



*Birthplace of Our Nation*

**Neighbour Notification of Development Application No. 2021.153  
Farm Stay/Backpacker Accommodation (10 Person)  
Lot 44, DP 42480, 7841 Bruxner Highway, Drake.**

Tenterfield Shire Council has received a Development Application for a 'Farmstay/Backpacker Accommodation for 10 Persons' at the abovementioned property.

As your property is in the vicinity of the proposed development, Council is providing neighbour notification. Should you wish to provide a submission which includes an objection to the proposal, the grounds of objection must be given in writing prior to close of business on Monday, 12 December 2022.

The proposal is available to be inspected on Council's website at [www.tenterfield.nsw.gov.au](http://www.tenterfield.nsw.gov.au).

Please find attached a summary of the proposed development.

Should you require any further information please do not hesitate to contact Council's Planning & Development Services Department on (02) 6736 6002.

Yours sincerely,

Tamai Davidson  
**Manager Planning &  
Development Services**  
Encl.

*All correspondence should be addressed to:  
Chief Executive Tenterfield Shire Council*

*247 Rouse Street (PO Box 214) TENTERFIELD NSW 2372*

*Telephone: (02) 6736 6000 email: [council@tenterfield.nsw.gov.au](mailto:council@tenterfield.nsw.gov.au) website: [www.tenterfield.nsw.gov.au](http://www.tenterfield.nsw.gov.au)*

*ABN: 85 010 810 083*



## STATEMENT OF ENVIRONMENTAL EFFECTS

(TO ACCOMPANY DEVELOPMENT APPLICATION)

Description of Proposed Development or Activity:  
Construction of a farm stay accommodation building adjacent to existing dwelling.

DESCRIPTION OF THE LAND TO BE DEVELOPED (Details are located on your rate notice)

Address: Street/Rural Address No.: 7841

Street/Road Name: Bruxner Highway

Town/Village: Drake

Lot/s No/s.: 4 Section No/s.: \_\_\_\_\_

Deposited Plan (DP) No/s.: 42480

Environmental Considerations	No (Give Reasons)	Yes (Expected Effects)	Action Proposed to Minimise the Effect on the Environment
Will environmental features of the land and other land in the locality be adversely affected by the development during and after construction?	will not be seen from adjacent dwelling ✓	X	None required
Will the development have any long-term effects on the environment?	lot already developed ✓	X	Large lot with stable remnant vegetation stands.
Will the development cause any environmental impact on the ecosystems of the locality?	site for building is cleared ✓	X	Installation of E+SC devices
Is the land subject to any unusual risks (flooding, slip, bushfire, etc)?	X	Bushfire	Bushfire management plan submitted with DA
Is the land contaminated through past or present land uses and activities?	No evidence of contamination ✓	X	None required

Environmental Considerations	No (Give Reasons)	Yes (Expected Effects)	Action Proposed to Minimise the Effect on the Environment
Is the land affected by acid sulphate soils and if so, how will they be managed with the development proposal?	✓	✗	Not applicable
Is there any cut/fill proposed as a result of the proposal? If so, how will this activity be managed?	✓	✗	None required
Will the development cause any soil erosion?	✗	✓ possible	Setting up of E+SC measures (see plan)
Will the development cause any significant increase in traffic flows and does adequate off street parking exist?	✓ minor increase only	✗	Reconstruct driveway to provide better access
Will the development endanger any species of fauna or flora? (See page 3)	✓ site already degraded	✗	None required
Will the development cause any environmental problems associated with the disposal of waste?	✓ OSSMS in use	✗	OSSMS approved by Council.
Will the development cause any pollution of the environment?	✓	✗	All wastes treated on site & composted.
Will the development cause any increased demands on resources, natural or otherwise, which are, or likely to become, in short supply?	✓ Already constructed	✗	No resources used are in short supply - already constructed
Will the development have any effect upon an area of land, place or building of aesthetic, anthropological, archaeological, cultural, historical or scientific value for present or future generations?	✓ None on site	✗	No action
Will the development have any effect upon the amenity of the locality, e.g. noise, odour, visual appearance?	✓ type of activity is residential / rural	✗	No overlooking dwelling and substantial distance from road & nearest house
Are adequate utility services available to the site?	✗	✓	Power and telephone are provided on site

**Note:** Additional information should be submitted on a separate sheet if necessary.

ARE THERE ANY OTHER environmental matters considered in relation to the development?

Yes/No please supply details:

No other matters of concern

Steve McElroy  
(Applicants Printed Name)

SIGNED

Stephen O'Leary

DATED 30.10.2021

**IMPACT UPON PROTECTED FLORA & FAUNA**

Is there likely to be a significant effect on threatened species, populations or ecological communities, or their habitats after consideration of the following factors?

(a) in the case of a threatened species, whether the proposed development or activity is likely to have an adverse effect on the life cycle of the species such that a viable local population of the species is likely to be placed at risk of extinction,

(b) in the case of an endangered ecological community or critically endangered ecological community, whether the proposed development or activity—

(i) is likely to have an adverse effect on the extent of the ecological community such that its local occurrence is likely to be placed at risk of extinction, or

(ii) is likely to substantially and adversely modify the composition of the ecological community such that its local occurrence is likely to be placed at risk of extinction,

(c) in relation to the habitat of a threatened species or ecological community—

(i) the extent to which habitat is likely to be removed or modified as a result of the proposed development or activity, and

(ii) whether an area of habitat is likely to become fragmented or isolated from other areas of habitat as a result of the proposed development or activity, and

(iii) the importance of the habitat to be removed, modified, fragmented or isolated to the long-term survival of the species or ecological community in the locality,

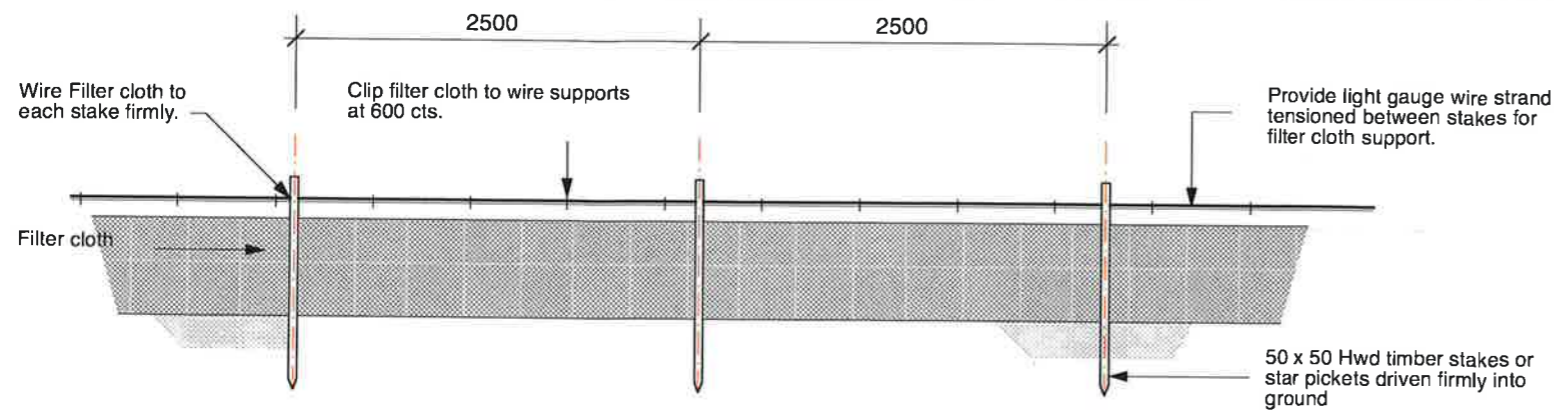
(d) whether the proposed development or activity is likely to have an adverse effect on any declared area of outstanding biodiversity value (either directly or indirectly),

(e) whether the proposed development or activity is or is part of a key threatening process or is likely to increase the impact of a key threatening process.

YES

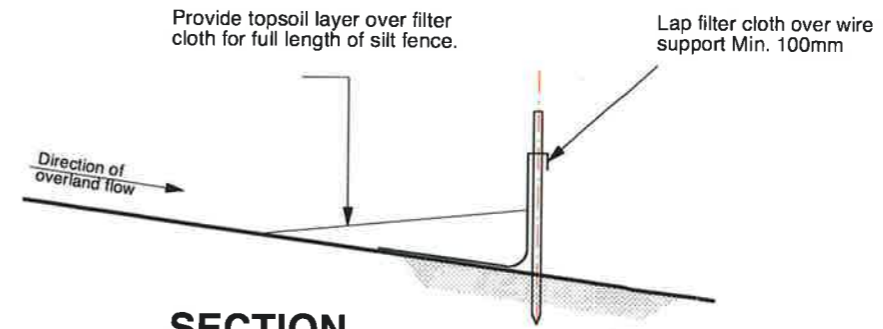
NO  No further action





**SEDIMENT FENCE DETAIL**

Scale 1:50



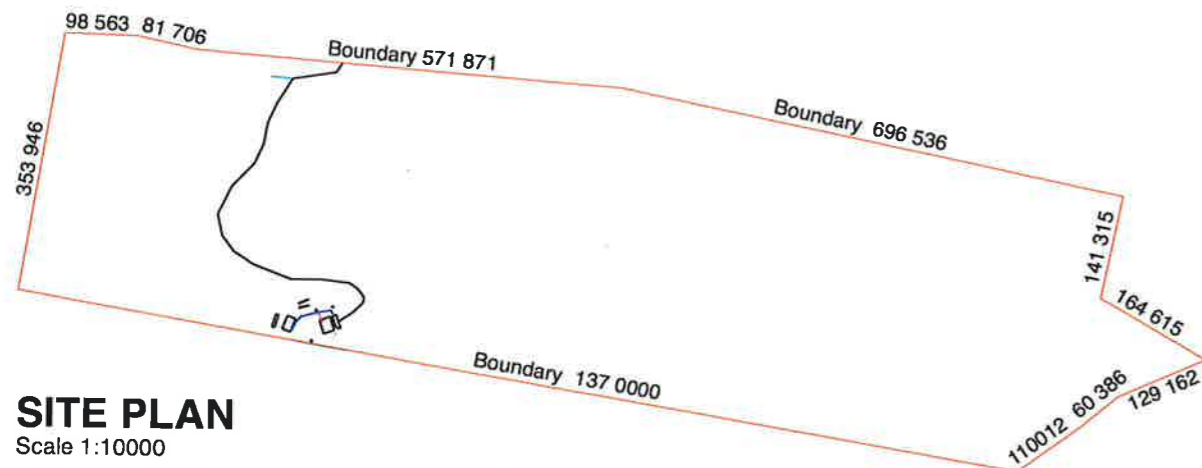
**SECTION**

Scale 1:50



**DETAIL SITE PLAN**

Scale 1:500



**SITE PLAN**

Scale 1:10000



				SCALE 1:10000 @ A3	<b>Stephen P McElroy and Associates Pty Ltd</b> 22 Pratt St Kyogle NSW 2474 Consulting Civil and Structural Engineers PH (02) 6632 1181 MOB 0412 136 680 EMAIL steve@australis.net	Drawn W.T.	Date 21.9.21	Job Title <b>Erosion &amp; Sedimentation Control</b>	Job Number 200030
				SURVEY		Designed S. McElroy	Date 21.9.21	<b>Proposed Shed at</b>	Drawing No. DA06/07
				DATUM Arbitrary		Checked S. McElroy	Date 25.9.21	<b>Lot 44 D.P. 42480 Bruxner Road, Drake N.S.W.</b>	Revision 1
1	For D.A. Approval	21.9.21	SPMc				Client <b>J. &amp; W. Burtenshaw</b>		
<b>Issue</b>	<b>Description</b>	<b>Date</b>	<b>App</b>						