



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	40 Reynolds Lane, Young NSW 2594	
Proposed structures (e.g. single storey house, shed, garage, water tank, etc)	4 Bed, 2 Bath, Single Storey Dwelling with Alfresco	
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)	☒ Yes ☐ No	- Colorbond Roof Sheeting - Brick Veneer and Cladded External Walls - Aluminium Window Frames
Colours	☒ Yes ☐ No	- Light Walls - Dark Roof - Light Windows
Demolition	☐ Yes ☐ No ☒ N/A	N/A
Earthworks (location, extent and depth of all cut and fill proposed)	☒ Yes ☐ No ☐ N/A	
Tree removal (identify location, size and species of tree/s)	☐ Yes ☐ No ☒ N/A	N/A
Wall and roof height	☒ Yes ☐ No	☒ Wall height <u>2700mm</u> ☒ Roof height <u>5535mm</u>
Gross floor area (m²)	☒ Yes ☐ No	339.73M2
Open space (m²)	☒ Yes ☐ No	40,347.80M2
Landscaping (type and location)	☐ Yes ☐ No	Shown on Plans
Setbacks from each boundary	☒ Yes ☐ No	☒ North: <u>20m</u> ☒ South: <u>126.79m</u> ☒ East: <u>180.32m</u> ☒ West: <u>27.08m</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>
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)	Rectangular shaped block with reasonable slope from North West to South East. Dam/watercourse on south east of block, >150m from proposed development. Minimal vegetation.
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)	
☐ Yes ☒ 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.	- Rural/ residential setting - single dwelling - single storey dwelling - primarily brick veneer and/or cladded - 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>.

<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: RU4
2.3 – Zone objectives and land use table	Is a dwelling house permissible in the zone ?	☒ Yes ☐ No	
4.6 – Exceptions to development standards	Are you seeking a variation to a development standard in the LEP ?	☐ Yes ☒ 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 - ☐ Yes ☐ No
5.10 – Heritage conservation	Is any part of your property an item of heritage or within a heritage conservation area ?	☐ Yes ☒ 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 - ☐ Yes ☐ 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 ?	☒ Yes ☐ No ☐ 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 .	☐ Yes ☒ 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 .	☐ Yes ☒ No	If yes, how will any adverse environmental impacts be minimised and managed ?

Biodiversity	Is the land identified as an "area of high biodiversity" ? The biodiversity maps are at: http://www.legislation.nsw.gov.au/mapindex?type=epi&year=2010&no=404 .	☐ Yes ☒ No	If yes, how will any adverse environmental impacts be minimised and managed ?
Flood planning	Is the land subject to flood related development controls ? You can check this with Council or a recent 10.7 Certificate. In some cases a Flood Risk Report may be required.	☐ Yes ☒ 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.	☒ Yes ☐ No	
Visual and amenity impacts (including glare) on neighbours and the rural landscape are minimised	Minimum setback to road / street boundary • 30 metres – RU1 and E3 zone • 20 metres – RU4 zone	☒ Yes ☐ No	
	Minimum setback to side or rear boundary • 20 metres – RU1 and E3 zone • 10 metres – RU4 zone	☒ Yes ☐ No	
	Minimum setback from ridge – 50 metres	☒ Yes ☐ No	
	Construction materials should minimise glare to roads or nearby dwellings	☒ Yes ☐ No	
	Dwellings have a residential appearance from the street or road.	☒ Yes ☐ No	

Development does not adversely affect the environment or agricultural pursuits on the subject or neighbouring land	Minimum setback from following landuses: • 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)	☒ Yes ☐ 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)	☒ Yes ☐ No	You need to provide full details of the system you intended to install and to show the disposal area on your site plan. Shown on Plans
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: • 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	☒ Yes ☐ No	
Land is safe and suitable for a dwelling	Is the site a former orchard ?	☐ Yes ☒ 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 - ☐ Yes ☐ 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	☒ Yes ☐ 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 RECEPTICLR 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