

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.

Development Description

Description of Proposal
Proposed Use

Property Description

We need this information to correctly identify the subject land. This information is shown on the rates notices, property deeds etc.

Street Number	Street Name	
Suburb	Lot	DP

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) 2011 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?	YES	NO
Is the proposal located within a Heritage Conservation Area?	<input type="checkbox"/>	<input type="checkbox"/>
Is the proposal located within a Scenic Protection Area?	<input type="checkbox"/>	<input type="checkbox"/>
Is the proposal located within a Bush Fire Zone?	<input type="checkbox"/>	<input type="checkbox"/>
Is the proposal located within the Water Supply Catchment Area?	<input type="checkbox"/>	<input type="checkbox"/>
Is the proposal located within a defined area of Naturally Occurring Asbestos?	<input type="checkbox"/>	<input type="checkbox"/>
Is the proposal located on or near land that was subject to former mine activity?	<input type="checkbox"/>	<input type="checkbox"/>
Is the proposal located within the area (as identified by LEP 2011) of Orange (Spring Hill) Airport?	<input type="checkbox"/>	<input type="checkbox"/>
<i>If yes - Obstacle Limitation Surfaces Plan for Orange Airport must be considered.</i>		

If you answered YES to any of the above, detailed information is required in accordance with Orange City Council's LOCAL ENVIRONMENT PLAN 2011 and DEVELOPMENT CONTROL PLAN 2004. Copies are available online or at the Civic Centre.

Site Details Checklist

	YES	NO
<p>Are there any covenants (restriction of title) or easements on the site that will restrict the use of the site? <i>If yes - what are the known restrictions?</i></p> <hr/> <hr/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>Does the proposal involve any demolition? <i>If yes - what is the proposed method of disposal of all waste? Is there any asbestos within the structure? (Attach the Waste Management Plan)</i></p> <hr/> <hr/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>Will there be loss of vegetation from the site? <i>Applicant may need to seek pre-lodgement advice from Council's Manager City Presentation</i></p> <hr/> <hr/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>Is the property located in a Biodiversity area and are you proposing to remove a native tree? <i>Applicant may need to fill in <u>Supplementary Form A – Biodiversity</u></i></p> <hr/> <hr/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>Is there a proposed excavation of the site? <i>If yes - what is the extent of the cut and/or fill (in millimetres)? How is the cut and/or fill to be retained/stabilised? (details of any protection (ie shoring for neighbouring properties) is required)</i></p> <hr/> <hr/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>What is the proposed method of stormwater disposal? <i>(please tick one and provide details)</i></p> <p><input type="checkbox"/> Water Tank (please provide proposed size, location and disposal of overflow)</p> <p><input type="checkbox"/> To existing system</p> <p><input type="checkbox"/> To street</p> <p><input type="checkbox"/> To stormwater easement</p> <hr/> <hr/>		
<p>Are there any new/proposed alterations to water, sewer/septic or stormwater? <i>If yes, give details</i></p> <hr/> <hr/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>Is the site subject to flooding - either overland flowpaths or low lying areas? <i>If yes, give details - please check 2019 Floodplain Risk Management Study</i></p> <hr/> <hr/>	<input type="checkbox"/>	<input type="checkbox"/>

Design Elements for Residential Developments

Desired Neighbourhood Character (DCP)		YES	NO
Will the site layout and building design assist with the creation of an attractive residential area? <i>Comment:</i>	<input type="checkbox"/>	<input type="checkbox"/>	
<hr/> <hr/>			
Will the proposal complement the existing neighbourhood character? <i>Comment:</i>	<input type="checkbox"/>	<input type="checkbox"/>	
<hr/> <hr/>			
Is the proposal easily accessed (pedestrian) from the street? <i>Comment:</i>	<input type="checkbox"/>	<input type="checkbox"/>	
<hr/> <hr/>			
Building Appearance (DCP)		YES	NO
Are the design, detail and finish common to the neighbourhood character? <i>Comment:</i>	<input type="checkbox"/>	<input type="checkbox"/>	
<hr/> <hr/>			
Does the entry to the proposed building address the street? <i>Comment:</i>	<input type="checkbox"/>	<input type="checkbox"/>	
<hr/> <hr/>			
If a garage or carport is proposed, will the design dominate the street frontage? <i>Comment:</i>	<input type="checkbox"/>	<input type="checkbox"/>	
<hr/> <hr/>			
Heritage (DCP)		YES	NO
If within a Heritage Conservation Area or in the vicinity of heritage items, does the proposal complement and enhance the significance of the area? <i>Comment:</i>	<input type="checkbox"/>	<input type="checkbox"/>	
<hr/> <hr/>			
Does the proposal create an appropriate scale for the street considering other streetscape components? <i>Comment:</i>	<input type="checkbox"/>	<input type="checkbox"/>	
<hr/> <hr/>			

Fences and Walls (applicable front fences/walls only)		YES	NO
Does the proposal highlight the entrance to the property? <i>Comment:</i>	<input type="checkbox"/>	<input type="checkbox"/>	
<hr/> <hr/>			
Does the proposal create a sense of identity within the streetscape? <i>Comment:</i>	<input type="checkbox"/>	<input type="checkbox"/>	
<hr/> <hr/>			
Is the proposal constructed of materials that complement the neighbourhood? <i>Comment:</i>	<input type="checkbox"/>	<input type="checkbox"/>	
<hr/> <hr/>			
Visual Bulk		YES	NO
Will the proposed development appear bulky from the either the street frontage or from adjoining residences? <i>Comment:</i>	<input type="checkbox"/>	<input type="checkbox"/>	
<hr/> <hr/>			
Will the proposed development overshadow the adjoining properties? <i>(If YES shadow diagrams are required) Comment:</i>	<input type="checkbox"/>	<input type="checkbox"/>	
<hr/> <hr/>			
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)? <i>Comment:</i>	<input type="checkbox"/>	<input type="checkbox"/>	
<hr/> <hr/>			
Is the size of the proposal on a comparable scale to adjacent development - height, frontage, width? <i>Comment:</i>	<input type="checkbox"/>	<input type="checkbox"/>	
<hr/> <hr/>			
Walls and Boundaries		YES	NO
Is privacy of the neighbouring dwellings and open spaces maintained? <i>Comment:</i>	<input type="checkbox"/>	<input type="checkbox"/>	
<hr/> <hr/>			
Does the proposal overlook adjoining properties? <i>Comment:</i>	<input type="checkbox"/>	<input type="checkbox"/>	
<hr/> <hr/>			

Walls and Boundaries (cont)	YES	NO
Will the distance of the proposed structure from the boundary affect the overshadowing of the neighbouring properties? <i>Comment:</i> <hr/> <hr/>	<input type="checkbox"/>	<input type="checkbox"/>
Will the wall or any part of the proposed structure along a boundary have any impact on the neighbouring properties? <i>Comment:</i> <hr/> <hr/>	<input type="checkbox"/>	<input type="checkbox"/>
Daylight and Sunlight	YES	NO
Has the proposed structure been designed and sited so as not to reduce daylight to any habitable room in the adjacent dwellings? <i>Comment:</i> <hr/> <hr/>	<input type="checkbox"/>	<input type="checkbox"/>
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 dwellings? <i>Comment:</i> <hr/> <hr/>	<input type="checkbox"/>	<input type="checkbox"/>
Views	YES	NO
Does the proposed development affect views to prominent vistas or landmarks? <i>Comment:</i> <hr/> <hr/>	<input type="checkbox"/>	<input type="checkbox"/>
Visual Privacy	YES	NO
Does the proposed development overlook principal living areas or open space areas of adjoining properties, thereby reducing the privacy of the neighbouring residences? <i>Comment:</i> <hr/> <hr/>	<input type="checkbox"/>	<input type="checkbox"/>
Are any landscaping or screening devices proposed to increase the privacy of adjoining residences. <i>Comment:</i> <hr/> <hr/>	<input type="checkbox"/>	<input type="checkbox"/>

Water and Soil Management	YES	NO
Has provision been made for onsite surface water drainage to ensure that damage or nuisance flows do not affect adjoining properties? <i>Comment:</i> <hr/> <hr/>	<input type="checkbox"/>	<input type="checkbox"/>
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? <i>(If yes, provide details including plans)</i> <i>Comment:</i> <hr/> <hr/>	<input type="checkbox"/>	<input type="checkbox"/>
Environmental Issues	YES	NO
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? <i>Comment:</i> <hr/> <hr/>	<input type="checkbox"/>	<input type="checkbox"/>
Acoustic Privacy	YES	NO
Does the proposed site layout and building design protect living rooms from excessive noise? <i>Comment:</i> <hr/> <hr/>	<input type="checkbox"/>	<input type="checkbox"/>
Car Parking	YES	NO
Are car parking facilities provided that enable convenient use of the car spaces? <i>(If yes, how many?)</i> <i>Comment:</i> <hr/> <hr/>	<input type="checkbox"/>	<input type="checkbox"/>
Private Open Space	YES	NO
Is the private open space area: <ul style="list-style-type: none"> - capable of being an outdoor living area? <input type="checkbox"/> - accessible from the living area? <input type="checkbox"/> - located to take advantage of views? <input type="checkbox"/> - orientated for year-round use? <input type="checkbox"/> - designed to reduce impacts of overshadowing on neighbouring properties? <input type="checkbox"/> - designed to not impact on the privacy of neighbouring properties? <input type="checkbox"/> 		

If you answered YES to any of the above, detailed information is required in accordance with Orange City Council's LOCAL ENVIRONMENT PLAN 2011 and DEVELOPMENT CONTROL PLAN 2004. Copies are available online or at the Civic Centre.

Confirmation -

Owner/s Name/s	Signature/s	Date
Applicants Name/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.