

Statement of Environmental Effects

Residential Development (Dwellings & Associated Structures)

Natural and Built Environment

In accordance with Schedule 1 of the Environmental Planning and Assessment Regulations 2021 a Development Application (DA) must be accompanied by a Statement of Environmental Effects (SEE) (except for designated development which is accompanied by an Environmental Impact Statement).

This template is suitable for **minor impact development** such as dwellings, alterations and additions, outbuildings and is not exhaustive and should be expanded where appropriate. It may be necessary for Council to request additional information depending on the nature and impacts of a proposal and the completeness of the document. This may result in the delay of the process of your application by Council.

Larger scale developments should be accompanied by a detailed and specific Statement of Environmental Effects. For further information in this regard please seek specific advice from Council's Development Department.

AUTHOR					
Name/s:				Date:	
Company (if applicable):					
Land/Property					
No	Street			Town	
Lot	Section	DP	Lot	Section	DP
DESCRIPTION OF THE PROPOSED DEVELOPMENT					
Current Use:					
Describe the development in detail: <i>(Should include where applicable whether the development will use whole or part of the building(s) or land(s); whether new buildings are proposed; physical description of building; proposed building materials; nominated colour scheme; nature of use; details of any demolition; etc.).</i>					

Property details:

Include information such as: physical features of the site (i.e. slope and vegetation), existing structures at the site and whether these are to be retained or demolished, existing services at the site, any rights of carriageway/easements/restrictions on use on the land, established by a Section 88b instrument, location of any view corridors, availability of public transport, present use of the site, previous uses of the site and adjoining land uses.

Area (m²) :**Slope:****PLANNING CONSIDERATIONS****State Environmental Planning Policies (SEPPs)**

Do any SEPPs apply to the proposed development (such as Sustainable Buildings)? **Yes / No**

If any SEPPs apply, discuss how they apply and how the development complies.

(Attach any supporting documentation and list this documentation in the "Supporting reports and documentation" section below.)

Local Environment Plan (LEP)

Which is the relevant LEP?

- Bombala Local Environmental Plan 2012 (BLEP 2012)
- Cooma-Monaro Local Environmental Plan 2013 (CMLEP 2013)
- Snowy River Local Environmental Plan 2013 (SRLEP 2013)

What is the land zoned?

Note: refer to eplanning spatial viewer tool for the zoning of the land.

What is the proposed land use?

Note: the proposed development must be a land use that is listed in the Dictionary of the relevant Local Environmental Plan - Bombala, Cooma-Monaro, Snowy River.

Is this use permissible within the zone? **Yes / No**

Note: refer to the Land Use Table in BLEP 2012, CMLEP 2013, SRLEP 2013

How does the proposed development meet the objectives of the zone?

List and address all relevant clauses to your development from LMLEP 2014

(Attach any supporting documentation and list this documentation in the "Supporting reports and documentation" section below.)

Development Control Plan (DCP)

Design requirements for development that should be taken into account when preparing a development application are located in the relevant DCP – Bombala DCP 2012, Cooma-Monaro DCP 2014, Snowy River DCP 2013, Jindabyne DCP 2024.

List and address all relevant clauses to your development contained in the relevant DCP.

(Attach any supporting documentation and list this documentation in the “Supporting reports and documentation” section below.)

Supporting reports and documentation:

(List all supporting reports and documentation below)

DESIGN OF THE DEVELOPMENT

Will the development:

- Be visually prominent in the surrounding area? **Yes / No**

Why/Why not?

- Be inconsistent with the existing streetscape or Council's setback policies? **Yes / No**

Why/Why not?

- Be out of character with the surrounding area, or adversely impact on the scenic quality of the area? **Yes / No**

Why/Why not?

- Impact on the existing and likely future amenity of the area? **Yes / No**

Why/Why not?

ACCESS/TRAFFIC & UTILITIES

(Note 1 dwelling = approx. 10 vehicle movements per day)

Is legal and practical access available to the development? **Yes / No**

Describe where access is available:

Will development increase local traffic movements/volumes? **Yes / No**

If Yes, by how much?

Are additional access points to road network required? **Yes / No**

Describe where additional access points are required from:

Has vehicle manoeuvring and onsite parking been addressed in the design (Commercial/Industrial/Multi Res/Public Buildings only)? **Yes / No**

Describe route of vehicle movements & number/type/location of parking:

Is power, water, electricity, sewer and telecommunications services available to the site? **Yes / No**

Why/Why not?

How will the development be serviced with potable water?
What type of vehicle/equipment will be used onsite? List number, use and type of vehicle/equipment:

ENVIRONMENTAL IMPACTS
Is the development considered to be environmentally sustainable (including provision of BASIX/NatHERS certificate where required)? Yes / No Why/Why not?
Are there any threatened species, populations and/or ecological communities and/or their habitats on the land or nearby? Yes / No If "Yes", How will the development impact? If " No", why not?

<p>Is the development likely to disturb any aboriginal artefacts or relics? Yes / No</p> <p>Why/Why not?</p>
<p>Is the development situated in a heritage area or likely to have an impact on any heritage item or item of cultural significance? Yes / No</p> <p>Why/Why not?</p>
<p>Is the development likely to result in any form of air pollution (smoke, dust, odour, etc.)? Yes / No</p> <p>Why/Why not?</p>
<p>Does the development have the potential to result in any form of water pollution (e.g. sediment run-off)? Yes / No</p> <p>Why/Why not?</p>
<p>Will the development have any noise impacts above background noise levels (e.g. swimming pool pumps)? Yes / No</p> <p>Why/Why not?</p>

<p>Does the development involve any significant excavation or filling? Yes / No</p> <p>Why/Why not?</p>
<p>Could the development cause erosion or sediment run-off (including during the construction period)? Yes / No</p> <p>Why/Why not?</p>
<p>Is there any likelihood in the development resulting in soil contamination? Yes / No</p> <p>Why/Why not?</p>
<p>Will there be external lighting? Yes / No</p> <p>Describe location/type/wattage:</p>

<p>FLORA AND FAUNA IMPACTS</p> <p>(For further information on threatened species, www.threatenedspecies.environment.nsw.gov.au)</p>
<p>Will the development result in the removal of any native vegetation from the site? Yes / No</p> <p>Describe location/quantity/type of vegetation.</p>

Is the development likely to have any impact on threatened species or endangered ecological communities? **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 – applicants are encouraged to consult with Council).

Describe location/quantity/type of vegetation.

NATURAL & ARTIFICIAL HAZARDS

Is the development site subject to any of the following natural hazards: **Yes / No**

Bushfire Prone Flooding Landslip

(Note if the site is identified as Bushfire Prone it will be necessary to address the Planning for Bushfire Protection Guidelines and in the case of subdivision the development will be integrated. For further information please consult the NSW Rural Fire Service web site www.rfs.nsw.gov.au).

Describe location/type/severity:

(Attach any supporting documentation and list this documentation in the "Supporting reports and documentation" section below.)

WASTE DISPOSAL

Sewage

How will effluent be disposed of? Council's Sewer Infrastructure Onsite

Indicate location/size/disposal method for onsite system:

(Note if an onsite sewer management system is proposed a supporting Site and Soil Assessment report must accompany the application)

Stormwater

How will stormwater (from roof and hard standing) be disposed of:

Street Drainage System Rainwater Tank Other (of other provide details)

Describe:

Garbage & other Waste

<p>Will the development produce waste? Yes / No</p> <p>General Household waste Liquid Trade Waste Other (describe)</p> <p>Describe other:</p>				
<p>How will waste be disposed of:</p> <p>Council Collection Council Bank of Bins Commercial Operator Self-Managed Other</p> <p>Describe other:</p>				

<p>SOCIAL AND ECONOMIC IMPACTS</p>				
<p>Will the proposal have any economic consequences in the area? Yes / No</p> <p>Why/Why not?</p>				
<p>Will the proposal affect the amenity of surrounding residences by overshadowing/loss of privacy/increased noise or vibrations? Yes / No</p> <p>Why/Why not?</p>				
<p>What are the likely social effects of the proposal? (Issues which may need to be considered include demography/community services/amenity/quality of life/employment rates/health and safety)</p>				

For further information or assistance on completing this form please contact Council.

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