



STATEMENT OF ENVIRONMENTAL EFFECTS

Please complete the following Statement of Environmental Effects and submit with your Development Application

In accordance with Schedule 1 of the Environmental Planning and Assessment Regulation 2000 a development application must be

accompanied by a *Statement of Environmental Effects* (SEE) (except for designated development which is accompanied by an Environmental Impact Assessment). SEE is a report outlining the likely impacts of the proposal, and the proposed measures that will mitigate these impacts. The SEE includes written information about the proposal that cannot be readily shown on your plans and drawings.

This SEE Template is suitable for minor impact development such as dwellings, alterations and additions and outbuildings. Larger scale developments should be accompanied by a detailed and specific SEE.

APPLICANT: Jerromy Russell and Hannah Read

ADDRESS: 50 Combermere Street Goulburn

PROPOSED DEVELOPMENT: Construction of Shed

The land is zone (Please Tick)

RURAL

RU1 – PRIMARY PRODUCTION ☐
RU2 – RURAL LANDSCAPE ☐
RU3 – FORESTRY ☐
RU5 – VILLAGE ☐
RU6 – TRANSITION ☐

RESIDENTIAL

RI – GENERAL RESIDENTIAL ☒
R2 – LOW DENSITY RESIDENTIAL ☐
R5 – LARGE LOT RESIDENTIAL ☐

BUSINESS

B1 – NEIGHBOURHOOD CENTRE ☐
B2 – LOCAL CENTRE ☐
B3 – COMMERCIAL CORE ☐
B4 – MIXED USES ☐
B6 – ENTERPRISE CORRIDOR ☐

INDUSTRIAL

IN1 – GENERAL INDUSTRIAL ☐
IN2 – LIGHT INDUSTRIAL ☐
IN3 – HEAVY INDUSTRIAL ☐

OTHER

SP2 – INFRASTRUCTURE ☐
RE1 – PUBLIC RECREATION ☐
RE2 – PRIVATE RECREATION ☐

E1 – NATIONAL PARK & NATURE RESERVE ☐
E2 – ENVIRONMENTAL CONSERVATION ☐
E3 – ENVIRONMENTAL MANAGEMENT ☐
E4 – ENVIRONMENTAL LIVING ☐

What is the site area of the land? 696m²/ha

Provide details of any previous or existing buildings/structures onsite. 1 x Single Story Dwelling and 2 x Sheds

Provide details of any previous or existing land uses/activities. Residential

Does the development involve any demolition? Yes ☒ No ☐

Does the development involve the removal of asbestos? Yes ☐ No ☒

Has the land been previously used for any potential contaminating use? Yes ☐ No ☒

Potentially contaminating activities may include: agricultural / horticultural activities, asbestos production and disposal, chemical manufacture and formulation, landfill sites, mining and extractive industries, paint or pesticide manufacture, scarp yards, service stations, sheep and cattle dips and holding yards, storage and use of pesticides, herbicides and petroleum products, waste and storage treatment

Is the land on which there is a heritage item or located within the Heritage Conservation Area? Yes ☐ No ☒

(If yes, please complete attached Statement of Heritage Impact.)

Is there existing vegetation on the site? Yes ☒ No ☐

(If yes please include details on a landscape plan/site plan.)

Is tree removal proposed as part of the development? Yes ☐ No ☒

(If yes please include details on a landscape plan/site plan)

If yes to any of the above please provide details. Non native trees and shrubs - not affected by development

TRANSPORT, TRAFFIC AND ACCESS

Is legal and practical access available to the development? Yes ☒ No ☐

Is access directly available to the site from a public road? Yes ☒ No ☐

If no, where is access proposed from? (ie. Private / Public Lane, Right of Way/Crown Rd, etc).

Will the development increase traffic volumes in the area? Yes ☐ No ☒

If yes, estimate of how much: (Type of Vehicle movement per day)

Will a new access road or driveway entrance be required? Yes ☐ No ☒

(NOTE: ACCESS FROM A PRIVATE LANE REQUIRES THE WRITTEN CONSENT OF ALL OWNERS OF THE LANE. NEW ACCESS FROM A CLASSIFIED ROAD REQUIRES RTA CONSENT - REFER TO DA ATTACHMENT).

POTENTIAL IMPACTS

Will the development be visible from public places (ie. Roads/parks etc)? Yes ☒ No ☐

Is the development keeping in character with the use and the appearance of the area? Yes ☒ No ☐

Will the visual appearance of the proposal e.g. height, bulk, building materials, colours, reflective quality be prominent in the surrounding area or inconsistent with the existing streetscape? Yes ☐ No ☒

Will the development be consistent with the existing streetscape and Council's setback requirements? (If not please complete attachment Request for Variation) Yes ☒ No ☐

Are garages and carports proposed to be setback from the front façade of the dwelling by a minimum of 1m and a minimum of 5.5m from the front property boundary? (If not please complete attachment Request for Variation) Yes ☒ No ☐

Will the proposal affect the amenity of surrounding residences by overshadowing / loss of privacy / increased noise or vibration? Yes ☐ No ☒

What mitigating measures have you proposed?.....

ENVIRONMENTAL IMPACTS (DETAILS TO BE SHOWN ON SITE PLAN.)

Will the development result in the removal of any native vegetation from the site? Yes ☐ No ☒

Will erosion and sedimentation control measure be used to prevent erosion? and/or sedimentation? (include details on site plan) Yes ☐ No ☒

Will excavation or filling be required (cut and fill)? (If yes, plans are to include details of depth, volume and location including any proposed retaining walls and existing and proposed ground levels) Yes ☐ No ☒

Will there be additional noise impact on neighbouring properties? Yes ☐ No ☒

If yes to any of the above, provide details.....:

UTILITIES

Is town water available for connection to the property? Yes ☒ No ☐

Is reticulated sewer available? Yes ☒ No ☐

If you answered no to the above:
Is the development connected to: Septic tank ☐ Aerated Wastewater Treatment System ☐
Not applicable ☐

Does the proposal increase the load of the existing on-site system? (ie. Additions to a dwelling which include an additional bedroom and/or bathroom) (If yes, please provide 3 copies of Waste Water Assessment Report by a geotechnical engineer) Yes ☐ No ☒

Can stormwater / roof water/rainwater tank overflow be discharged to the street gutter or existing stormwater system? Yes ☒ No ☐

Please specify details of stormwater disposal: Rainwater Tank.....

Is the development located within an easement? Yes ☐ No ☒

Is the development located over a sewer main or within a distance from a point on the surface over the sewer main equal to the depth of the sewer main? Yes ☒ No ☐

CONSTRUCTION IMPACTS - What steps are to be taken to mitigate any impacts of construction activity including security, working on sloping sites and sediment loss, working near public assets, from noise, vehicle movements, rubbish and the like.
Construction works will occur within shortest timeframe possible to avoid disruptions to neighboring properties, will only works within approved noise restriction times, utilise private driveway and parking outside 50 Combermere Street, dispose of all rubbish at the Waste Management Centre:

ANY OTHER ISSUES?.....
Nil