

STATEMENT OF ENVIRONMENTAL EFFECTS

(DWELLINGS, GARAGES, CARPORTS, SWIMMING POOLS)

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.

The *Environmental Planning & Assessment Regulations, 2000* (Schedule1), stipulates that a development application **MUST** be accompanied by a SEE. Whilst the use of this SEE template is not mandatory, it will assist in addressing most of the relevant and required information. If this template is not used, your development application will still need to be accompanied by a SEE.

A Simple yes/no answer will not be sufficient. If you require more space, please attach extra comments to the form.

This guide is not applicable for complex developments or complex sites where additional information may be required.

DESCRIPTION OF DEVELOPMENT: Provide a clear description of the proposed development	
Property Address	
Proposed structures (e.g. Garage, carport, shed, water tank, pergola etc)	
Nature of use (e.g. goods to be stored, parking etc)	
Particulars	Description (provide written details)
Building materials (e.g. brick, hardiplank, colorbond, zincalume etc)	
Colours	
Demolition	
Earthworks (location, extent and depth of all cut and fill proposed)	
Tree Removal (identify location, size and species of tree/s)	
Wall and roof height or height of structure	<input type="checkbox"/> Wall height _____ <input type="checkbox"/> Roof height _____ <input type="checkbox"/> Other height (if not a building) _____
Gross floor area (m²) or capacity (l)	<input type="checkbox"/> gross floor area _____ (for buildings) <input type="checkbox"/> capacity _____ (for swimming pools, water tank)
Open Space (m²)	
Landscaping (type and location)	
Setbacks from each boundary	<input type="checkbox"/> North _____ <input type="checkbox"/> South _____ <input type="checkbox"/> East _____ <input type="checkbox"/> West _____

SITE & LOCALITY DESCRIPTION: Provide information of the site and adjacent lands

Please ensure that the following details have been shown on your **site plan**, as a minimum;

- | | | | |
|--|---|---|--|
| <input type="checkbox"/> site dimensions | <input type="checkbox"/> site area | <input type="checkbox"/> north point | <input type="checkbox"/> scale |
| <input type="checkbox"/> existing buildings & uses | <input type="checkbox"/> proposed buildings | <input type="checkbox"/> easements | <input type="checkbox"/> setbacks |
| <input type="checkbox"/> existing levels & contours | <input type="checkbox"/> location of cut & fill | <input type="checkbox"/> existing trees | <input type="checkbox"/> trees to be removed |
| <input type="checkbox"/> Landscaping | <input type="checkbox"/> BASIX (if required) | <input type="checkbox"/> access and parking | |
| <input type="checkbox"/> details of any site constraints - slope, bores, dams, flooding, bushfire, on-site waste treatment systems etc | | | |

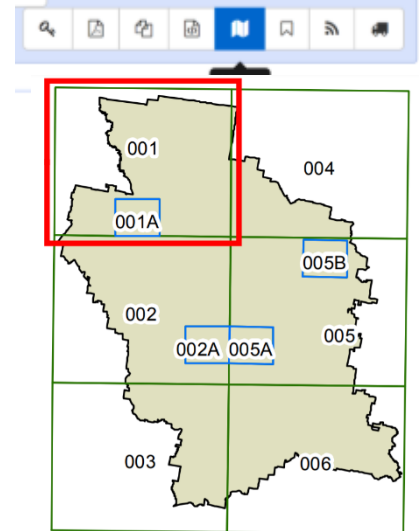
Issue	Details
Present use of the site	
Past use/s of the site	
Describe any existing dwellings and built structures on the land (e.g. location, number, storeys, building material etc)	
Is the land classified as bushfire prone? (Check with Council or a recent 10.7(2) Certificate. In some cases a Bushfire Risk Assessment Report may be required. <input type="checkbox"/> Yes <input type="checkbox"/> No	
Locality Characteristics – Adjacent Uses Describe the type and nature of adjacent uses, e.g. <ul style="list-style-type: none"> • Residential, commercial, industrial; • Older or modern construction; • Height - Single or two storey; • Building materials; • Colours, • Density - Single dwelling houses or unit developments etc. 	
Locality Characteristics - Environment Describe the existing environment of the site e.g. slope, natural features , significant trees or vegetation, water courses, drainage lines etc	

COMPLIANCE WITH PLANNING CONTROLS

Cootamundra Local Environmental Plan 2013 and Gundagai Local Environmental Plan 2011. - 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. To answer the following section, you need to refer to the applicable LEP. You can access this information via the ePlanning Spatial Viewer or view the LEPs and associated maps at; Cootamundra LEP 2013 (CLEP) <https://www.legislation.nsw.gov.au/#/view/EPI/2013/399> Gundagai LEP 2011 (GLEP) <https://www.legislation.nsw.gov.au/#/view/EPI/2011/507>

Using the LEP Maps: Open the maps using the link in the tool bar at the top of the page. Open a map and from the key on the bottom left of the map, identify which map # is applicable to your property, and then use the maps to check your property zoning and if it is affected by any mapping that requires consideration, as listed in the table below.

Examples of mapping for Biodiversity, Groundwater vulnerability, Heritage and Natural Resources Sensitivity Land

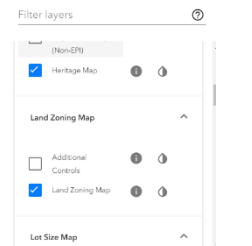


Using the ePlanning Spatial Viewer:

<https://www.planningportal.nsw.gov.au/spatialviewer/#/find-a-property/address>

Type in your property address or Lot/DP into the search bar. Using the 'Layers' tab – select;

- Principal Planning Layers – check Heritage Map, Land Zoning Map, Lot Size Map
- Protection Layers – check layers required in the table below
- Hazard – check bushfire and flooding mapping



Clause	Issue	Complies	Comment
2.1 Land Use Zones	What is the zoning of the land?		Zoning:
2.3 Zone objectives and land use table	Is a proposed development permissible in the zone?	<input type="checkbox"/> Yes <input type="checkbox"/> No	
4.6 Exception to development standards	Are you seeking a variation to a development standard in the LEP?	<input type="checkbox"/> Yes <input type="checkbox"/> No	If yes (your proposal varies from any standard in the LEP – such as minimum lot size), you must include a separate written statement, justifying non-compliance. 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 type="checkbox"/> No	If yes, 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. Statement attached - <input type="checkbox"/> Yes <input type="checkbox"/> No
Land CLEP 2013 - 6.6 & 6.7 (see Natural Resources Land Map)	Is the land identified as a 'dryland salinity' or 'high soil erodibility'?	<input type="checkbox"/> Yes <input type="checkbox"/> No	If yes, how will any adverse environmental impacts be minimised and managed?

<p>GLEP 2011 - 6.2 (see Natural Resources Sensitivity Land Map)</p>	<p>Is the land identified as a 'sensitive land'?</p>		
<p>Water CLEP 2013 - 6.4 & 6.5 (see Watercourses Map and the Groundwater Vulnerability Map)</p> <p>GLEP 2011 - 6.3 (see Natural Resources Sensitivity Water Map)</p>	<p>Is the land identified as a 'watercourse' or 'groundwater vulnerable'?</p> <p>Is the land identified as a 'sensitive land'?</p>	<p><input type="checkbox"/> Yes <input type="checkbox"/> No</p>	<p>If yes, how will any adverse environmental impacts be minimised and managed?</p>
<p>Biodiversity CLEP 2013 - 6.3 (see Terrestrial Biodiversity Map)</p> <p>GLEP 2011 - 6.1 (see Natural Resources Sensitivity Biodiversity Map)</p>	<p>Is the land identified as 'biodiversity'?</p> <p>Is the land identified as a 'sensitive land'?</p>	<p><input type="checkbox"/> Yes <input type="checkbox"/> No</p>	<p>If yes, how will any adverse environmental impacts be minimised and managed?</p>
<p>Flood planning CLEP 2013 - 6.2 (see Flood Planning Map)</p> <p>GLEP 2011 - 6.4</p>	<p>Is the land subject to flood related development controls?</p>	<p><input type="checkbox"/> Yes <input type="checkbox"/> No</p>	<p>If yes, your proposal shall show that it is compatible with the flood hazard and will not increase the risk to the environment, building or life.</p>

DEVELOPMENT CONTROL PLAN

For development in the former Cootamundra Shire Council area, consideration of the Cootamundra Development Control Plan should also be provided if the application involves residential development (single dwellings, multi-dwelling housing, residential flat buildings and granny flats, Business and Industrial Development, Subdivision, Car Parking.

PLEASE NOTE If you are proposing or requesting to vary a standard or acceptable solution in the Development Control Plan, you must provide written justification for the variation, explain how your proposal meets the performance criteria and make consideration of any impacts the variation may have.

A copy of the Cootamundra DCP, Appendices and Fact Sheets can be found on Council's website at <https://www.cgrc.nsw.gov.au/building-development-and-planning/plans-policies-and-controls/development-control-plans/>

ASSESSMENT OF LIKELY IMPACTS OF THE DEVELOPMENT

Construction – How will construction noise, rubbish removal and sedimentation and erosion controls be managed during construction?

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

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