



Murrumbidgee COUNCIL

STATEMENT OF ENVIRONMENTAL EFFECTS STANDARD FORM – FOR MINOR DEVELOPMENTS ONLY

About this form

A Statement of Environmental Effects (SEE) is required to accompany all development applications. This SEE template is designed to form an attachment to the Development Application. It can only be used for the following development types:

Applicable Development Types	
✓	Dwellings, single storey in the RU1, RU5 and R5 zones.
✓	Single shops or commercial premises in the RU5 zone*
✓	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 Jerilderie.

Developments not listed above may require a SEE with greater detail. Please contact Council's Environmental Services section 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			
Land to be Developed			
Street No.		Street Name	
Lot No.		Suburb	
Section No		DP No.	

Description of 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.

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Planning Controls

Is your proposal permissible in the zone under Jerilderie LEP 2012 <u>OR</u> Murrumbidgee LEP 2013?	<input type="checkbox"/>	Yes	<input type="checkbox"/>	No
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Is your proposal consistent with the zone objectives?	<input type="checkbox"/>	Yes	<input type="checkbox"/>	No
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Is your proposal in accordance with Jerilderie DCP <u>OR</u> Darlington Point & Coleambally DCP?	<input type="checkbox"/>	Yes	<input type="checkbox"/>	No
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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	<input type="checkbox"/>	Yes	<input type="checkbox"/>	No
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If yes please list controls and how the application complies.

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Description of Site

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

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

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Is the development site subject to any of the following natural hazards?		
<input type="checkbox"/>	Bushfire Prone	<input type="checkbox"/>
<input type="checkbox"/>	Flooding	<input type="checkbox"/>
<input type="checkbox"/>	Storm water inundation	
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 relevant LEP Maps		
<input type="checkbox"/>	Terrestrial biodiversity	<input type="checkbox"/>
<input type="checkbox"/>	Groundwater vulnerability	
<input type="checkbox"/>	Riparian Land and Watercourses	<input type="checkbox"/>
<input type="checkbox"/>	Wetlands	
<input type="checkbox"/>	Item of Environmental Heritage or in conservation area *	
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	No
Inconsistent with the existing streetscape?	<input type="checkbox"/>	Yes	No
Out of Character with the surrounding area?	<input type="checkbox"/>	Yes	No
Inconsistent with surrounding land uses?	<input type="checkbox"/>	Yes	No
Vary a building line setback	<input type="checkbox"/>	Yes	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?	<input type="checkbox"/>	Yes	No
Will the development result in the overshadowing of adjoining properties resulting in an adverse impact on solar access?	<input type="checkbox"/>	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?	<input type="checkbox"/>	Yes	No
Will the development impact on views enjoyed from adjoining or nearby properties and public places such as parks, road or footpaths?	<input type="checkbox"/>	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 manoeuvring 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 in 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 www.threatenedspecies.nsw.gov.au threatened species please visit:			
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?

Applicants 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.

Signature(s)	
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Name(s)	
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Date	
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Legal References

Section 78A(9) of the Environmental Planning and Assessment Act 1979 states that the regulations may specify what is required to be submitted with a development application.

Section 50(1)(a) of the Environmental Planning and Assessment Regulation 2000 states that development applications must contain information and documents specified in schedule 1 part 1.

Schedule 1, part 1, subclause 2(1)(c) of the Environmental Planning and Assessment Regulation 2000 requires the submission of Statements of Environmental Effects (SEEs) with all development applications (other than complying and designed development).

Schedule 1, part 1, subclause 4 of the Environmental Planning and Assessment Regulation 2000 states that such SEEs must show:

- The environmental impacts of the development
- How the impacts have been identified
- The steps to be taken to protect the environment or lessen the expected hure to the Environment
- Any matters required to be indicated by any guidelines issued by the Director-General.

The Applicant is advised that Council will make copies of (including electronic copies) of the development application and accompanying documents for the purpose of complying with its obligations under the Environmental Planning And Assessment Act 1979 and the Local Government Act 1993. The applicant is responsible for obtaining all copyright licenses necessary from the copyright owners for this purpose.