

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

STATEMENT OF ENVIRONMENTAL EFFECTS

A. DESCRIPTION OF DEVELOPMENT: Provide details of your development

Property address	25 RIPON STREET, YOUNG NSW 2594	
Proposed structures (e.g. single storey house, shed, garage, water tank, etc)	3 BEDROOM, 2 BATHROOM, SINGLE STOREY DWELLING	
Nature of use (e.g. storage, parking, etc)	RESIDENTIAL	
Particulars	Shown on plans	Description (provide written details if not clearly shown on plan)
Building materials (e.g. brick, hardiplank, colorbond, zincalume, etc)	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	- COLORBOND ROOF SHEETING - CLADDED EXTERNAL WALLS - ALUMINIUM WINDOW FRAMES
Colours	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	- LIGHT WALLS - MID/DARK ROOF - MID/DARK WINDOWS
Demolition	<input type="checkbox"/> Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> N/A	N/A
Earthworks (location, extent and depth of all cut and fill proposed)	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> N/A	- SHOWN ON PLANS
Tree removal (identify location, size and species of tree/s)	<input type="checkbox"/> Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> N/A	N/A
Wall and roof height	<input checked="" type="checkbox"/> Yes <input checked="" type="checkbox"/> No	<input checked="" type="checkbox"/> Wall height <u>2400</u> <input checked="" type="checkbox"/> Roof height <u>6136</u>
Gross floor area (m²)	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	261.45
Open space (m²)	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	303.55
Landscaping (type and location)	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
Setbacks from each boundary	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	<input checked="" type="checkbox"/> North: <u>2600</u> <input checked="" type="checkbox"/> South: <u>3000</u> <input checked="" type="checkbox"/> East: <u>3020</u> <input checked="" type="checkbox"/> West: <u>5680</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:

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

<u>Issue</u>	<u>Details</u>
Present use of the site	VACANT LAND
Past use/s of the site	RESIDENTIAL (SUBDIVIDED OFF ADJOINING LOT)
Describe any existing dwellings or built structures on the land (e.g location, number, storeys, building material, etc)	N/A
Describe the key physical features of the site (e.g shape, slope, significant trees or vegetation, dams, waterways, drainage lines, etc)	- RECTANGULAR SHAPED - MODERATE SLOPE FROM SOUTH TO EAST - NO SIGNIFICANT VEGETATION OR TREES - SEWAGE EASEMENT TO NORTHERN BOUNDARY
Is the land classified as bushfire prone ? (You can check this with Council or a recent 10.7 Certificate. In some cases a Bushfire Risk Assessment Report may be required)	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
Is the land a former orchard ? (You can check this with Council or a recent 10.7 Certificate. If yes, soil testing for pesticide residues will be required)	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
Locality characteristics Describe the type and nature of adjacent land uses, e.g. <ul style="list-style-type: none">• residential, commercial, industrial;• older or more modern construction;• single or two storey;• building materials;• single dwelling houses or unit developments,• etc.	- RESIDENTIAL SETTING - SINGLE DWELLING - TRADITIONAL CONSTRUCTION TYPE - SINGLE STOREY DWELLING - PRIMARILY CLADDED EXTERIOR - PRIMARILY COLORBOND ROOFING

C. COMPLIANCE WITH PLANNING CONTROLS

Local Environment Plan - 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: R1
2.3 – Zone objectives and land use table	Is a dwelling house permissible in the zone ?	<input checked="" 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 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
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 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
PART 6: Erection of dwelling houses (Applies to the RU1, RU4, RU5, R5 & E3)	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	
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 checked="" type="checkbox"/> No	If yes, how will any adverse environmental impacts be minimised and managed ?
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 checked="" type="checkbox"/> No	If yes, how will any adverse environmental impacts be minimised and managed ?

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>	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	If yes, how will any adverse environmental impacts be minimised and managed ?
Flood planning	<p>Is the land subject to flood related development controls ?</p> <p>You can check this with Council or a recent 10.7 Certificate. In some cases a Flood Risk Report may be required.</p>	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> 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.

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.hilltops.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).
Development uses site slope, orientation and other attributes to achieve an appropriate design	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	
	Construction within easements or over utilities is avoided	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	
	No construction over watercourses/drainage lines	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	
	Access location avoids removal of street trees, structures	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	
	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>
Development provides attractive streetscapes	Fencing front of building line shall be open style, and maximum height of 1.2 m	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	NO FENCING PROPOSED
	Front elevation shall include primary entrance door and windows to habitable rooms	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	

	Materials used shall minimise glare	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	
Setbacks from the street, do not vary dramatically from the rest of the street	Front setbacks: <ul style="list-style-type: none"> • <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 <ul style="list-style-type: none"> • the average of the adjoining setbacks 	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	- AVERAGE OF ADJOINING SETBACKS - INKEEPING WITH EXISTING STREETScape
	Garages do not protrude in front of the façade, but are recessed behind the façade	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	
Side setbacks ensure privacy, minimise overshadowing, preserve amenity	Side and rear setbacks: <ul style="list-style-type: none"> • <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> – 1st 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	- SIDE SETBACK TO NORTH BOUNDARY <3M (2.6M) - THIS IS LIMITED TO A SMALL AMOUNT OF OPEN ALFRESCO CONCRETE - THERE ARE NO WINDOWS WITHIN 3M OF THE BOUNDARY - PRIVACY ACHIEVED IS MORE THAN REASONABLE
Dwellings are respective of the quality of development in the area	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	- ROOF PITCH/MATERIALS, VERANDAH STYLE, CLADDING TYPE, AND GENERAL DESIGN CUES ARE TAKEN FROM NEIGHBOURING DWELLINGS
Dwellings shall minimise bulk, form and height near boundaries to avoid overshadowing and loss of privacy	Maximum height is 2 storeys or 8 metres above natural ground level	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	
	Wall longer than 8 metres, shall have offsets, openings or articulation	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	
Development minimises hardstand areas for aesthetics and stormwater management	Permeable areas are at least 40% of the site	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	
	Maximum of 30% of the front setback to be hard surfaces	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	

	Site coverage does not exceed 40%	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	
The development creates useable outdoor living areas	Private open space adjoins living areas or the like	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	
Development shall provide adequate parking, to respect the street configuration and avoid site and street congestion	Two parking spaces shall be provided on-site	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	N/A
	Where no street parking is available in front of the property, one additional space is required on-site	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
Access driveways through the road (road edge to property boundary) shall be of a safe and suitable standard	Access driveways are constructed to Council standards	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	
	Cross grades for access driveways less than 4%	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	
	Access driveways are a maximum width of 3.5 metres	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	
The dwelling shall be connected to Council's reticulated water and sewer, where available or where legislatively obligated to connect	Reticulated water connected	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	
	Reticulated sewer connected	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	
	<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	
The development shall have appropriate stormwater drainage, connected to Council's stormwater infrastructure	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	
Residential development is designed to reflect vehicle and occupant safety principles	Dwelling design must comply with one of the deemed to satisfy provisions 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

NOISE - CONSTRUCTION WILL BE LIMITED TO HOURS SETOUT BY HILLTOPS COUNCIL
RUBBISH - RETAINED IN A COVERED RECEPTICLE AND EMPTIED PERIODICALLY
SEDIMENT/EROSION - CONTROLLED VIA SILT FENCING, DIVERSION MOUNDS, ETC

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