



Young Shire Council

A Statement of Environmental Effects (SEE) is a report outlining the likely impacts of your proposal, and the proposed measures that will mitigate those impacts. A SEE includes written information about the proposal that cannot be readily shown on your plans and drawings.

The *Environmental Planning & Assessment Regulations, 2000* (Schedule 1), stipulates that a development application **MUST** be accompanied by a SEE, and also requires that the SEE must indicate the following matters:

- (a) the environmental impacts of the development,
- (b) how the environmental impacts of the development have been identified,
- (c) the steps taken to protect the environment or to lessen the expected harm to the environment,
- (d) any matters required to be indicated by any guidelines issued by the Director-General.

In some instances, only a very brief SEE may be required, for minor types of developments, where the impacts are likely to be negligible. Accordingly, the attached SEE template has been prepared, which can be completed and lodged with an application for the following type of development:

URBAN DWELLINGS IN THE R1, R5 & B4 ZONES (INCLUDING ALTERATIONS AND ADDITIONS)

STATEMENT OF ENVIRONMENTAL EFFECTS

Whilst the use of this SEE template is not mandatory, it will assist in addressing all the relevant and required information. If this template is not used, your development application will still need to be accompanied by a SEE. Appendix G of the Young DCP, will assist you in considering all potential impacts of your development, and in preparing a SEE.

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A. DESCRIPTION OF DEVELOPMENT: Provide details of your development

Property address		
Proposed structures (e.g. single storey house, shed, garage, water tank, etc)		
Nature of use (e.g. storage, parking, etc)		
Particulars	Shown on plans	Description (provide written details if not clearly shown on plan)
Building materials (e.g. brick, hardiplank, colorbond, zincalume, etc)	<input type="checkbox"/> Yes <input type="checkbox"/> No	
Colours	<input type="checkbox"/> Yes <input type="checkbox"/> No	
Demolition	<input type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> N/A	
Earthworks (location, extent and depth of all cut and fill proposed)	<input type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> N/A	
Tree removal (identify location, size and species of tree/s)	<input type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> N/A	
Wall and roof height	<input type="checkbox"/> Yes <input type="checkbox"/> No	<input type="checkbox"/> Wall height _____ <input type="checkbox"/> Roof height _____
Gross floor area (m²)	<input type="checkbox"/> Yes <input type="checkbox"/> No	
Open space (m²)	<input type="checkbox"/> Yes <input type="checkbox"/> No	
Landscaping (type and location)	<input type="checkbox"/> Yes <input type="checkbox"/> No	
Setbacks from each boundary	<input type="checkbox"/> Yes <input type="checkbox"/> No	<input type="checkbox"/> North: _____ <input type="checkbox"/> South: _____ <input type="checkbox"/> East: _____ <input type="checkbox"/> West: _____

B. SITE & LOCALITY DESCRIPTION: Provide details of the site and adjacent lands

Please ensure the following details have been shown on your site plan, as a minimum:

- | | | | |
|---|---|--------------------------------------|--------------------------------|
| <input type="checkbox"/> site dimensions | <input type="checkbox"/> site area | <input type="checkbox"/> north point | <input type="checkbox"/> scale |
| <input type="checkbox"/> existing buildings | <input type="checkbox"/> proposed buildings | <input type="checkbox"/> easements | <input type="checkbox"/> trees |

<u>Issue</u>	<u>Details</u>
Present use of the site	
Past use/s of the site	
Describe any existing dwellings or built structures on the land (e.g location, number, storeys, building material, etc)	
Describe the key physical features of the site (e.g shape, slope, significant trees or vegetation, dams, waterways, drainage lines, etc)	
Is the land classified as bushfire prone ? (You can check this with Council or a recent 149 Certificate. In some cases a Bushfire Risk Assessment Report may be required)	<input type="checkbox"/> Yes <input type="checkbox"/> No
Is the land a former orchard ? (You can check this with Council or a recent 149 Certificate. If yes, soil testing for pesticide residues will be required)	<input type="checkbox"/> Yes <input type="checkbox"/> No
Locality characteristics Describe the type and nature of adjacent land uses, e.g § residential, commercial, industrial; § older or more modern construction; § single or two storey; § building materials; § single dwelling houses or unit developments, § etc.	

C. COMPLIANCE WITH PLANNING CONTROLS

Young Local Environmental Plan 2010 – Complete the following table to show how your development complies with the relevant provisions of the LEP. If your development is not consistent with the requirements, you need to provide justification for all variations, or may need to seek a formal variation. A copy of the LEP and the associated maps (zoning, lot size, heritage, biodiversity, land and water) can be found at <http://www.legislation.nsw.gov.au/maintop/view/inforce/epi+404+2010+cd+0+N>.

<u>Clause</u>	<u>Issue</u>	<u>Complies</u>	<u>Comment</u>
2.1 – Land use zones	What is the zoning of the land?		Zoning:
2.3 – Zone objectives and land use table	Is a dwelling house permissible in the zone ?	<input type="checkbox"/> Yes <input type="checkbox"/> No	
4.6 – Exceptions to development standards	Are you seeking a variation to a development standard in the LEP ?	<input type="checkbox"/> Yes <input type="checkbox"/> No	If yes, because your proposal varies from any standard in the LEP (such as minimum lot size), you must include a separate written statement, justifying the non-compliance. If yes, statement attached - <input type="checkbox"/> Yes <input type="checkbox"/> No
5.10 – Heritage conservation	Is any part of your property an item of heritage or within a heritage conservation area ?	<input type="checkbox"/> Yes <input type="checkbox"/> No	If so, you must include a written statement and/or Heritage Impact Statement, detailing the potential impact on the item or HCA, and how the impact will be minimised. If yes, statement attached - <input type="checkbox"/> Yes <input type="checkbox"/> No
6.1 – Erection of dwelling houses (Applies to the RU1, RU4, RU5, R5 & E3 zones only)	Is the land the necessary minimum lot size to permit a dwelling ?	<input type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> N/A	
6.3 – Land	Is the land identified as a “sensitive land area” ? The land maps are at: http://www.legislation.nsw.gov.au/mapindex?type=epi&year=2010&no=404 .	<input type="checkbox"/> Yes <input type="checkbox"/> No	If yes, how will any adverse environmental impacts be minimised and managed ?
6.4 – Water	Is the land identified as a “riparian corridor” or “groundwater vulnerability” ? The water maps are at: http://www.legislation.nsw.gov.au/mapindex?type=epi&year=2010&no=404 .	<input type="checkbox"/> Yes <input type="checkbox"/> No	If yes, how will any adverse environmental impacts be minimised and managed ?

6.5 – Biodiversity	Is the land identified as an “area of high biodiversity” ? The biodiversity maps are at: http://www.legislation.nsw.gov.au/mapindex?type=epi&year=2010&no=404 .	q Yes q No	If yes, how will any adverse environmental impacts be minimised and managed ?
6.6 – Flood planning	Is the land subject to flood related development controls ? You can check this with Council or a recent 149 Certificate. In some cases a Flood Risk Report may be required.	q Yes q No	If yes, your proposal shall show that it is compatible with the flood hazard and will not increase risk to the environment, building or life.

Young Development Control Plan – Complete the following table to show how your development complies with the relevant provisions of the DCP. If your development is not consistent with the requirements, you need to provide justification for all variations. A copy of the DCP can be found at www.young.nsw.gov.au.

<u>Performance outcome</u>	<u>Control</u>	<u>Complies</u>	<u>Comment</u> If your proposal does not meet the stated control (Column 2), you must provide details on how the proposal satisfies the performance outcome (Column 1).
PSR1 Development uses site slope, orientation and other attributes to achieve an appropriate design	ASR1 Cut and fill shall be limited to a maximum of 1 metre cut and 1 metre fill	q Yes q No	
	ASR1.2 Construction within easements or over utilities is avoided	q Yes q No	
	ASR1.3 No construction over watercourses/drainage lines	q Yes q No	
	ASR1.4 Access location avoids removal of street trees, structures	q Yes q No	
	ASR1.5 Is the site a former orchard ?	q Yes q No	If yes, soil testing for pesticide residues is required prior to any development. The testing must be carried out by a suitably qualified professional, and a report submitted to Council. If yes, Report attached - q Yes q No
PSR2.1 Development provides attractive streetscapes	ASR2.1.1 Fencing front of building line shall be open style, and maximum height of 1.2 m	q Yes q No	
	ASR2.1.2 Front elevation shall include primary entrance door and windows to habitable rooms	q Yes q No	

	ASR2.1.3 Materials used shall minimise glare	<input type="checkbox"/> Yes <input type="checkbox"/> No	
PSR2.2 Setbacks from the street, do not vary dramatically from the rest of the street	ASR2.2.1 Front setbacks: § <u>R1 zone</u> – 6 metres from the primary frontage and 3 metres from a secondary frontage, and § <u>R5 zone</u> – 10 metres from the primary frontage and 6 metres from a secondary frontage OR § the average of the adjoining setbacks	<input type="checkbox"/> Yes <input type="checkbox"/> No	
	ASR2.2.2 – Garages do not protrude in front of the façade, but are recessed behind the façade	<input type="checkbox"/> Yes <input type="checkbox"/> No	
PSR2.3 Side setbacks ensure privacy, minimise overshadowing, preserve amenity	ASR2.3.1 Side and rear setbacks: § <u>R1 zone – single storey</u> 3 m, unless windows are offset to achieve reasonable privacy between dwellings, and § <u>R1 zone – 2 storey</u> – 1 st floor setback - 3 m + 0.3 m per metre over 3.6 m, then 1 m per metre over 6.9 m § <u>R5 zone</u> – 10 metres	<input type="checkbox"/> Yes <input type="checkbox"/> No	
PSR2.4 Dwellings are respective of the quality of development in the area	PSR2.4.1 Design cues are drawn from the style and character of surrounding dwellings, e.g roof pitch, materials	<input type="checkbox"/> Yes <input type="checkbox"/> No	
PSR3.1 Dwellings shall minimise bulk, form and height near boundaries to avoid overshadowing and loss of privacy	ASR3.1.1 Maximum height is 2 storeys or 8 metres above natural ground level	<input type="checkbox"/> Yes <input type="checkbox"/> No	
	ASR 3.1.2 Wall longer than 8 metres, shall have offsets, openings or articulation	<input type="checkbox"/> Yes <input type="checkbox"/> No	
PSR3.2 Development minimises hardstand areas for aesthetics and stormwater management	ASR3.2.1 Permeable areas are at least 40% of the site	<input type="checkbox"/> Yes <input type="checkbox"/> No	
	AS3.2.2 Maximum of 30% of the front setback to be hard surfaces	<input type="checkbox"/> Yes <input type="checkbox"/> No	

	ASR3.2.3 Site coverage does not exceed 40%	<input type="checkbox"/> Yes <input type="checkbox"/> No	
PSR3.3 The development creates useable outdoor living areas	ASR3.3 Private open space adjoins living areas or the like	<input type="checkbox"/> Yes <input type="checkbox"/> No	
PSR4.1 Development shall provide adequate parking, to respect the street configuration and avoid site and street congestion	ASR4.1.1 Two parking spaces shall be provided on-site	<input type="checkbox"/> Yes <input type="checkbox"/> No	
	ASR4.1.2 Where no street parking is available in front of the property, one additional space is required on-site	<input type="checkbox"/> Yes <input type="checkbox"/> No	
PSR4.2 Access driveways through the road (road edge to property boundary) shall be of a safe and suitable standard	ASR4.2.1 Access driveways are constructed to Council standards	<input type="checkbox"/> Yes <input type="checkbox"/> No	
	ASR4.2.2 Cross grades for access driveways less than 4%	<input type="checkbox"/> Yes <input type="checkbox"/> No	
	ASR4.2.3 Access driveways are a maximum width of 3.5 metres	<input type="checkbox"/> Yes <input type="checkbox"/> No	
PSR5.1 The dwelling shall be connected to Council's reticulated water and sewer, where available or where legislatively obligated to connect	ASR5.1.1 Reticulated water connected	<input type="checkbox"/> Yes <input type="checkbox"/> No	
	ASR5.1.2 Reticulated sewer connected	<input type="checkbox"/> Yes <input type="checkbox"/> No	
	ASR5.1.3 <u>R5 zone</u> – reticulated sewer not required if in excess of 2 ha	<input type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> N/A	
PSR5.2 The development shall have appropriate stormwater drainage, connected to Council's stormwater infrastructure	ASR5.2.1 Stormwater to be disposed of to Council's existing drainage system or other approved system, without causing a nuisance	<input type="checkbox"/> Yes <input type="checkbox"/> No	
PR6 Residential development is designed to reflect vehicle and occupant safety principles	AR6 Dwelling design must comply with one of the deemed to satisfy provisions on section 2.1.5 of the DCP, in order to restrict access to parking areas which are attached or adjacent to dwellings	<input type="checkbox"/> Yes <input type="checkbox"/> No	

D. ASSESSMENT OF THE LIKELY IMPACTS OF THE DEVELOPMENT

Construction – How will construction noise, rubbish removal and sedimentation and erosion controls be managed during construction ?

Comments

Context and setting – Will the development be ...

- § visually prominent in the area ? Yes No § out of character with the area ? Yes No
§ inconsistent with the streetscape ? Yes No § inconsistent with adjacent land uses ? Yes No

Comments

Privacy - Will the development result in any ...

- § privacy issues between adjoining properties, as a result of the placement of windows, decks, pergolas, private open space ? Yes No
§ acoustic issues between adjoining properties as a result of the placement of outdoor areas, vehicle movements, air conditioners, pumps, windows, etc ? Yes No

Comments – If yes, identify any measures proposed to mitigate any of the above impacts (e.g fencing, screening, vegetation, etc)

Overshadowing

- § Will the development result in the overshadowing of adjoining properties, resulting in an adverse impact on solar access. Yes No

Comments

Views

- § Will the development result in the loss of views enjoyed from neighbouring properties or public spaces ? Yes No

Comments