

Detailed Statement of Environmental Effects (SEE)

The Environmental Planning and Assessment Regulation 2021 requires that a development application must be accompanied by a SEE. This form is to accompany all development applications [except minor development] – see Development Application Lodgement Matrix for supporting documents requirements on Council's website.

1. Details of Development		
Description of development <div></div>		
Unit/Street No. <div></div>	Street <div></div>	Town or locality <div></div>
Lot/DP or Lot/Section/DP or Lot/Strata No. <div></div>		Postcode <div></div>
Statement prepared by: <div></div>		Date <div></div>

By lodging this document with a Development Application, you confirm the answers form part of the Development Application and are true and correct.

The responses are to be a detailed written explanation rather than stating 'Yes/No'. This may include references to separate diagrams, plans and photos to accompany this document. Where a response cannot be detailed in the space provided on this form a separate attachment is to be submitted.

Council, after considering the information provided, may request additional information. If additional information is required, Council will notify you in writing.

What is the zone identified under the Clarence Valley LEP?

Is the development permissible in the zone? **Yes** ☐ **No** ☐

Comment:

Is the development consistent with the objectives of the zone under the Clarence Valley Local Environmental Plan? **Yes** ☐ **No** ☐ Link available at <https://legislation.nsw.gov.au/view/pdf/asmade/epi-2011-701>

Comment:

Does the development meet the provisions of the relevant or specific State Environmental Planning Policies?

Yes ☐ No ☐

Comment:

2. Have you shown how your proposal complies with the relevant Development Control Plan (DCP) or Clarence Valley Local Environmental Plan (LEP) standards/controls?

What is/are the lot size/s?

(Variations to the minimum lot size specified on the Lot Size Map of the LEP requires a Clause 4.6 written application to vary the development standard)

Comment:

Complies with DCP/LEP?

Yes ☐ No ☐

What is the maximum height / overall height?

Comment:

Complies with DCP/LEP?

Yes ☐ No ☐

What is the proposed front setback?

- 6m for R1, R2, R3 & SP3 zones;
- 10m for R5, E2, E3, SP1, RE1 & RE2 zones
- secondary frontage: 3.5m for R1 & R2 zones and 6m R5 zone

Comment:

Complies with DCP/LEP?

Yes ☐ No ☐

What are the side setbacks?

(R1, R2, R3 & SP3 zones - 900mm for max. height of 6.5m; 1.5m for max. height of 9m; 3m for max. height of 12m; 3m in R5 zones)

Comment:

Complies with DCP/LEP?

Yes ☐ No ☐

Setbacks to services (Min 1.5m where sewer is 1.5m to 3m deep; not located over easements)	Complies with DCP/LEP? Yes <input type="checkbox"/> No <input type="checkbox"/>
What is the total landscaped (non-hardstand) area? (45% for R1 & R2 zones; 35% for R3 and SP3 zones) Comment:	Complies with DCP/LEP? Yes <input type="checkbox"/> No <input type="checkbox"/>
Private Open Space Area	
Located on the North or East side of the dwelling	Complies Yes <input type="checkbox"/> No <input type="checkbox"/>
Behind front setback	Complies Yes <input type="checkbox"/> No <input type="checkbox"/>
Regular shape & located with direct access to living areas	Complies Yes <input type="checkbox"/> No <input type="checkbox"/>
Minimum width of 4.5 metres	Complies Yes <input type="checkbox"/> No <input type="checkbox"/>
Level area, if terraced, a min. width 4.5m	Complies Yes <input type="checkbox"/> No <input type="checkbox"/>
Has a separate <i>Development Control Variation Form</i> (DCP) or <i>Variation to Development Standard Form</i> (LEP) been submitted for each variation? Yes <input type="checkbox"/> No <input type="checkbox"/> Comments:	
<p>If the development seeks to vary any controls in Council's Development Control Plan a written justification for the proposed variation is to be submitted with the application. Council's Development Control Variation Form (available from https://www.clarence.nsw.gov.au/Building-and-planning/Building-and-development-services/Stage-2-Lodgement/Lodge-a-Development-Application) can be used.</p> <p>If the development seeks to vary a Development Standard in the Clarence Valley Local Environmental Plan (the LEP) a written justification for the proposed variation is to be submitted with the application in accordance with Clause 4.6 of the LEP. Council's Development Standard Variation Form (available from https://www.clarence.nsw.gov.au/Building-and-planning/Building-and-development-services/Stage-2-Lodgement/Lodge-a-Development-Application) can be used.</p> <p>If your proposal results in non-compliance with the above controls the proposal will be notified and/or advertised which incurs a fee. For variations over 10%, additional fees apply.</p>	

3. Environmental Considerations

Has the following been submitted: Location Plan **Yes** ☐ **No** ☐, Site Plan **Yes** ☐ **No** ☐,

Elevations **Yes** ☐ **No** ☐, Landscape plan **Yes** ☐ **No** ☐

Describe the existing environment of the subject site and the surrounding land.

Will the development result in the **removal of any native vegetation** from the site? **Yes** ☐ **No** ☐

How many trees or area?

What type/species?

How has clearing been avoided and minimised on-site?

How do you intend to offset any clearing?

Is this site mapped on biodiversity values map? **Yes** ☐ **No** ☐

<https://www.environment.nsw.gov.au/topics/animals-and-plants/biodiversity-offsets-scheme/about-the-biodiversity-offsets-scheme/when-does-bos-apply/biodiversity-values-map>

A site plan is to be submitted to show the location, number, and species of vegetation to be removed and vegetation to be retained (including impacts from boundary fence lines and areas for buildings, Asset Protection Zones, and any on-site wastewater management areas)

Note: A general principle of avoid and minimise the clearing of native vegetation applies. An Ecological Assessment is to be provided (by a suitably qualified consultant) for removal of native vegetation. The report is to consider Council's DCP controls and Council's Biodiversity Offset Policy. In some cases, a detailed Ecological Assessment or Biodiversity Development Assessment Report (BDAR) will be required.

Hazards: Is the site subject to natural hazards such as:

☐ Bushfire ☐ Flooding ☐ Land slip ☐ Coastal erosion ☐ Other _____

How have these been addressed in the Development Application?

Note: Development applications on bushfire prone land must be accompanied by a consultants Bush Fire Assessment Report demonstrating compliance with Planning for Bushfire Protection 2019 (published by the Rural Fire Service). Only single dwelling reports can be done using the Single Dwelling Application Kit available from the NSW Rural Fire Service web site.

Note: Areas subject to flooding, land slip or coastal erosion may require the submission of specialist reports to demonstrate the suitability of the development regarding the hazard.

Are there any known **threatened species, populations and/or ecological communities** and/or their habitats to be impacted on the land or on adjoining land by the development? **Yes** ☐ **No** ☐

Note: For developments likely to affect threatened species, populations of a species, ecological communities or their habitats, a species impact statement is also needed, as outlined in the Biodiversity Conservation Act 2016.

Heritage: Does the development involve work to or is it adjoining a **heritage item** or is it within a **heritage conservation area**? **Yes** ☐ **No** ☐

Will the development have any effect on land, a **place or building of aesthetic, anthropological, archaeological, cultural, historical, or scientific value**? **Yes** ☐ **No** ☐

If yes to the any of the above, how has this been adequately addressed?

Will your development impact on any places or objects of **Aboriginal heritage significance**? Have you consulted with the traditional owners and/or Local Aboriginal Land Council for the area **Yes** ☐ **No** ☐

Note: If your proposal involves work on or demolition of a heritage item, moving or excavating an aboriginal relic or object, or subdivision of land that contains a heritage item, a Statement of Heritage Impact is required.

What are the likely **economic impacts/effects** of the proposed development?
(Demand for services, employment, skills/education, local, regional impacts)

What are the likely **social impacts/effects** of the proposed development?
(Opportunities for social interaction, community impacts/benefits, social or cultural networks, public facilities)

What are the likely impacts of the proposed development on the built environment?
(Explain the **design characteristics** of the development? Describe how the development will be in character with other developments in the locality)

Are there any impacts on the existing and future amenity of the locality (privacy, loss of views, noise, overshadowing)? **Yes** ☐ **No** ☐
How do you propose to address these impacts?

If amenities are proposed and the land is not serviced by sewer reticulation, has an **On-Site Waste Water Management** Application been lodged with Council? **Yes** ☐ **No** ☐
Note: An On-Site Waste Water Management Application (available from www.clarence.nsw.gov.au) is to be lodged with Council and may require an effluent disposal report by a suitably qualified wastewater consultant. Effluent disposal areas may need to be 40m from intermittent and 100m from permanent waterways

Liquid trade waste is the liquid effluent generated by commercial and industrial premises which is discharged to the sewerage system. It does not include waste from hand wash basins, showers, baths, or toilets. If you intend to discharge trade waste or are currently discharging liquid trade waste to the sewerage system you must apply for a "Trade Waste Approval" (available from www.clarence.nsw.gov.au).

Has an application to discharge trade waste to Council's sewer been submitted? **Yes** ☐ **No** ☐

Erosion and sediment control is required for all proposals that involve excavation, earthworks or clearing.

Have you shown on a plan how you propose to prevent erosion and control sediment on the site, including soil and erosion hazard characteristics, and potential for impact on adjacent land and waterways?

Yes ☐ **No** ☐

If no what measures are proposed to address this?

Has an **erosion and sediment control plan** been submitted? **Yes** ☐ **No** ☐

Does the development have existing **adequate utility services**? (Phone, electricity, water, sewer etc.)

Yes ☐ **No** ☐

Describe how any easements for services have been considered?

Has a Detailed a Stormwater Management Plan been provided? **Yes** ☐ **No** ☐

How will **stormwater** be managed? (Including drainage, roof water, detention tanks, surface water runoff and impacts on adjoining lots, discharge point, legal right to discharge, water sensitive design practices to minimise runoff)

Note: New developments, subdivisions and redevelopment of a site will need detailed stormwater assessment considering roads, overland flows, on-site drainage, inter-allotment drainage, detention and quantity and quality calculations by a qualified consultant.

Refer to the different requirements that apply under Council's sustainable water controls (in the relevant DCP) for; development that does not increase the impermeable surface area; subdivisions for less than 5 lots; developments increasing impermeable surface area < 500m²; subdivision between 5 and 25 lots; developments increasing impermeable surface area > 500m²; and subdivisions > 25 lots.

Easements and agreement of owners to drain to adjoining lots will be required.

Site History: Has the site previously been used for a purpose that may result in the site being **contaminated**? **Yes** ☐ **No** ☐ (i.e., service station, agriculture, dip site, mining or extractive industry, waste storage or waste treatment, the manufacture of chemicals or asbestos etc.). For vacant land provide details of past land uses for the site.

What remediation work, if any, has been taken in respect to contamination which is or may have been present on the site?

Note: Potentially contaminated land requires the submission of a preliminary site investigation consultants report. Contaminated sites require the submission of a detailed site investigation which must demonstrate that the land is suitable for the proposed use/development in accordance with NSW EPA guidelines.

Is there any **cut/fill** proposed? **Yes** ☐ **No** ☐ If so, how will this be managed? (e.g., retaining walls, changes to drainage, flooding)

Note: Detailed engineering design will be required with a Construction Certificate application.

Is the land affected by potential **acid sulfate soils**? **Yes** ☐ **No** ☐

Class acid sulfate soils (1- 5)?

What measures are proposed to address this?

Note: Any works are to be in accordance with Council and the NSW Acid Sulfate Soil Management Advisory Committee requirements

Will the proposal cause or be affected by **Air or Noise emissions**? Yes ☐ No ☐

(e.g., Industries, food premises, exhaust systems, waste storage, main roads, loading bays, heavy vehicles, amplified music air-conditioning units, entertainment facilities, restaurants)

Air: Identify existing or proposed sources of odour or fumes and what measure are proposed to address them:

Noise: Identify existing and proposed sources of noise and what measure are proposed to address them:

Note: Where noise is a major design issue, a report prepared by a qualified acoustic consult is required.

Parking, traffic, and access

Note: For new building works parking spaces, traffic management and vehicle manoeuvring will need to be demonstrated on a plan drawn to scale. Where there are likely to be conflicting, trafficable areas manoeuvring diagrams will need to demonstrate compliance with AS2890.

Have you submitted a parking and manoeuvring plan? Yes ☐ No ☐

How do you intend to gain **vehicular and or pedestrian access** to the site? Yes ☐ No ☐

Has **off-street parking** been provided? Yes ☐ No ☐ Number of parking spaces?

(Council's DCP sets out the Parking and vehicular access requirements and car parking requirements)
Comment:

Has accessible parking been provided for the development? Yes ☐ No ☐

No. Spaces:

Comment

What **loading/unloading facilities** have been provided? Yes ☐ No ☐

What amount of traffic will be generated by the proposed development? What will be the effect of any likely increase in traffic caused by the proposed development?

Note: If your proposal is likely to involve significant traffic generation you must include a traffic impact assessment report prepared by a qualified transport consultant. If your proposal is not a major traffic generator you will still need to show that there is adequate provision for access.

Additional information for Commercial/Industrial development		
Total number of employees		
Expected number of customers/patrons or clients/No. seats for restaurants / cafes		
Hours of operation	Monday - Friday	
	Saturday	
	Sunday & Public Holidays	
Is there vehicle access to a public road?		
Parking numbers required as per council's DCP requirements		
What disabled parking is proposed?		
What staff and customer amenities are available? Are the amenities wheelchair accessible?		