

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

Lot 1+2 DP 758477 27 Narrandera Street

SITE DESCRIPTION

Arong Arong NSW 2652

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.

1500m² site including the Royal Hotel Arong Arong and rear block used for caravan camping. Level site with some mature shade trees.

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.

continuation of licensed hotel and accommodations and caravan camp ground.

COMPLIANCE WITH RELEVANT PLANNING CONTROLS

Narrandera Local Environmental Plan (LEP) 2013 - Is the proposed use permissible?

Does it meet the objectives of the zone?

Yes No

Narrandera Development Control Plan (DCP) 2013 - Is the proposed development 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.

CONTEXT AND SETTING

Will the development:

Be visually prominent in the surrounding area?

Yes No N/A

Be in character with the surrounding area?

Yes No N/A

Be consistent with Council's setback policies?

Yes No N/A

Comments:

ACCESS, TRAFFIC AND UTILITIES

- Is legal and practical access available to the development? Yes No N/A
- Will the development increase local traffic movements or volumes?
If yes, provide details below. Yes 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:

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 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? Yes No N/A

Comments:

CONTAMINATION

- Does the site require a contamination report where it is known or suspected that the site is subject to contaminants? Yes No N/A

Comments:

FLORA AND FAUNA IMPACTS

- Will the development result in the removal of any vegetation from the site? Yes 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 NSW Rural Fire Service for concurrence.

STORMWATER DISPOSAL

How will stormwater (from roof and/or hard standing) be disposed of?

 Street drainage
 Easement Other

If other, please comment:

SOCIAL AND ECONOMIC IMPACTS

Will the development have any economic consequences in the area?

 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 N/A

Comments:

the Royal Hotel GA is a local heritage item, and this development is sympathetic to the heritage aspects of the building while preserving and improving the building.

ADDITIONAL - BUSINESS AND INDUSTRIAL DEVELOPMENT ONLY

Describe the proposed business/activity: The proposed business activity is licensed premises with accommodation. Two full time \$

Total number of staff 2x fulltime and casuals

Proposed days/hours of operation Sun - Thurs 11am - 10pm
Friday - Sat 11am - 12pm

Number of car parking spaces 18 on street parking

What are the arrangements for transport, loading/unloading of goods? What is the expected frequency of delivery, size of vehicles, frequency of movement, etc? Weekly deliveries via ute and trailer or small panter, medium ridged truck.

List plant or machinery to be installed

N/A

List type and quantity of raw materials, finished products and waste materials

N/A

How will waste be disposed of

N/A

Identify any proposed hazardous materials or processes

N/A

Proposed advertising or signage

Existing

I confirm that the above information is true and accurate to the best of my knowledge.

Prepared by:
(name)

Gemma F Powell

Director GARO Co Trust

(Gemma Powell)

Date:

16/11/21.