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clarence VALLEY COUNCIL

Statement of Environmental Effects

To accompany all development applications where works are minor and adverse environmental impacts are unlikely. This includes developments such as signage, single dwellings, ancillary residential development (i.e sheds, swimming pools, alterations and additions) **and Strata Subdivision**

Detailed description of development

Unit/Street No.

Street

Town or locality

Postcode

Lot/DP or Lot/Section/DP or Lot/Strata No.

Statement prepared by (please print name/company)

Date

1. Environmental Considerations	Expected or likely impact	Action proposed to minimise the effect
Will the development adversely affect the natural environment including any impact on flora, fauna, fish or their habitat?		
Are you proposing to remove any trees? ☐ Yes ☐ No *The location, number and species of vegetation to be removed and retained are to be indicated on the site plan.* *The general principle of avoiding and minimising the clearing of native vegetation applies. In some cases, an Ecological Assessment or Biodiversity Development Assessment Report (BDAR) may be required.*	If yes how many trees? *List the number of trees here, illustrate location on the site plans relative to proposed works and clearly identify onsite.*	What species of trees are to be removed? *If required, consult with a suitably qualified professional to determine species names.*
Is your property shown on the Biodiversity Values Map? *See notes below for link to mapping.*		*If your property is mapped, a BDAR will be required to be prepared and submitted with this development application.*

Is the land subject to any risks? (e.g., flooding, land slip, bushfire, coastal or riverbank erosion, etc.)		
Is the land contaminated through past or present land uses? (e.g. old cattle dip site). For development on vacant land give details of past land use/s.		
How will storm water be managed? (Including roof water and surface water from hardstand areas).		*Prepare a concept drainage plan.*
Will the development overshadow adjacent property? If yes, have shadow diagrams been prepared.		
Will the development obstruct views from neighbouring properties?		
Will the development affect the privacy of neighbours?		
Is there any cut/fill proposed? If so, how will this be managed? (e.g., retaining walls) a maximum of 1.2m cut/fill applies, a variation to the DCP is required for cut/fill greater than 1.2m.		
Is the land affected by potential acid sulphate soils?		
Are existing utility services adequate? (e.g. phone, electricity, water, sewer etc.)		
Will the development have any effect on land, a place or building of aesthetic, anthropological, archaeological, cultural, historical, or scientific value?		

Does the development involve work to or is it adjoining a heritage item or is it within a heritage conservation area? *Note: A Statement of Heritage Impact may be required.*		

2. Applicable Planning Controls*	**All fields below are mandatory**	**Does the Proposal Comply Y/N**
Nominate the Zoning of the Land *(available from Council's online mapping or NSW Planning Portal)*	Nominate the Zoning of the Land	☐ Yes ☐ No
Proposed development is permissible in the zone?		☐ Yes ☐ No
Are any variations to Council's planning controls proposed?		*If yes see note below ^.*
Nominate the Building Height (generally 9m however refer to Height of Buildings Map in the CV LEP 2011). 3m maximum wall height for outbuildings in R1 and R2 zones *(Refer to relevant DCP for the zone for all prescribed heights)*	Nominate the Building Height	☐ Yes ☐ No
Nominate Setbacks proposed Front – R1, R2, R3 – 6m 　　　　R5 and Rural Land – 10m Side – R1, R2, R3 – 900mm 　　　R5 and Rural Land – 3m Rear – R1, R2, R3 – 900mm Is proposal setback from services? (e.g. sewermains) *(refer to relevant DCP for the zone for all prescribed setbacks. Side and rear setbacks vary depending on building height and use of building)*	Nominate front setbacks Nominate side setbacks Nominate rear setbacks	☐ Yes ☐ No ☐ Yes ☐ No ☐ Yes ☐ No ☐ Yes ☐ No
Landscaped Area 45% for R1 and R2 zoned land 35% of R3 and SP3 zoned land	Nominate proposed landscape area , area is to be shown on the submitted plans	☐ Yes ☐ No

Private Open Space Single Dwellings - 50m^2 with a minimum dimension of 4.5m Secondary Dwellings – 24m^2 with minimum dimension of 4m	Nominate proposed private open space, area is to be shown on the submitted plans	☐ Yes ☐ No

*This is not an exhaustive list, please refer to Clarence Valley Local Environmental Plan 2011 and relevant Development Control Plan available on Council's website for further details and explanation of the controls. ^If the development seeks to vary any controls in Council's Development Control Plan? (e.g. setbacks, height) a written justification for the proposed variation is to be submitted with the application. Council's Development Control Variation Form (available from www.clarence.nsw.gov.au) can be used.

Notes for completing the Statement of Environmental Effects (SEE):
- A SEE is to clearly outline a proposed development, its impacts, the way it will operate and measures to protect the environment or lessen the expected harm to the environment.
- A SEE is required to be submitted with every development application under the Environmental Planning & Assessment Regulation 2021 - Schedule 1. The DA matrix available on the Council website can be used to assist in documentation required to be submitted with a Development Application.
- **A simple yes/no answer to questions is not sufficient**. The questions are not an exhaustive list, but a guide only and should be expanded upon where appropriate in the form of additional information.
- Some developments will require this information to be provided by professional consultants with specialist input to address significant impacts.
- If significant native vegetation or a significant amount of native vegetation is to be cleared a **Biodiversity Development Assessment Report (BDAR) prepared by a suitably qualified consultant will be required to be submitted with the Development Application.** Contact Council staff for advice as to when this report is required. The Biodiversity Values Map should be consulted and is available from https://www.environment.nsw.gov.au/biodiversity/biodiversity-values-map.htm.

By submitting this Statement of Environmental Effects with a Development Application it is declared that all the information, to the best of my knowledge, is true and correct

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