



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:

RURAL DWELLINGS IN THE RU1, RU4 & E3 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.

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A. DESCRIPTION OF DEVELOPMENT: Provide details of your development

Property address	Lot 25,198 Wambanumba Drive, Young NSW 2594	
Proposed structures (e.g. single storey house, shed, garage, water tank, etc)	NEW SINGLE 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 -BRICK VENEER EXTERNAL WALLS -FIBRE CEMENT GABLE CLADDING -ALUMINIUM WINDOW FRAMES
Colours	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	- LIGHT WALLS - MID/DARK ROOF - MID/DARK WINDOWS
Demolition	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> 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	
Tree removal (identify location, size and species of tree/s)	<input type="checkbox"/> Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> N/A	
Wall and roof height	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	<input checked="" type="checkbox"/> Wall height <u>2700MM</u> <input checked="" type="checkbox"/> Roof height <u>4940</u>
Gross floor area (m²)	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	312.79
Open space (m²)	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	107,359.77
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>73.39</u> <input checked="" type="checkbox"/> South: <u>73.05</u> <input checked="" type="checkbox"/> East: <u>207.00</u> <input checked="" type="checkbox"/> West: <u>283.54</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	PASTORAL/GRAZING
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)	- Triangular Shaped Block - Minimal Vegetation - Moderate Slope from South-North - Existing Dam/Watercourse
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)	
<div><input type="checkbox"/> Yes</div> <div><input checked="" type="checkbox"/> No</div>	
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.	- RURAL/ RESIDENTIAL SETTING - SINGLE DWELLING - NEWER CONSTRUCTION TYPE - SINGLE STOREY DWELLING - PRIMARILY BRICK VENEER - PRIMARILY COLORBOND ROOFING

C. COMPLIANCE WITH PLANNING CONTROLS

Local Environmental 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>.

Clause	Issue	Complies	Comment
2.1 – Land use zones	What is the zoning of the land?		Zoning: RU4
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).
Dwelling sites are identified and are provided with safe connection to the public road network	Access complies with the provisions of this DCP relating to access to rural properties and RTA requirements.	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	
Visual and amenity impacts (including glare) on neighbours and the rural landscape are minimised	Minimum setback to road / street boundary <ul style="list-style-type: none"> • 30 metres – RU1 and E3 zone • 20 metres – RU4 zone 	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	
	Minimum setback to side or rear boundary <ul style="list-style-type: none"> • 20 metres – RU1 and E3 zone • 10 metres – RU4 zone 	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	
	Minimum setback from ridge – 50 metres	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	
	Construction materials should minimise glare to roads or nearby dwellings	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	
	Dwellings have a residential appearance from the street or road.	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	

Development does not adversely affect the environment or agricultural pursuits on the subject or neighbouring land	Minimum setback from following landuses: <ul style="list-style-type: none"> • 1000 metres (abattoirs and potentially hazardous or offensive industries or mining operations that involve blasting), • 500 metres (piggery and poultry sheds, feedlot yards, waste storage areas, rural industries, feed mills, sawmills, extractive industries, petroleum production) • 300 metres (livestock dips sites, disused mining areas, intensive livestock operations – other than piggeries, feedlots and poultry farms) • 250 metres (piggery, feedlot & poultry farm waste utilisation areas) • 200 metres (cropping land, greenhouses) • 150 metres (orchard or vineyard on neighbouring property, sheep and cattle yards) • 75 metres (orchard or vineyard on subject property) • 50 metres (grazing land) 	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	
Adequate area exists for on-site waste disposal	The collection and disposal system is designed in accordance with Council Policy 31 (Wastewater Management in Unsewered Areas)	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	You need to provide full details of the system you intended to install and to show the disposal area on your site plan.
Dwellings are supplied with potable water and water for fire-fighting	Total water storage on-site shall be the <u>greater</u> of the following: <ul style="list-style-type: none"> • 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 	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	
Land is safe and suitable for a dwelling	Is the site a former orchard ?	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> 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 - <input 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 RECEPTACLE 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