



## *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.

Locked Bag 5  
Boorowa Street  
YOUNG NSW 2594

Phone: (02) 6380 1200  
Fax: (02) 6380 1299  
E-mail: [mail@young.nsw.gov.au](mailto:mail@young.nsw.gov.au)

## A. DESCRIPTION OF DEVELOPMENT: Provide details of your development

<b>Property address</b>	116 Wombat st, Young , NSW 2594	
<b>Proposed structures</b> (e.g. single storey house, shed, garage, water tank, etc)	Alterations/additions to Building for the purpose of Residential Habitation	
<b>Nature of use</b> (e.g. storage, parking, etc)	Residential	
<b>Particulars</b>	<b>Shown on plans</b>	<b>Description</b> (provide written details if not clearly shown on plan)
<b>Building materials</b> (e.g. brick, hardiplank, colorbond, zincalume, etc)	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	Cladding
<b>Colours</b>	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
<b>Demolition</b>	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> N/A	
<b>Earthworks</b> (location, extent and depth of all cut and fill proposed)	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> N/A	
<b>Tree removal</b> (identify location, size and species of tree/s)	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> N/A	
<b>Wall and roof height</b>	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	<input checked="" type="checkbox"/> Wall height <u>2700 mm</u> <input checked="" type="checkbox"/> Roof height <u>6 m aprox</u>
<b>Gross floor area (m<sup>2</sup>)</b>	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	
<b>Open space (m<sup>2</sup>)</b>	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	
<b>Landscaping</b> (type and location)	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	
<b>Setbacks from each boundary</b>	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	<input checked="" type="checkbox"/> North: <u>3.47</u> <input checked="" type="checkbox"/> South: <u>7.07</u> <input checked="" type="checkbox"/> East: <u>47.6</u> <input checked="" type="checkbox"/> West: <u>14.84</u>

**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:

☒ site dimensions      ☒ site area      ☒ north point      ☒ scale  
☒ existing buildings      ☒ proposed buildings      ☐ easements      ☐ trees

<u>Issue</u>	<u>Details</u>
<b>Present use of the site</b>	Residential Building Lot with Existing dwelling and ancillary development
<b>Past use/s of the site</b>	Not Known
<b>Describe any existing dwellings or built structures on the land</b> (e.g location, number, storeys, building material, etc)	Existing Established Dwelling+ Ancillary Development
<b>Describe the key physical features of the site</b> (e.g shape, slope, significant trees or vegetation, dams, waterways, drainage lines, etc)	Cleared developed land- moderate sloping
<b>Is the land classified as bushfire prone ?</b> (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 checked="" type="checkbox"/> No
<b>Is the land a former orchard ?</b> (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 checked="" type="checkbox"/> No
<b>Locality characteristics</b> 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.	Residential land- Managed- developed Similiar Development

## 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>
<b>2.1 – Land use zones</b>	What is the zoning of the land?	Yes	<b>Zoning:</b> R1 - General Residential
<b>2.3 – Zone objectives and land use table</b>	Is a dwelling house permissible in the zone ?	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	
<b>4.6 – Exceptions to development standards</b>	Are you seeking a variation to a development standard in the LEP ?	<input type="checkbox"/> Yes <input checked="" 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
<b>5.10 – Heritage conservation</b>	Is any part of your property an item of heritage or within a heritage conservation area ?	<input type="checkbox"/> Yes <input checked="" 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
<b>6.1 – Erection of dwelling houses</b> (Applies to the RU1, RU4, RU5, R5 & E3 zones only)	Is the land the necessary minimum lot size to permit a dwelling ?	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> N/A	
<b>6.3 – Land</b>	Is the land identified as a “sensitive land area” ?  The land maps are at: <a href="http://www.legislation.nsw.gov.au/mapindex?type=epi&amp;year=2010&amp;no=404">http://www.legislation.nsw.gov.au/mapindex?type=epi&amp;year=2010&amp;no=404</a> .	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	If yes, how will any adverse environmental impacts be minimised and managed ?
<b>6.4 – Water</b>	Is the land identified as a “riparian corridor” or “groundwater vulnerability” ?  The water maps are at: <a href="http://www.legislation.nsw.gov.au/mapindex?type=epi&amp;year=2010&amp;no=404">http://www.legislation.nsw.gov.au/mapindex?type=epi&amp;year=2010&amp;no=404</a> .	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	If yes, how will any adverse environmental impacts be minimised and managed ?

<b>6.5 – Biodiversity</b>	<p>Is the land identified as an “area of high biodiversity” ?</p> <p>The biodiversity maps are at:  <a href="http://www.legislation.nsw.gov.au/mapindex?type=epi&amp;year=2010&amp;no=404">http://www.legislation.nsw.gov.au/mapindex?type=epi&amp;year=2010&amp;no=404</a>.</p>	<p><input type="checkbox"/> Yes</p> <p><input checked="" type="checkbox"/> No</p>	If yes, how will any adverse environmental impacts be minimised and managed ?
<b>6.6 – Flood planning</b>	<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><input type="checkbox"/> Yes</p> <p><input checked="" type="checkbox"/> No</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.
<b>Young Development Control Plan</b> – 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 <a href="http://www.young.nsw.gov.au">www.young.nsw.gov.au</a> .			
<b><u>Performance outcome</u></b>	<b><u>Control</u></b>	<b><u>Complies</u></b>	<b><u>Comment</u></b> 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).
<b>PSR1</b> Development uses site slope, orientation and other attributes to achieve an appropriate design	<b>ASR1</b> Cut and fill shall be limited to a maximum of 1 metre cut and 1 metre fill	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	
	<b>ASR1.2</b> Construction within easements or over utilities is avoided	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	
	<b>ASR1.3</b> No construction over watercourses/drainage lines	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	
	<b>ASR1.4</b> Access location avoids removal of street trees, structures	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	
	<b>ASR1.5</b> Is the site a former orchard ?	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	<p>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.</p> <p>If yes, Report attached - <input type="checkbox"/> Yes <input type="checkbox"/> No</p>
<b>PSR2.1</b> Development provides attractive streetscapes	<b>ASR2.1.1</b> Fencing front of building line shall be open style, and maximum height of 1.2 m	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	
	<b>ASR2.1.2</b> Front elevation shall include primary entrance door and windows to habitable rooms	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	

	<b>ASR2.1.3</b> Materials used shall minimise glare	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	
<b>PSR2.2</b> Setbacks from the street, do not vary dramatically from the rest of the street	<b>ASR2.2.1</b> 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 checked="" type="checkbox"/> Yes <input type="checkbox"/> No	
	<b>ASR2.2.2</b> – Garages do not protrude in front of the façade, but are recessed behind the façade	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	
<b>PSR2.3</b> Side setbacks ensure privacy, minimise overshadowing, preserve amenity	<b>ASR2.3.1</b> 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 <sup>st</sup> 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 checked="" type="checkbox"/> Yes <input type="checkbox"/> No	
<b>PSR2.4</b> Dwellings are respective of the quality of development in the area	<b>PSR2.4.1</b> Design cues are drawn from the style and character of surrounding dwellings, e.g roof pitch, materials	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	
<b>PSR3.1</b> Dwellings shall minimise bulk, form and height near boundaries to avoid overshadowing and loss of privacy	<b>ASR3.1.1</b> Maximum height is 2 storeys or 8 metres above natural ground level	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	
	<b>ASR 3.1.2</b> Wall longer than 8 metres, shall have offsets, openings or articulation	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	
<b>PSR3.2</b> Development minimises hardstand areas for aesthetics and stormwater management	<b>ASR3.2.1</b> Permeable areas are at least 40% of the site	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	
	<b>AS3.2.2</b> Maximum of 30% of the front setback to be hard surfaces	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	

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

Compliance with all Local/state/Federal requirements for waste storage/disposal

**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

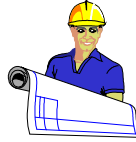
### Views

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

Comments



# ANDY'S DESIGN & DRAFTING



18 WEDDIN ST GRENFELL NSW 2810  
M: 0407 273 876 O: (02)6343 2926 E: dwkshop@bigpond.com  
ABN 72 739 979 498

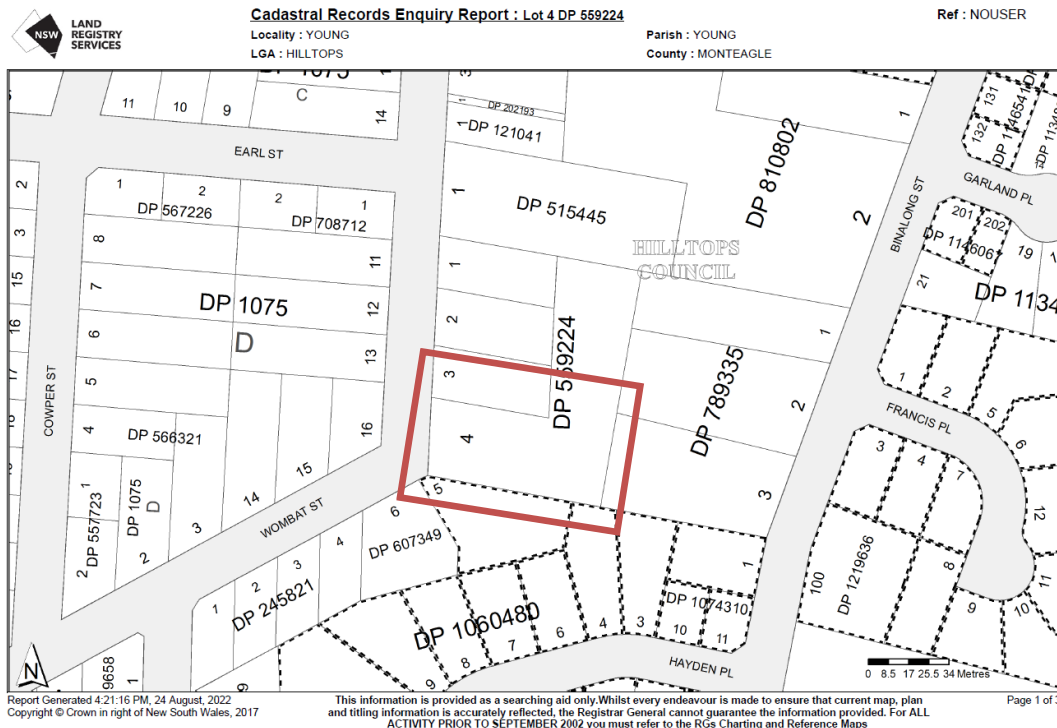
## Statement of Environmental Effects

### *Proposed Alterations/Additions to Dwelling*

Young Local Environmental Plan 2010 (pub. 8-3-2013)  
Land Zoning R1 - General Residential: (pub. 30-11-2012)

## Property Description

Lot 4  
DP559224  
116 Wombat st  
Young 2594



## 1.Summary

Andys Design and Drafting has been engaged to prepare a Statement of Environmental Effects for Council regarding Planning considerations and BCA matters of the proposed development.

## 2.Description of Property and Adjoining properties :

The proposed development is located in R1 zone of Hilltops LGA  
Present use is Land which is considered Vacant  
No contamination Investigation has taken place to the knowledge of this office  
To Owners knowledge no known reason for land to be contaminated is known

## 3.Description of proposal

**Alterations and Additions to Dwelling for purpose of Habitation**

As per plans/documents supplied

## 4.Site Constraints

Proposed construction is within all boundaries of land under this title and Land zoning requirements

## 5.Landscaping

Landscaping as per plans and Council requirements if any.

## 6.Deliveries

Delivery and pickup to Site

## 7.Waste and Hazardous Materials

Any storage or disposal of such materials is in keeping with Local, state and Federal requirements.  
No industrial or commercial activity is proposed for this development in this application

## 8.Traffic Management

*Construction phase:*

Signage for parking and traffic movement during construction phase to be supplied by builder  
This area is not frequented by a pedestrian presence or public transport

*Permanent Vehicle Movement:*

All vehicles are able to enter in forward direction  
Reverse manoeuvre required to leave  
No Vehicle parking is proposed on street

## 9.Policy Compliance

Compliance with all relevant provisions contained in  
State Environmental Planning policies, Local environmental Plan and Development Control Plans,  
Building Code Local and National to the Owners knowledge will be made.  
A Variation application to any policy if required will be made

## 10.Noise

Noise issues for this proposal

Normal residential movement and noise expected after occupation  
Hours of Construction operation being with daylight hours

## 11.Heritage

No heritage issues are known for the dwelling or Lot

## 12.Site Management for Construction

Compliance with all state, local and national requirements will be made

On site storage of materials and of waste is available

Traffic management plan will be provided by a suitably qualified person/s if required

Signage for site will be provided to comply with a relevant consenting authorities

Dust control , detention fences and disposal of waste measures information will be provided by the relevant contractor

*Hours of Construction*    Monday to Friday 7 am to 7 pm   Saturday 8 am to 4 pm   Sunday 9 am to 4 pm

## 13.Materials/Colours

Roof– Steel– Medium —non reflective

Walls– Clad– Match existing Selected Low to non reflective (if applicable)

Development meets requirements (where applicable ) for

Hilltops LEP 2013 (current)

Hilltops DCP current version

National Construction Code Volume 2 Class 1 and Class 10 Buildings