

## ATTACHMENT C

(Development Application)

### Statement of Environmental Effects (SEE)

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

✓	Applicable Development Types
✓	Single Residential dwelling (single storey and in a residential zone only – excluding Conservation Area)
	Residential Alterations or Additions (single storey only)
	Other Domestic Buildings and Structures (including swimming pool, sheds, carports, etc.)
	Strata Subdivision of existing buildings
	Minor works in Conservation Area (e.g. painting, cladding, plastering, re-roofing, changing materials, fittings such as doors, windows and screens, etc.)

**Other development proposals must be accompanied by purpose written statements.**

The SEE must address all impacts that are relevant to your proposal. **Appendix 3** of the **Development Application Preparation and Lodgement Guide** will assist you in ensuring that you have considered all of the potential impacts relevant to your proposal. Other issues not listed in Appendix 3 may also be relevant and should be included in the SEE. You are encouraged to expand upon the material provided in any way you perceive as relevant.

**Where potential impacts are identified, please ensure that you provide relevant comments and information on the measures that are proposed in order to mitigate against those impacts. You may need to provide additional pages/documentation (etc.) as an attachment to this SEE.**

☒ **I have provided supporting information on pages/documents attached to this SEE.**

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 additional information requests being forwarded to you from Council.

Application Details	
Applicant:	AK & JE Alatalo Pty Ltd
Lot and DP No.:	Lot 33 - DP 1254806
Street No.:	53 Avocet Drive
Locality:	Estella NSW 2650

<p><b>Description of Development</b></p> <p>(Should include where applicable 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 etc.)</p> <p>Erection of Residential Dwelling</p>
<p><b>Description of Site</b></p> <p>(Should include where applicable a description of the physical features of the site such as shape, slope, vegetation, any waterways. Also describe the current use/s on the site.)</p> <p>Description:</p> <p>Vacant Residential Land</p>
<p>• What is the present use and previous uses of the site?</p> <p>Vacant Residential Land</p>
<p>• Is the development site subject to any of the following natural hazards:</p> <p><input type="checkbox"/> Bushfire Prone?    <input type="checkbox"/> Flooding or stormwater inundation?</p> <p>Comments:</p> <p>(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 <a href="http://www.rfs.nsw.gov.au">www.rfs.nsw.gov.au</a>).</p>
<p>• What other constraints exist on the site?</p> <p>(e.g. vegetation, easements, sloping land, drainage lines, contamination, etc.)</p> <p>Easement to drain sewer at back of block</p>
<p>• What types of land use and development exist on surrounding land?</p> <p>Residential and proposed residential</p>

**Planning Controls**

- Is your proposal permissible in the zone? ☐ Yes ☐ No
- Is your proposal consistent with the zone objectives? ☐ Yes ☐ No
- Is your proposal in accordance with the relevant development control plan? ☐ Yes ☐ No

If you answered "No" to any of the above, you should make an appointment to discuss your proposal with a town planner or building surveyor before lodging a development application.

**Comments:**

The setback on Lot 33 Avocet Drive, Estella (primary frontage) does not comply with the DCP Control 9,3,6 C1. A variation is requested as per 9,3,6 C4 as the development setback of 4.5m is consistent with the three considerations listed in the control

**Context and Setting**

- Will the development be:
- Visually prominent in the surrounding area? ☐ Yes ☐ No
- Inconsistent with the existing streetscape? ☐ Yes ☐ No
- Out of character with the surrounding area? ☐ Yes ☐ No
- Inconsistent with surrounding land uses? ☐ Yes ☐ No

**Comments:****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 and pumps, 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 roads and footpaths? ☐ Yes ☐ No

**Comments**

Access, traffic and Utilities	
• Is legal and practical access available to the development?	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
• Will the development increase local traffic movements / volumes? If yes, by how much? .....	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
• Are additional access points to a road network required?	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
• Has vehicle manoeuvring and onsite parking been addressed in the design?	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
• Is power, water, electricity sewer and telecommunication services readily available to the site?	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
Comments:	
Environmental Impacts	
• Is the development likely to result in any form of air pollution (smoke, dust, odour etc.)?	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
• Does the development have the potential to result in any form of water pollution (eg. sediment run-off)?	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
• Will the development have any noise impacts above background noise levels (eg. Swimming pool pumps)?	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
• Does the development involve any significant excavation or filling?	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
• Could the development cause erosion or sediment run-off (including during the construction period)?	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
• Is there any likelihood in the development resulting in soil contamination?	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
• Is the development considered to be environmentally sustainable (including provision of BASIX certificate where required)?	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
• Is the development situated in a heritage area or likely to have an impact on any heritage item or item of cultural significance?	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
• Is the development likely to disturb any aboriginal artefacts or relics?	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
Comments:	
Sediment control will be in place during the construction period	

Flora and Fauna Impacts	
(For further information on threatened species, see <a href="http://www.threatenedspecies.environment.nsw.gov.au">www.threatenedspecies.environment.nsw.gov.au</a> )	
• Will the development result in the removal of any native vegetation from the site?	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
• Is the development likely to have any impact on threatened species or native habitat?	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> 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 Council).	
Comments:	
Waste and Stormwater Disposal	
• How will effluent be disposed of?	<input checked="" type="checkbox"/> To Sewer <input type="checkbox"/> Onsite
• Will liquid trade waste be discharged to Council's sewer?	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
• Will the development result in any hazardous waste or other waste disposal issue?	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
• How will stormwater (from roof and hard standing) be disposed of:	
<input type="checkbox"/> Council Drainage System <input type="checkbox"/> Other (if other provide details)	
• Does the development propose to have rainwater tanks?	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
• Have all potential overland stormwater risks been considered in the design of the development?	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
Comments:	
Social and Economic Impacts	
• Will the proposal have any economic or social consequences in the area?	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
• Has the development addressed any safety, security or crime prevention issues?	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
Comments:	

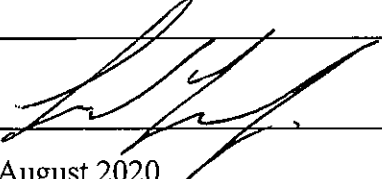
**Other Relevant Matters**

(Refer to Appendix 3 of the *Development Application Preparation and Lodgement Guide* to ensure that you have considered all of the potential impacts relevant to your proposal. Please provide further details below or attaché additional pages if required.)

Comments:

**APPLICANT 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/us if information is found to be missing or inadequate.

Applicant's name/s (Printed)	AK & JE Alatalo Pty Ltd
Applicant's signature/s	
Date	3 August 2020

**Legal Reference**

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 & Assessment Regulation 2000* requires the submission of Statements of Environmental Effects (SEEs) with all Development Applications (other than designated development)

Schedule 1, part 1, subclause 4 of the *Environmental Planning & 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 harm to the Environment
- Any matters required to be indicated by any guidelines issued by the Director-General.