

STATEMENT OF ENVIRONMENTAL EFFECTS - SMALL SCALE RESIDENTIAL AND CHANGE OF USE

Standard form for minor developments only.

A COMPLETED STATEMENT OF ENVIRONMENTAL EFFECTS (SEE) IS REQUIRED TO ACCOMPANY ALL DEVELOPMENT APPLICATIONS EXCEPT INTERGRATED DEVELOPMENTS WHICH REQUIRE AN ENVIRONMENTAL IMPACT STATEMENT (EIS).

ABOUT THIS FORM: This SEE template is designed to form an attachment to the Development Application. It can only be used for the following development types:

- ✓ Dwellings, single storey in the R1, R2, RU1, RU5 and R5 zones.
- ✓ Single shops or commercial premises in the B1, B2 & B6 zones*
- ✓ Residential alterations and additions
- ✓ Ancillary residential buildings and structures such as, verandahs, carports, garages, sheds, pergolas, swimming pools.

* Please note that a heritage impact statement is required for all premises within the Heritage Conservation area. This will be required for the majority of developments in the commercial precinct of Corowa.

Developments not listed above may require a SEE with greater detail. Please contact Council for further information.

The SEE 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 the requested items 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.

APPLICATION DETAILS

Applicant: _____

APPLICANT'S DECLARATION: *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.*

Applicant Signature: _____ Date: _____

PROPERTY DETAILS

Property Name: _____

Unit/House No.: _____ Street Name: _____

Town: _____ Postcode: _____

Lot: _____ Section: _____ DP/SP: _____

PROPOSED DEVELOPMENT

Where applicable include a description of matters such as proposed buildings, proposed building materials, nominated colour scheme. Nature of use, staging of the development, details of any demolition and other works to be carried out in site.

PLANNING CONTROLS

Is your proposal permissible in the zone under Corowa LEP 2012 / Urana LEP 2011 YES NO

Is your proposal consistent with the zone objectives? YES NO

Is your proposal in accordance with Corowa DCP 2013 / Urana DCP 2011 YES NO

NOTE: *If you answered no to any of the above questions please discuss your application with Council staff.*

Are there any other planning controls relevant to your proposal YES NO

If yes, please list controls and how the application complies: _____

DESCRIPTION OF SITE

Include where applicable a description of the physical features of the site such as shape, slope, vegetation, waterways.

What is the present use and previous use(s) of the site?

Is the development site subject to any of the following natural hazards?

Bushfire Prone	<input type="checkbox"/>	YES	<input type="checkbox"/>	NO
Flooding	<input type="checkbox"/>	YES	<input type="checkbox"/>	NO
Storm water inundation	<input type="checkbox"/>	YES	<input type="checkbox"/>	NO

NOTE: If the site is identified as Bushfire Prone it will be necessary to address the Planning for Bushfire Protection Guidelines. For further information please consult the NSW Rural Fire Service website www.rfs.nsw.gov.au

How will you mitigate the impact of the natural hazards for this development?

Is the site constrained by any of the following? (Please refer to LEP Maps)

Terrestrial biodiversity	<input type="checkbox"/>	YES	<input type="checkbox"/>	NO
Riparian Land and Watercourses	<input type="checkbox"/>	YES	<input type="checkbox"/>	NO
Groundwater vulnerability	<input type="checkbox"/>	YES	<input type="checkbox"/>	NO
Wetlands	<input type="checkbox"/>	YES	<input type="checkbox"/>	NO
Item of Environmental Heritage or in conservation area *	<input type="checkbox"/>	YES	<input type="checkbox"/>	NO

How will you mitigate the impact of the development on these constraints?

**Note a Heritage Impact statement may be required. Please discuss with Council*

What types of land use and development exist on the surrounding land?

CONTEXT AND SETTING – WILL THE DEVELOPMENT BE

Visually prominent in the surrounding area?	<input type="checkbox"/>	YES	<input type="checkbox"/>	NO
Inconsistent with the existing streetscape?	<input type="checkbox"/>	YES	<input type="checkbox"/>	NO
Out of Character with the surrounding area?	<input type="checkbox"/>	YES	<input type="checkbox"/>	NO
Inconsistent with surrounding land uses?	<input type="checkbox"/>	YES	<input type="checkbox"/>	NO
Vary a building line setback	<input type="checkbox"/>	YES	<input type="checkbox"/>	NO

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

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? YES NO

Will the development result in the overshadowing of adjoining properties resulting in an adverse impact on solar access? YES NO

Will the development result in any acoustic issues between adjoining properties as a result of the placement of active use outdoor areas, vehicular movement areas, air conditioners, pump, bedroom and living room windows etc? YES NO

Will the development impact on views enjoyed from adjoining or nearby properties and public places such as parks, road or footpaths? YES NO

If yes, please provide details of issue. Some issues will require plans, i.e. overshadowing.

ACCESS, TRAFFIC AND UTILITIES

Is legal and practical access available to the development? YES NO

Will the development increase traffic movements/volumes? YES NO

If Yes by how much and what types of Vehicles?

Are additional access points to a road network required? YES NO

Has vehicle maneuvering and onsite parking been addressed in the design? YES NO

Is power, water, electricity, sewer and telecommunication service readily available to the site? YES NO

Comments _____

ENVIRONMENTAL IMPACTS

Is the development likely to result in any form of air pollution (smoke, dust odours etc?) YES NO

Does the development have the potential to result in any form of water pollution (i.e. sediment from runoff)? YES NO

Will the development have any noise impacts above background noise levels? (i.e. air conditioner units, pool pumps)? YES NO

Does the development involve any significant excavation or filling? YES NO

Could the development cause erosion or sediment runoff (including during construction)? YES NO

Is there a likelihood of the development resulting in site contamination? YES NO

Is the development considered to be environmentally sustainable (including provisions of BASIX certificate where required)? YES NO

Is the development situated in a heritage conservation area or likely to have an impact on any heritage item or item of cultural significance? YES NO

Is the development likely to disturb any aboriginal artifacts or relics? YES NO

Comments _____

FLORA AND FAUNA – FOR THREATENED SPECIES PLEASE VISIT www.threatenedspecies.nsw.gov.au

Is the development likely to result in any form of air pollution (smoke, dust odours etc?) YES NO

Will the development result in the removal of any native vegetation from the site? YES NO

Is the development likely to have any impact on threatened species or native habitat? YES NO

If the answer is yes to either of the above questions it may be necessary to have a formal seven part test completed to assess the impact on threatened species – please contact Council for further information.

Comments _____

WASTE AND STORMWATER DISPOSAL

How will effluent be disposed of Sewer Septic

Will liquid trade waste be discharged to Council’s sewer? YES NO

Will the Development result in any hazardous waste or other waste disposal issue? YES NO

How will stormwater (from roof and hard standing areas) be disposed of? Council System Other (Provide Details)

Details: _____

Have all potential overland stormwater risks been considered in the design of the development? YES NO

Comments _____

SOCIAL AND ECONOMIC IMPACTS

Will the proposal have any economic or social consequences in the area? YES NO

Has the development addressed safety, security or crime prevention issues? YES NO

Comments _____

OTHER RELEVANT MATTERS

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

