

# ORANGE CITY COUNCIL

Statement of Environmental Effects (SoEE) to accompany all development Applications for Class 1 and 10 Structures



This information must be provided in order for Council to process your Development Application in accordance with the Environmental Planning and Assessment Act 1979.

The purpose of the SoEE is to formulate a detailed description of your proposed development. This statement must adequately address the planning requirements relevant to your development and surrounds.

**Description of Proposal:** .....

**Proposed use:** .....

## Property Description

Lot ..... DP ..... Suburb .....  
Street No ..... Street.....

*Please note that further details may be required during the assessment of this proposal.*

*It is HIGHLY RECOMMENDED that you read and understand the relevant sections of Orange City Council's Local Environmental Plan (LEP) 2000 and Development Control Plan (DCP) 2004 prior to submitting this document.*

*All following questions must be answered and relevant supporting documents attached.*

## Planning Details

### What is the Zoning of the land?

Answer YES or NO to the following –

If YES, detailed information is required in accordance with Orange City Council's LOCAL ENVIRONMENT PLAN 2000 and DEVELOPMENT CONTROL PLAN 2004. A copy is available on Orange City Council's website [www.orange.nsw.gov.au](http://www.orange.nsw.gov.au) or at the Civic Centre, Byng Street Orange.

Is the proposal located within the Heritage Conservation Zone?  YES  NO

Is the proposal located within the Scenic Protection Area?  YES  NO

Is the proposal located within the Bush Fire Zone?  YES  NO

Is the proposal located within the Water Supply Catchment Area?  YES  NO

Is the proposal located within the defined area of Naturally Occurring Asbestos?  YES  NO

Is the proposal located on or near land that was subject to former mine activity?  YES  NO

Is the proposal located within the area (as identified by LEP 2000) of Orange (Spring Hill) Airport?  
If yes - Obstacle Limitation Surfaces Plan for Orange Airport must be considered.  YES  NO

# Site Details Checklist



Answer YES or NO to the following - If YES, detailed information is required

**Are there any covenants (restriction of Title) or easements on the site that will restrict the use of the site?**  YES  NO

If yes - What are the known restrictions? .....

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.....

**Does the proposal involve any demolition?**  YES  NO

If yes - What is the proposed method of disposal of all waste? Is there any asbestos within the structure? (Attach the Waste Management Plan) .....

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**Will there be loss of vegetation from the site?**  YES  NO

If yes - List type, age and number of trees or shrubs proposed to be removed. Are they listed on Council's Register of Significant Landscape Feature .....

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**Is there a proposed excavation of the site?**  YES  NO

If yes - what is the extent of the cut and/or fill? (in millimetres)  
How is the cut of fill to be retained/stabilised? (details of any protection - ie, shoring for neighbouring properties - is required) .....

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**What is the proposed method of Stormwater disposal?** (tick proposed system and provide details)

- Water Tank – proposed size, location and disposal of overflow
- To existing system
- To street
- To stormwater easement

**Are there any proposed alterations to Water, Sewer or Septic system?**  YES  NO

If yes, give details.....

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**Is the site subject to flooding - either overland flow paths or low lying area?**  YES  NO

If yes, give details.....

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## Design Elements for Residential Development

Answer YES or NO to the following –

If YES, detailed information is required in accordance with Orange City Council's LOCAL ENVIRONMENT PLAN 2000 and DEVELOPMENT CONTROL PLAN 2004. A copy is available on Orange City Council's website [www.orange.nsw.gov.au](http://www.orange.nsw.gov.au) or at the Civic Centre, Byng Street Orange.



### Neighbourhood Character

Will the site layout and building design assist with the creation of an attractive residential area?  YES  NO

Will the proposal complement the existing neighbourhood character?  YES  NO

Is the proposal easily accessed (pedestrian) from the street?  YES  NO

### Building Appearance

Is the design, detail and finish common to the neighbourhood character?  YES  NO

Does the entry to the proposed building address the street?  YES  NO

If a garage or carport is proposed, will the design dominate the street frontage?  YES  NO

**Heritage** - If within the Heritage Conservation area or in the vicinity of heritage items, does the proposal complement and enhance the significance of the area?  YES  NO

Are significant landscape features including fence and gardens being retained?  YES  NO

### Setbacks

Is the proposed setback from the street compliant with the DCP or common within the neighbourhood?  YES  NO

Does the proposal create an appropriate scale for the street considering other streetscape components?  YES  NO

### Fences and Walls (applicable front fences/walls only)

Does the proposal highlight the entrance to the property?  YES  NO

Does the proposal create a sense of identity within the streetscape?  YES  NO

Is the proposal constructed of materials that complement the neighbourhood?  YES  NO

**Visual Bulk**

Will the proposed development appear bulky from the either the street frontage or from adjoining residences?  YES  NO

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Will the proposed development overshadow the adjoining property?  YES  NO  
 If yes - shadow diagrams are required

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Is the total site coverage of all buildings on the site (including the proposed structure) less than 60% of the total land area (for residential areas)?  YES  NO

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Is the size of the proposal on a comparable scale to adjacent development - height, frontage, width?  YES  NO

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**Walls and Boundaries**

Is privacy of the neighbouring dwelling and open space maintained?  YES  NO

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Does the proposal overlook adjoining properties?  YES  NO

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Will the distance of the proposed structure from the boundary affect the overshadowing of the neighbouring property?  YES  NO

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Will the wall or any part of the proposed structure along a boundary have any impact on the neighbouring property?  YES  NO

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**Daylight and Sunlight**

Has the proposed structure been designed and sited so as not to reduce daylight to any habitable room in the adjacent dwelling?  YES  NO

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Has the proposed structure been designed and sited so as not to increase the overshadowing of any open space or main living area within the adjoining dwelling?  YES  NO

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**Views**

Does the proposed development affect views to prominent vistas or landmarks?  YES  NO

**Visual Privacy**

Does the proposed development overlook principal living areas or open space areas of adjoining properties, thereby reducing the privacy of the neighbouring residences?  YES  NO

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Are any landscaping or screening devices proposed to increase the privacy of adjoining residence?  YES  NO

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**Water and Soil Management**

Has provision been made for on-site surface water drainage, to ensure that damage or nuisance flows do not affect adjoining properties?  YES  NO

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Does the proposed site preparation and location of the proposed development, require the implementation of soil erosion control measures to ensure landform is stabilised and erosion controlled? If yes - provide details including plans.  YES  NO

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**Environmental Issues**

Is any excessive noise or any type of pollution (water or air) expected to be produced from the proposed development due to the proposed use?  YES  NO

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**Acoustic Privacy**

Does the proposed site layout and building design protect living rooms from excessive noise?  YES  NO

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**Car Parking**

Are car parking facilities provided that enable convenient use of the car spaces?  YES  NO  
If yes, how many?

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**Private Open Space**

Is the private open space area

capable of being an outdoor living area?	<input type="checkbox"/> YES <input type="checkbox"/> NO
accessible from the living area?	<input type="checkbox"/> YES <input type="checkbox"/> NO
located to take advantage of views?	<input type="checkbox"/> YES <input type="checkbox"/> NO
orientated for year-round use?	<input type="checkbox"/> YES <input type="checkbox"/> NO
designed to reduce impacts of overshadowing on neighbouring properties?	<input type="checkbox"/> YES <input type="checkbox"/> NO
designed to not impact on the privacy of neighbouring properties?	<input type="checkbox"/> YES <input type="checkbox"/> NO

**Owner/s Name/s** .....

**Owner/s Signature/s** ..... **Date** .....

**Applicant/s Name/s** .....

**Applicant/s Signature/s** ..... **Date** .....

The Environmental Planning and Assessment Act 1979 defines "environment" to mean "all aspects of the surroundings of humans, whether affecting any human as an individual or in his or her social groupings." As such, the SoEE relates to the impacts of the development on the natural, built and social environments.