



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:

DWELLINGS IN THE RU5 VILLAGE ZONE (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
6.3 – 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	<p>Is the land identified as an “area of high biodiversity” ?</p> <p>The biodiversity maps are at: http://www.legislation.nsw.gov.au/mapindex?type=epi&year=2010&no=404.</p>	<p>q Yes q No</p>	<p>If yes, how will any adverse environmental impacts be minimised and managed ?</p>
6.6 – Flood planning	<p>Is the land subject to flood related development controls ?</p> <p>You can check this with Council or a recent 149 Certificate. In some cases a Flood Risk Report may be required.</p>	<p>q Yes q No</p>	<p>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.</p>

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).
PV1 Residential building placement, scale and form is sympathetic to the surrounding neighbourhood character	AV1.1 Minimum setback to road / street boundary – 10 metres	q Yes q No	
	AV1.1 Minimum setback to side boundary – 4 metres	q Yes q No	
	AV1.2 Dwellings are single storey or appear as such from the street frontage	q Yes q No	
	AV1.3 Avoid fibrous cement (unless painted) and metal cladding of walls (unless as an architectural feature)	q Yes q No	

PV3 Where reticulated water and sewer is not available, there is sufficient on-site water storage and land area to dispose of effluent	AR3.1 The collection and disposal system is designed in accordance with Council Policy 31 (Wastewater Management in Unsewered Areas)	q Yes q No	
	AR3.1 Properties less than 1 ha in area, shall provide an on-site effluent management report (prepared by a suitably qualified person) demonstrating the feasibility of on-site disposal	q Yes q No q N/A	If yes, statement attached - q Yes q No
	AR3.2 Total water storage on-site shall be the <u>greater</u> of the following: § BASIX requirement + 20,000 L, or § 1 bedroom home - 34,000 L 2 bedroom home - 43,000 L 3 bedroom home - 52,000 L 4 bedroom home - 61,000 L 5 bedroom home - 70,000 L	q Yes q 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