The General Manager Cobar Shire Council 36 Linsley Street PO Box 223 COBAR NSW 2835



Telephone: (02) 6836 5888 Facsimile: (02) 6836 3964 Email: mail@cobar.nsw.gov.au Website: <u>www.cobar.nsw.gov.au</u> ABN: 71 579 717 155

Postcode

Deposited Plan No.

STATEMENT OF ENVIRONMENTAL EFFECTS

(To be used for minor development only)

IMPORTANT INFORMATION

LEGISLATION – In accordance with Schedule 1 of the *Environmental Planning and Assessment Regulation 2000* a development application must be accompanied by a Statement of Environmental Effects.

QUALIFIER – This Statement of Environmental Effects Template has been produced to assist applicants identify the environmental impacts of a development and the steps to be taken to protect the environment or lessen the expected harm. The template is suitable for minor impact development such as alterations & additions and outbuildings. It may be necessary for Council to request additional information depending on the nature and impacts of a proposal. Larger scale developments should be accompanied by a detailed and specific Statement of Environmental Effects.

SECTION A. Location & Property Description

Unit/Street No.

Street Name

Suburb or Town

Allotment No.

State

SECTION B. Description of Proposal

Should include where applicable, physical description of building, proposed building materials, nominated colour scheme, nature of use, details of any demolition etc. - please attach supporting documentation if insufficient space is available below.

Section No.

Cobar Shire Council – Statement of Environmental Effects	V1/3.1.013	Effective Date: 05/12/2017	Review
This is an uncontrolled document when printed – Refer to Do	cuments Registe	r for current version	

SECTION C. Description of the Site

Describe the physical features such as shape, slope, vegetation, any waterways. Also describe the current use/s on the site - please attach supporting documentation if insufficient space is available below.

SECTION D. Compliance with Relevant Planning Controls

Please provide additional comment if answering 'yes' to any of the questions. If necessary attach additional information

Does the proposal seek variation to the provisions contained within the following controls? <i>Please tick</i> (\checkmark)	Yes	No	N/A
Cobar Local Environmental Plan 2012			
State Environmental Planning Policy (Exempt and Complying Development Codes) 2008			
State Environmental Planning Policy No. 21 – Caravan Parks			
State Environmental Planning Policy No. 30 – Intensive Agriculture			
State Environmental Planning Policy No. 32 – Urban Consolidation (Redevelopment of Urban Land)			
State Environmental Planning Policy No. 33 – Hazardous and Offensive Development			
State Environmental Planning Policy No. 36 – Manufactured Home Estates			
State Environmental Planning Policy No. 50 – Canal Estate Development			
State Environmental Planning Policy No. 55 – Remediation of Land			
State Environmental Planning Policy No. 62 – Sustainable Aquaculture			
State Environmental Planning Policy No. 64 – Advertising and Signage			
State Environmental Planning Policy No. 65 – Design Quality of Residential Flat Development			
State Environmental Planning Policy (Housing for Seniors or People with a Disability) 2004			
State Environmental Planning Policy (Building Sustainability Index: BASIX) 2004			
State Environmental Planning (Major Projects) 2005			
State Environmental Planning (Mining, Petroleum Production and Extractive Industries) 2007			
State Environmental Planning Policy (Infrastructure) 2007			
State Environmental Planning Policy (Rural Lands) 2008			
State Environmental Planning Policy (Exempt and Complying Development Codes) 2008			
State Environmental Planning Policy (Affordable Rental Housing) 2009			
State Environmental Planning Policy (State and Regional Development) 2011			
State Environmental Planning Policy (Miscellaneous Consent Provisions) 2007			
State Environmental Planning Policy (Vegetation in Non-Rural Areas) 2017			
State Environmental Planning Policy (Educational Establishments and Child Care Facilities) 2017			
Comment:			

SECTION E. Context and Setting			
Will the Development?Please tick () and provide further comment if answering yes.	Yes	No	N/A
Be visually prominent in the surrounding area?			
Be inconsistent with the existing streetscape or Council's setback policies?			
Be out of character with the surrounding area?			
Comment:			
SECTION F. Access, Traffic and Utilities			
Please tick (🗸) and provide further comment if answering yes.	Yes	No	N/A
Is legal and practical access available to the development?			
Will the development increase local traffic movements / volumes? If yes, please specify how much?			
Are additional access points to road network required?			
Has vehicle manoeuvring and onsite parking been addressed in the design?			
Is power, water, electricity, sewer and telecommunications services readily available to the site?			
Comment:			
SECTION G. Environmental Impacts			
Please tick (\checkmark) and provide further comment if answering yes.	Yes	No	N/A
Is the development likely to result in any form of air pollution (smoke, dust, odour etc.)?			
Does the development have the potential to result in any form of water pollution (eg. sediment run-off)?			
Will the development have any noise impacts above background noise levels (eg Swim pool pumps)?			
Does the development involve any significant excavation or filling?	<u> </u>		
Could the development cause erosion or sediment run-off (including during the construction period)?			
Is the development considered to be environmentally Sustainable (including provision of BASIX certificate where required)?			
Is the development likely to disturb any aboriginal artefacts or relics?			
Comment:			

SECTION H. Flora and Fauna Impacts				
Please tick (\checkmark) and provide further comments if answering yes.			No	N/A
Will the development result in the removal of any vegetation from	n the site?			
Is the development likely to have any impact on threatened specie	es or native habitat?			
Note: If the answer is yes to either of the above questions it may assess the impact on threatened species – applicants are encourage		st com	pleted	to
Comment:				
SECTION I. Natural Hazards				
Is the development site subject to any of the following network	hogordo?			
Is the development site subject to any of the following natural <i>Please tick</i> () <i>and provide further comments if answering yes.</i>	nazaros:	Yes	No	N/A
Bush Fire?				
Flooding?				
Note: If the site is identified as Bushfire Prone it will be needed.	cessary to address the Planning for Bush	fire Pı	otecti	on
Guidelines and in the case of subdivision the development will NSW Rural Fire Service web site www.rfs.nsw.gov.au				
Comment:				
SECTION J. Stormwater Disposal				
Please tick (🖌 and provide further comments if required		_	_	_
How will stormwater (from roof and hard standing) be disposed o	f?			
Street				
To existing Storm Water System	On Ground			
SECTION K. Social and Economic Impacts				
Please tick (🖍) and provide further comments if answering yes.		Yes	No	N/A
Will the proposal have any economic consequences in the area?				
Will the proposal affect the amenity of surrounding re privacy/increased noise or vibration?	esidences by overshadowing/loss of			
Is the development situated in a heritage area or likely to have an impact on any heritage item or item of cultural significance?				
Comment:				

SECTION L. Contamination			
Please tick (\checkmark) and provide further comments if answering yes.			N/A
Does the site require a contamination report, where it is known or suspected that the site is subject to contaminants?			
Note: This may be due to previous mining uses of the site or sites adjoining your site, presence of asbestos or past industrial/agricultural/commercial process.			
Comment:			

Submit this Statement of Environmental Effects (SEE) with your Development Application.