulting in site contamination?	<input checked="" type="checkbox"/>	Yes	<input checked="" type="checkbox"/> No
Is the development considered to be environmentally sustainable (including provisions of BASIX certificate where required)?	<input checked="" type="checkbox"/>	Yes	<input checked="" type="checkbox"/> No
Is the development situated in a heritage conservation area or likely to have an impact on any heritage item or item of cultural significance?	<input checked="" type="checkbox"/>	Yes	<input checked="" type="checkbox"/> No
Is the development likely to disturb any aboriginal artifacts or relics?	<input checked="" type="checkbox"/>	Yes	<input checked="" type="checkbox"/> No
Comments			
Each unit will have 1 split system air conditioner that may produce background noise, these units are positioned at the base of the buildings and below the perimeter fence height.			
The site may require some fill in the areas of the accommodation and common facilities as these are to be constructed on a slab and will need to meet any minimum floor height requirements.			

Flora and Fauna – for threatened species please visit: www.threatenedspecies.nsw.gov.au			
Will the development result in the removal of any native vegetation from the site?	<input checked="" type="checkbox"/>	Yes	<input checked="" type="checkbox"/> No
Is the development likely to have any impact on threatened species or native habitat?	<input checked="" type="checkbox"/>	Yes	<input checked="" type="checkbox"/> No
If the answer is yes to either of the above questions it may be necessary to have a formal seven part test completed to assess the impact on threatened species – please contact Council for further information.			
Comments			
The removal of some of the deceased eucalypt trees on the western boundry of lots 6 and 7 is to be undertaken. This area will be re planted with deciduous tree's that provide more shade and a better look for the property.			
Waste and Stormwater Disposal			
How will effluent be disposed of		Sewer	Septic
Will liquid trade waste be discharged to Council's sewer?	<input checked="" type="checkbox"/>	Yes	<input checked="" type="checkbox"/> No
Will the Development result in any hazardous waste or other waste disposal issue?	<input checked="" type="checkbox"/>	Yes	<input checked="" type="checkbox"/> No
How will stormwater (from roof and hard standing areas) be disposed of?	<input checked="" type="checkbox"/>	Council system	<input checked="" type="checkbox"/> Other (Provide Details)
Details:			
Have all potential overland stormwater risks been considered in the design of the development?	<input checked="" type="checkbox"/>	Yes	<input checked="" type="checkbox"/> No
Comments:			
All liquid waste will be discharged to council's sewer. No hazardous waste is expected from site. Rainwater will be collected to a certain capacity to be reused within the garden and grassed area's, all excess storm water will be directed into the table drain on Narrand street.			
Social And Economic Impacts			
Will the proposal have any economic or social consequences in the area?	<input checked="" type="checkbox"/>	Yes	<input checked="" type="checkbox"/> No
Has the development addressed safety, security or crime prevention issues?	<input checked="" type="checkbox"/>	Yes	<input checked="" type="checkbox"/> No
Comments			
<p>This Backpacker and Tourist Village will have a significant economical and social Impact on the local community and surrounds. Having the capacity of an 80 bed accommodation facility will ensure the future viability of a number of businesses in town whilst supporting the ever-growing agricultural industry and it's need for backpacker labor. This Village also has the potential to help Darlington Point host and plan for future tourism opportunities, fishing comp's, seasonal festivals, show and shine exhibitions, house tourists that want to see the Altna wildlife park and explore the local surroundings.</p> <p>The Village will have a full time manger that will be available for a set number of hours during the day and on call for any arising issues. The manager will be housed on site or in the Managers residence located next door, the site will be fitted with a security system for the safety of the residents and to prevent any crime issues. All Accommodation units are fitted with a fire extinguisher and smoke detectors, a site emergency plan will be in place and communicated to all residents upon arrival. All managers will be trained in basic fist aid and be trained and competent in the facilities processes and procedures. Safety and Security lighting will be installed throughout all communal and car parking areas, this lighting will have hoods or covers to prevent any light spillage.</p>			

Other Relevant Matters

Are there any other matters for consideration that you are aware of as developer?

The purpose of this development is to supply accommodation to both the workforce and tourists that will visit this area well into the future. The permanent nature of this development is a commitment to ensuring Darlington Point reaps the economic benefits of the growing agricultural and tourism sectors.

Signage,

A Sign constructed of sheet metal will be erected at the entrance to the property. The dimensions of this sign will be 2 meters wide by 1 meter tall. The Sign will display the village name and contact details.

All other signage throughout the village will be for information purposes i.e traffic directions, parking spaces, fire extinguishers, bins.

Waste ,

All waste from the construction stage will be captured on site within Industrial skip bins, these bins will then be removed from site by the waste management company. Once operational the site waste will be collected on site and disposed of through a combination of council bin collection and private waste company skip pickup. The waste pickup area is a designated area that is marked on the site plan.

Public Amenity and Communal Facilities

Kitchen area / common room will be equipped with cooking, cleaning, meal prep, cleaning, dining and lounge/ tv area. There will be a number of large communal fridges to store guests perishable items.

A separate laundry building will be constructed and will house a bank of commercial clothes washers and dryers for guests to do laundry. This building will also be designed with additional male/female toilet facilities and a separate cleaners storage/ linen cupboard.

Decommissioning of Site.

The site will be of a permanent nature with no decommission plans required

Fire Services Plan.

All Accommodation buildings will be fitted with a fire extinguisher and fire blankets in the cooking area's.

All Common areas will be fitted with multiple fire extinguishers and fire blankets in the cooking area's. Fire extinguishers will be maintained and replaced as per the state standard.

Building Elevations

All elevations have been determined using a minimum floor height provided by Murrumbidgee council.

All building plans are attached and reflect these heights.

Applicants Declaration	
I/we declare to the best of my/our knowledge and belief, that the particulars stated on this document are correct in every detail and that the information required has been supplied. I/we acknowledge that the development application may be returned to me if information is found to be missing or inadequate.	
Signature(s)	
Name(s)	Luke Payne
Date	21/02/2019
Legal References	
<p>Section 78A(9) of the Environmental Planning and Assessment Act 1979 states that the regulations may specify what is required to be submitted with a development application.</p> <p>Section 50(1)(a) of the Environmental Planning and Assessment Regulation 2000 states that development applications must contain information and documents specified in schedule 1 part 1.</p> <p>Schedule 1, part 1, subclause 2(1)(c) of the Environmental Planning and Assessment Regulation 2000 requires the submission of Statements of Environmental Effects (SEEs) with all development applications (other than complying and designed development).</p> <p>Schedule 1, part 1, subclause 4 of the Environmental Planning and Assessment Regulation 2000 states that such SEEs must show:</p> <ul style="list-style-type: none"> • The environmental impacts of the development • How the impacts have been identified • The steps to be taken to protect the environment or lessen the expected harm to the Environment • Any matters required to be indicated by any guidelines issued by the Director-General. <p>The Applicant is advised that Council will make copies of (including electronic copies) of the development application and accompanying documents for the purpose of complying with its obligations under the Environmental Planning And Assessment Act 1979 and the Local Government Act 1993. The applicant is responsible for obtaining all copyright licenses necessary from the copyright owners for this purpose.</p>	