

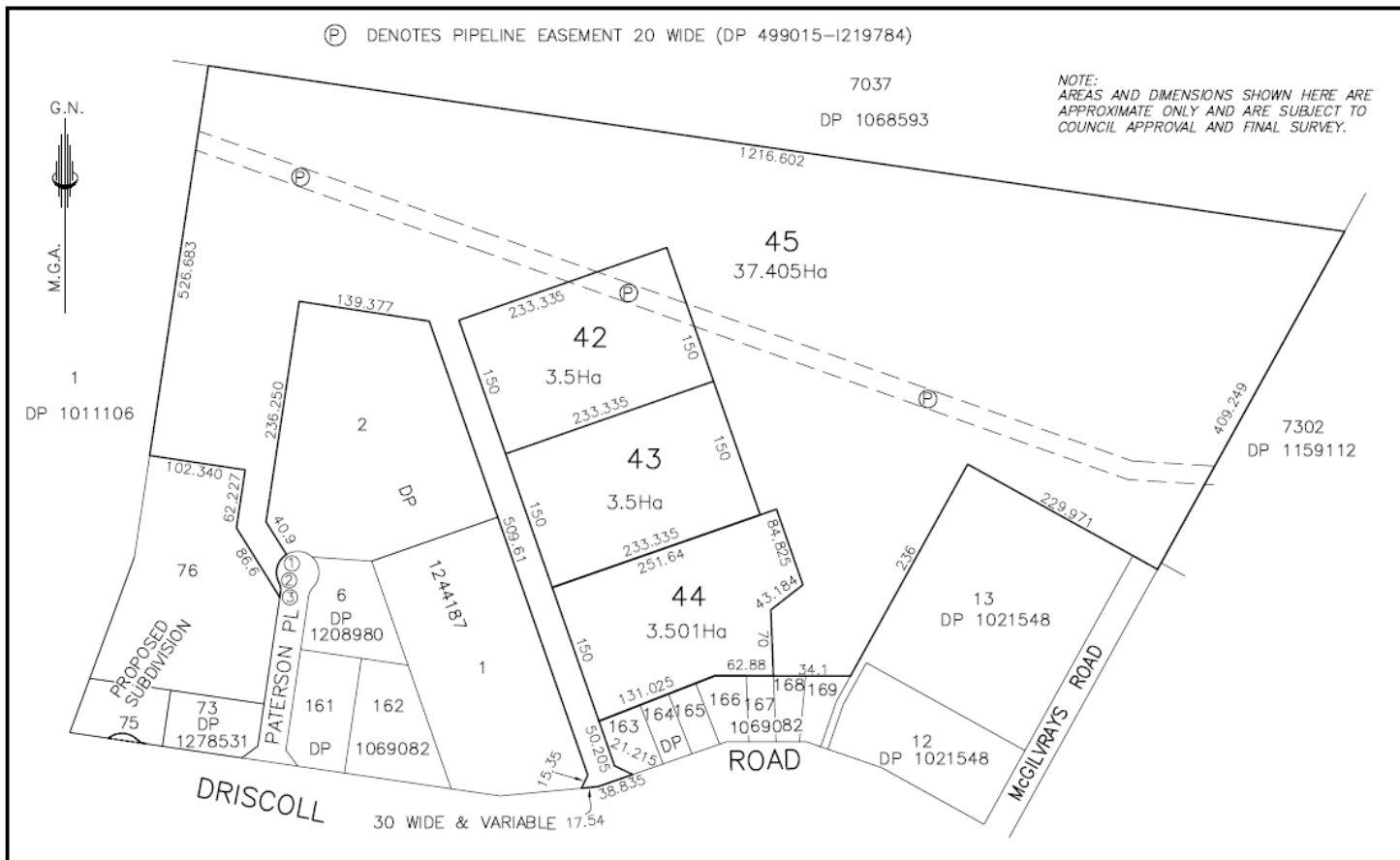
STATEMENT OF ENVIRONMENTAL EFFECTS

Proposed 4 lot Subdivision

Subject Land – Existing Lot 74 DP 1278531 (Proposed Lot 77 in unregistered subdivision under development application DA-027-2021-2022)

Paterson Place, Narrandera

Land zone IN1 – general industrial



Infrastructure & Access

1. Are existing utility services adequate?

If NO, provide details

Water: Yes / No Sewer: Yes / No

Electricity: Yes/ No Telephone: Yes / No

The land is currently vacant industrial land. Services have not been provided to the proposed lots yet, but will be required to as part of the subdivision.

2. Is access to the site adequate?

If No, provide details

Legal access: Yes / ~~No~~
 All weather vehicle access: Yes / ~~No~~
 Waste collection access: Yes / ~~No~~
 Emergency/bushfire access: Yes / ~~No~~
 Car parking: ~~Yes~~ / No

All 4 proposed lots will have a frontage and access to Paterson Pl, which is a sealed bitumen road maintained by Council.

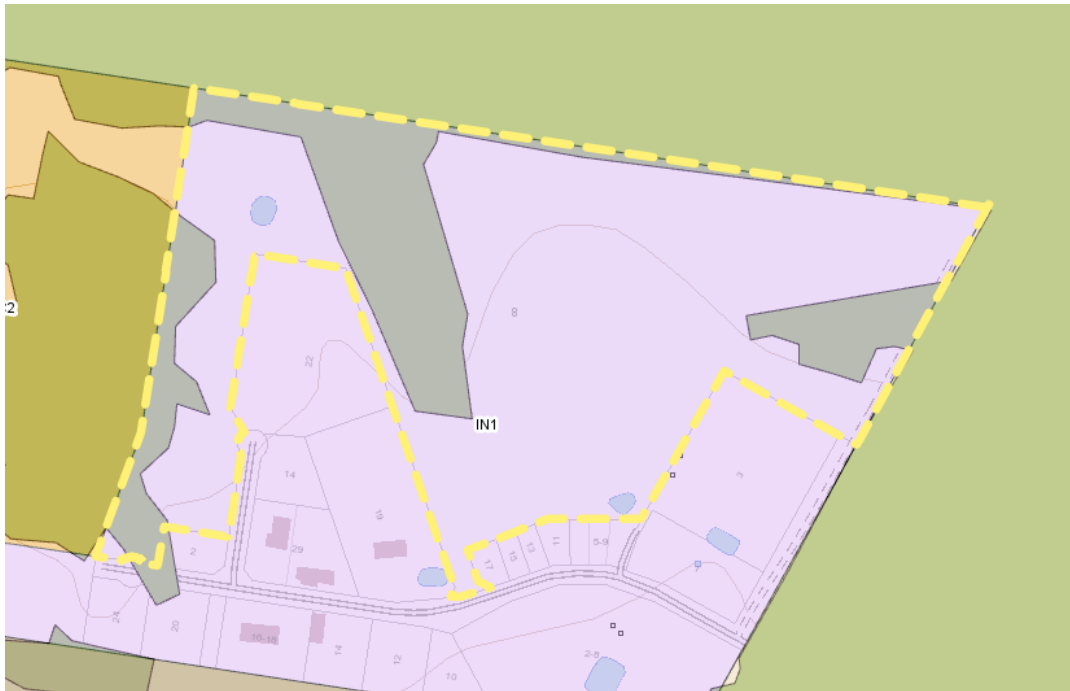
3 Existing Fire Safety Measures: N/A

Natural resources

4 **What is the current state of the site?** The site is owned by Narrandera Shire Council. The site is currently vacant.
 Do you know what the site has been utilised for in the past? The site has been used as industrial land for some time and this proposed subdivision will not alter that use.

5 **Will trees or vegetation be removed or affected?** Yes / No
 If YES, describe how you will mitigate impacts on habitat and species, eg, areas to be fenced off, replanting, regeneration
 Trees: _____
 Number, size & species: _____
 Native vegetation: Yes / No
 Type of vegetation: _____
 Mitigation measures: _____
 Is there a Property Vegetation Plan applicable to this property? Yes / No

There is a terrestrial biodiversity classification on the subject land, as shown below. As there is no works proposed as part of the subdivision we do not foresee this as being an impediment to receiving development consent.



5. **Is the land affected by natural hazards or risks?** Flooding: Yes No Bushfire prone: Yes / No
 Salinity: Yes No Steep slopes >18*: Yes / No
 Landslip: Yes No Subsidence: Yes / No

6. **How will stormwater be managed?** Connection to street gutter: Yes / No
 Attach details Water tank: Yes / No
 Other: _____

7. **Will the ground surface be disturbed?** Yes No _____
 If YES, describe how will you control erosion, _____

sedimentation and dust?

8. **Is a septic tank or similar device proposed?** Yes / No _____

Design issues

9. **Are there any impacts on neighbours?** Privacy: Yes No Overshadowing: Yes / No
Views: Yes No Noise: Yes / No
If YES, describe measures to reduce impacts, such as setbacks, fencing, screening, odour controls Odours: Yes No Bright light/ glare: Yes / No

10. **Are there any impacts on local amenity?** Character: Yes / No Height/density: Yes / No
Streetscape: Yes / No Appearance: Yes / No
If YES, describe measures to reduce impacts, such as architectural & landscape design Colour: Yes / No Landscaping: Yes / No

11. **Will a heritage item, heritage conservation area or Aboriginal site be affected?** Yes No _____

Discussed with Council's Heritage Advisor? Yes / No
If YES, describe how you will avoid impacts

12. **Have measures been taken to improve energy and water efficiency?** Appropriate orientation: Yes / No
Eaves, awnings & shading Yes / No
Insulation (ceiling, walls, windows): Yes / No
Rainwater harvesting Yes / No
If YES, attach details of Proposed measures BASIX certificate attached: Yes / No

There are no structures on the land and none proposed as part of this development application, therefore no measures have been taken to improve energy and water efficiency.

13. **Is any advertising or signage proposed?** Yes / No _____
If YES, attach details of size, location, graphics, text, etc

Signature

14. **Your declaration** I declare that the information contained in this statement is, Must be completed by the applicant to my knowledge, true and correct
Signature: L.R. Date: 26/03/22
Completed by Luen Ryan at Wagga Surveyors Pty Ltd