

Statement of Environmental Effects

To accompany all development applications (except designated development)

Description of development	
Horse agistment and riding facility using existing cleared farmland.	
Unit/Street No.	Street
346	Shipmans Road
Town or locality	Postcode
Glenreagh	2450
Lot/DP or Lot/Section/DP or Lot/Strata No.	
Lot 45 & 52 DP 752843	
Statement prepared by (please print name/company)	Date
Mel Waterhouse	19-8-2020

2. Environmental Considerations	Expected or likely impact	Action proposed to minimise the effect
Will the development adversely affect the natural environment including any impact on flora, fauna, fish or their habitat?	No	
Is the land subject to any risks? (e.g. flooding, land slip, bushfire, coastal or riverbank erosion, etc.)	Bushfire	
Is the land contaminated through past or present land uses? (e.g. old cattle dip site). For development on vacant land give details of past land use/s.	Site has run horses & cattle for over 120 years	
How will storm water be managed? (including roof water and surface water from hardstand areas)	n/a.	

2. Environmental Considerations (continued)	Expected or likely impact	Action proposed to minimise the effect
Will the development overshadow adjacent property?	No	
Will the development obstruct views from neighbouring properties?	No	
Will the development affect the privacy of neighbours?	No	
Is there any cut/fill proposed? If so, how will this be managed? (e.g. retaining walls)	No	
Is the land affected by potential acid sulphate soils?	No	
Are existing utility services adequate? (e.g. phone, electricity, water, sewer etc.)	Yes	
Will the development have any effect on land, a place or building of aesthetic, anthropological, archaeological, cultural, historical or scientific value?	No	
Does the development involve work to or is it adjoining a heritage item or is it within a heritage conservation area?	No	
<p>Does the development include the removal of any native vegetation?</p> <p>The location, number and species (if known) of vegetation to be removed and retained are to be indicated on the site plan. A general principle of avoid and minimise the clearing of native vegetation applies. In some cases an Ecological assessment or Biodiversity Development Assessment Report (BDAR) may be required.</p>	No	

2. Environmental Considerations (continued)	Expected or likely impact	Action proposed to minimise the effect
Additional information for Commercial/Industrial development		
Hours of operation (specify)	farm -	
Plant and machinery to be installed (specify)	n/a -	
Type, size and quantity of goods to be made, stored or transported (specify)	n/a -	
Loading and unloading facilities (specify)	specified parking area	
Parking facilities (specify)	specified area parking	
Staff numbers	-	
Any liquid trade waste generated and proposed pre-treatment devices proposed (specify)	n/a -	

Notes for completing the Statement of Environmental Effects (SEE):

- A SEE is to clearly outline a proposed development, its impacts, the way it will operate and measures to protect the environment or lessen the expected harm to the environment.
- A SEE is required to be submitted with every development application under the Environmental Planning & Assessment Regulation - Schedule 1.
- A simple yes/no answer to questions will generally not be sufficient. The questions are not an exhaustive list, but a guide only and should be expanded upon where appropriate in the form of additional information.
- Some developments will require this information to be provided by professional consultants with specialist input to address significant impacts.
- If significant native vegetation or a significant amount of native vegetation is to be cleared a **Biodiversity Development Assessment Report (BDAR) prepared by a suitably qualified consultant will be required to be submitted with the Development Application.** Contact Council staff for advice as to when this report is required. The Biodiversity Values Map available from <https://www.environment.nsw.gov.au/biodiversity/biodiversity-values-map.htm> should be consulted.
- If the development seeks to vary any controls in Council's Development Control Plan? (e.g. setbacks, height) a written justification for the proposed variation is to be submitted with the application. Council's Development Control Variation Form (available from www.clarence.nsw.gov.au) can be used.

I understand that the above answers form part of the Development Application and are true and correct.

Name (please print): Mel Waterhouse -
 Signed: [Signature] Date 19-8-2020

Council, after considering the information provided above, may request additional information. If additional information is required, Council will notify you in writing.