

Statement of Environmental Effects

Small Scale Residential Developments



Pursuant to the *Environment Planning and Assessment Act 1979* & *Environmental Planning and Assessment Regulation 2000*

Civic Centre, Elizabeth St. Moss Vale. PO Box 141, Moss Vale, NSW 2577.
t. (02) 4868 0888 f. (02) 4869 1203 e. mail@wsc.nsw.gov.au

About this Form:

A COMPLETED STATEMENT OF ENVIRONMENTAL EFFECTS (SOEE) IS REQUIRED TO ACCOMPANY ALL DEVELOPMENT APPLICATIONS

This SOEE template is designed to form an attachment to the Development Application.

This template can only be used for the following development types:

- ✓ Single dwellings,
- ✓ Residential alterations and additions such as; internal alterations, extensions, verandahs, carports, garages, sheds, pergolas and swimming pools etc.

Developments not listed above will require a SOEE with greater detail.

The SOEE must address all impacts that are relevant to your proposal, with comment on how the development will control or mitigate the impact. No matter how minor the impact, please advise Council in this document.

Failure to provide a satisfactory SOEE will delay processing of the development application and may result in the application being returned to you for completion or you receiving an additional information request from Council.

1. Property Details

Lot/s:	1	Section:	—	DP/SP*:	739413
Address:	6 ELM STREET				
	BOWRAL . NSW . 2576.				
Lot size:	829.7 m ²				

2. Proposed Development

- ☐ Single Dwelling
- ☒ Residential Alterations and Additions (describe below)

ALTERATIONS & PARTIAL RECONSTRUCTION OF PROBLEMATIC SECTION OF EXISTING HOME. ADD CARPORT.
--

Statement of Environmental Effects

Small Scale Residential Developments



Pursuant to the *Environment Planning and Assessment Act 1979* & *Environmental Planning and Assessment Regulation 2000*

3. Description of Site

Include a description of the following existing features of the site such as shape, slope, location and type of vegetation, existing buildings, waterway/water bodies etc.

☐ Buildings:

CIRCA 1910 HOME, ALTERED OVER TIME, CARPORT, GARAGE DECK &

☐ Vegetation:

ESTABLISHED GARDENS & PARTIAL PERIMETER SCREENING PERGOLA.

☐ Topography / Slope of Land:

FALLS MODERATELY FROM REAR (EAST) TO FRONT (L) (WEST).

☐ Waterways / Watercourses:

NO APPARENT WATERWAYS / WATERCOURSES.

What is the present use of the site?

RESIDENTIAL HOME WITH ATTACHED CARPORT
& FREE STANDING GARAGE IN REAR R/H CORNER.

4. Planning Controls

To identify whether or not any of the below applies to the land, perform a property search at the Planning Portal, available via; <https://www.planningportal.nsw.gov.au/spatialviewer/#/find-a-property/address> or by obtaining a Section 10.7 Planning Certificate from Council using the application available via; <https://www.wsc.nsw.gov.au/uploads/618/2019-20-section-10-7-planning-certificate-application.pdf>

What zone is the property?

R2 LOW DENSITY RESIDENTIAL

Is your proposal permissible in the zone?

☒ Yes

☐ No

Is your proposal consistent with the zone objectives?

☒ Yes

☐ No

Is the site constrained by any of the following?

- Natural Resources Sensitivity - Biodiversity
- Natural Resources Sensitivity - Water
- Drinking Water Catchment
- Item of Environmental Heritage*
- Heritage Conservation Area*
- Mine Subsidence District**

☐ Yes

☒ No

☐ Yes

☒ No

☐ Yes

☒ No

☐ Yes

☒ No

☐ Yes

☒ No

☐ Yes

☒ No

* A Heritage Impact Statement may be required. Please discuss with Council's duty officer.

** If the site is identified as being in a Mine Subsidence District, the development must comply with the Subsidence Authority NSW Development Guidelines.

How has the design of the proposed development taken into consideration the above constraints?

ALTERATIONS & ADDITIONS HAVE BEEN DESIGNED TO
ENHANCE & BLEND WITH THE ORIGINAL HOME CIRCA 1910

Statement of Environmental Effects

Small Scale Residential Developments



Pursuant to the *Environment Planning and Assessment Act 1979* & *Environmental Planning and Assessment Regulation 2000*

5. DCP Compliance

Council Development Control Plans are available on Council's website;

<https://www.wsc.nsw.gov.au/development-control-plans-applicable-under-wlep-2010>.

The applicant is required to demonstrate below how the proposal complies with the relevant DCP's, including but not limited to setbacks, building height and site coverage. Any proposed variation must be addressed via a separate formal written variation request justifying how the proposal meets the objectives of the control plan.

- | | |
|---|--|
| <input type="checkbox"/> Bundanoon | <input type="checkbox"/> Renwick (see Part C Sec. 16 of Mittagong DCP) |
| <input checked="" type="checkbox"/> Bowral Township | <input type="checkbox"/> Penrose and Wingello Villages |
| <input type="checkbox"/> Berrima Village | <input type="checkbox"/> Rural Living |
| <input type="checkbox"/> Burrawang Village | <input type="checkbox"/> Rural Lands |
| <input type="checkbox"/> Exeter Village | <input type="checkbox"/> Northern Villages |
| <input type="checkbox"/> Fitzroy Falls | <input type="checkbox"/> New Berrima and Medway |
| <input type="checkbox"/> Moss Vale | <input type="checkbox"/> Sutton Forest |
| <input type="checkbox"/> Mittagong Town Plan | <input type="checkbox"/> Robertson Village |

DCP Control (Generally under Part C – Residential Zoned Land)	Complies	Departure	Explanation
Building Materials	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
Development Density and Scale	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
Dwelling Orientation	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
Front Setbacks	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
Side Setbacks	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
Rear Setbacks	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
Building Height	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
Roof Forms	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
Dwellings on Corner Allotments	<input type="checkbox"/>	<input type="checkbox"/>	N/A.
Garaging and Driveways	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
Landscaped Open Space	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
Fencing, gates, letterboxes	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
Potable water supply	<input type="checkbox"/>	<input type="checkbox"/>	N/A.

Include any additional DCP compliance details below:

IT IS INTENDED THE PROPOSED ALTERATIONS & ADDITIONS (RECONSTRUCT WORK) WILL CLOSELY FOLLOW THE ORIGINAL STYLE & CONSTRUCTION OF THE ERA (CIRCA 1910) USING APPROPRIATE MODERN MATERIALS & TECHNIQUES. OLDER ALTERATIONS REMOVED TO RE-INSTATE THE ORIGINAL FACADE.

Statement of Environmental Effects

Small Scale Residential Developments



Pursuant to the *Environment Planning and Assessment Act 1979* & *Environmental Planning and Assessment Regulation 2000*

6. Natural Hazards

Is the development site subject to any of the following natural hazards (check Planning Portal or Section 10.7 Certificate)?

- | | | |
|-------------------|---------------------------|-------------------------------------|
| • Bushfire Prone* | <input type="radio"/> Yes | <input checked="" type="radio"/> No |
| • Flooding** | <input type="radio"/> Yes | <input checked="" type="radio"/> No |

*If the site is identified as Bushfire Prone it will be necessary to provide to Council at the time of making the Development Application, a Bush Fire Hazard Assessment Report or a BAL Certificate and address the relevant provisions of Planning for Bushfire Protection Guidelines available on the NSW Rural Fire Services (RFS) website <https://www.rfs.nsw.gov.au/plan-and-prepare/building-in-a-bush-fire-area/planning-for-bush-fire-protection>

** If the site is identified as flood prone, it will be necessary to provide to Council at the time of making the Development Application, a Flood Certificate and address the provisions of the Wingecarribee Local Environmental Plan and relevant Development Control Plan.

How will you mitigate the impact of the development against any identified hazard?

--

7. Context and Setting

Will the development be:

- | | | |
|---|---------------------------|-------------------------------------|
| • Visually prominent in the surrounding area? | <input type="radio"/> Yes | <input checked="" type="radio"/> No |
| • Inconsistent with the existing streetscape? | <input type="radio"/> Yes | <input checked="" type="radio"/> No |
| • Out of character with the surrounding area? | <input type="radio"/> Yes | <input checked="" type="radio"/> No |
| • Inconsistent with surrounding uses? | <input type="radio"/> Yes | <input checked="" type="radio"/> No |

If you answered yes to any of the above please provide details and justification for the proposal.

--

8. Privacy, Views and Overshadowing

Will the development result in:

- | | | |
|---|---------------------------|-------------------------------------|
| • Any privacy issues between adjoining properties, as a result of the placement of windows, decks, pergolas, private open space etc.? | <input type="radio"/> Yes | <input checked="" type="radio"/> No |
| • Will the development result in the overshadowing of adjoining properties resulting in an adverse impact on solar access? * | <input type="radio"/> Yes | <input checked="" type="radio"/> No |

Statement of Environmental Effects

Small Scale Residential Developments



Pursuant to the *Environment Planning and Assessment Act 1979* & *Environmental Planning and Assessment Regulation 2000*

- Any acoustic issues between adjoining properties as a result of the placement of active use outdoor areas, vehicular movement areas, air conditioners, pumps, bedroom and living room windows etc.? ☐ Yes ☒ No
- Impact on views enjoyed from adjoining or nearby properties and public places such as parks, road or footpaths? ☐ Yes ☒ No

** If the development proposal is for a two storey development in a residential zone, shadow diagrams are required to be lodged with the Development Application.*

9. Access, Traffic and Utilities	
Is legal and practical access available to the development?	<input checked="" type="radio"/> Yes <input type="radio"/> No
Are additional access points to a road network required? (If yes, a Section 138 Roads Act Application is required)	<input type="radio"/> Yes <input checked="" type="radio"/> No
Are water and sewer services readily available to the site?	<input checked="" type="radio"/> Yes <input type="radio"/> No
Are electricity and telecommunications readily available to the site?	<input checked="" type="radio"/> Yes <input type="radio"/> No

10. Flora and Fauna	
Will the development result in the removal of any native trees or vegetation from the site?	<input type="radio"/> Yes <input checked="" type="radio"/> No
If YES* - you must check the NSW BOS Entry Tool. The site plan must also clearly identify the location of all existing native vegetation.	
If the development proposes tree removal, will the proposal trigger entry into the Biodiversity Offsets Scheme BOS?	<input type="radio"/> Yes <input checked="" type="radio"/> No
If NO – Please provide BOS Entry Report using the NSW BOS entry Tool. If YES* – Please provide a Biodiversity Development Assessment Report (BDAR) undertaken by an accredited assessor.	
Does the proposal involve the clearing of native vegetation that would otherwise impact potential habitat for any threatened species, endangered population or endangered ecological community listed under the Biodiversity Conservation Act 2016 or the Fisheries Management Act 1994?	<input type="radio"/> Yes <input checked="" type="radio"/> No
If YES* – Provide a Flora and Fauna Assessment undertaken by a suitably qualified ecologist	

**If the answer is yes to any of the above questions it may be necessary to submit specialised reports to address the impacts. For further information please contact Council's Tree and Vegetation Officer. All trees shall be identified on the site plan as solid line circles (for trees to be retained) and dashed line circles (for trees to be removed). Tree species must be identified for all tree removal.*

Statement of Environmental Effects

Small Scale Residential Developments



Pursuant to the *Environment Planning and Assessment Act 1979* & *Environmental Planning and Assessment Regulation 2000*

11. Waste and Stormwater Disposal

How will effluent be disposed of?



Council Sewer



Onsite

If disposal to an onsite effluent management system is proposed (i.e. not Council's sewer), has a Wastewater Assessment Report been submitted by an appropriately qualified person?



Yes



No

N/A.

Have all potential overland stormwater risks been considered in the design of the development?



Yes



No

How will stormwater (from roof and hard stand areas) be disposed of?

PROPER LEVELLING & GRADING OF ALTERED AREAS

USE OF PITS/DRAINS AS REQ. CONNECT TO EXISTING.

12. Other relevant Impacts

Is the development likely to disturb any aboriginal artifacts or relics?



Yes



No

Is the development Heritage listed?



Yes



No

- If YES - a Heritage Impact Assessment shall be submitted with the application.

Is the development located within a Heritage Conservation Area?



Yes



No

- If YES - the plans and SOEE must address the heritage provisions in the relevant DCP.

Are there any 88b restrictions on the land that are relevant to the proposal?



Yes



No

- If YES - please list the restriction/s and demonstrate how the proposal complies.

Are there any other matters for consideration that you are aware of as the developer?

13. Applicant Details

I/we declare to the best of my/our knowledge and belief, that the particulars stated on this document are correct in every detail and that the information required has been supplied. I/we acknowledge that the development application may be returned to me if information is found to be missing or inadequate.

Name of Applicant:

MR. M. de CURE

Signature:

Date:

13/5/2021