

Statement of Environmental Effects

RURAL DEVELOPMENT

Dwellings, Outbuildings and Other Structures

Environmental Planning and Assessment Regulation 2000

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		
<input type="text"/>	<input type="text"/>		
Suburb	Lot	DP	
<input type="text"/>	<input type="text"/>	<input type="text"/>	

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"/>

If yes - Obstacle Limitation Surfaces Plan for Orange Airport must be considered.

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</u> – Biodiversity</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"/>

Development in Rural Areas

6.10 Dwelling House in a Rural Area	YES	NO
<p>Does your dwelling/outbuilding comply with Council's Energy Smart Homes Code/BASIX certificate? <i>If yes, please comment:</i></p> <hr/> <hr/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>Is your proposal is situated on land identified as being suitable for construction and free from contamination, flooding and bushfire risk? <i>If yes, please comment:</i></p> <hr/> <hr/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>Does your proposal ensure that the privacy and views of neighbouring houses are retained? <i>If yes, please comment:</i></p> <hr/> <hr/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>Is there a suitable area available for an onsite sewerage management system? <i>If yes, please comment:</i></p> <hr/> <hr/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>Are there suitable measures in place to control general waste disposal for the property/site? <i>If yes, please comment:</i></p> <hr/> <hr/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>Is the remnant vegetation on your property protected from disturbance? <i>If yes, please comment:</i></p> <hr/> <hr/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>Does your property/site have adequate water supply? <i>If yes, please comment:</i></p> <hr/> <hr/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>Does your property/site have all-weather access to a public road? <i>If yes, please comment:</i></p> <hr/> <hr/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>Are entry gateways set back sufficiently from the front boundary to allow vehicles to pull up off the road carriageway? <i>If yes, please comment</i></p> <hr/> <hr/>	<input type="checkbox"/>	<input type="checkbox"/>

6.10 Dwelling House in a Rural Area (cont)	YES	NO
Is there a buffer area established in the vicinity of any agricultural operations? <i>If yes, please comment</i> <hr/> <hr/>	<input type="checkbox"/>	<input type="checkbox"/>
Are outbuildings located in the proximity of and to the rear of the main dwelling house when viewed from the nearest road? <i>If yes, please comment</i> <hr/> <hr/>	<input type="checkbox"/>	<input type="checkbox"/>
Does your proposal require any rural fencing approval? <i>If yes, please comment</i> <hr/> <hr/>	<input type="checkbox"/>	<input type="checkbox"/>
Rural Environment Protection Zone		
<u>General Controls in Water Supply Catchments</u> Does your proposal clearly demonstrate measures that are to be implemented to minimise impacts on the quality and availability of water resources for public water supply use? <i>Please comment:</i> <hr/> <hr/>	<input type="checkbox"/>	<input type="checkbox"/>
<u>Water Quality Protection Areas</u> (Brandy Creek, Gosling Creek, Spring Creek, Fredericks Valley/Summer Hill Creeks above Suma Park Reservoir) Is your proposal/property located within the Water Quality Protection Area? <i>If yes, please comment:</i> <hr/> <hr/>	<input type="checkbox"/>	<input type="checkbox"/>
<u>Water Quality Protection Areas</u> Is your proposal/property adjacent to sensitive waterways, including native riparian vegetation zones; and are the sensitive waterways protected and conserved? <i>If yes, please comment:</i> <hr/> <hr/>	<input type="checkbox"/>	<input type="checkbox"/>
<u>Water Quality Protection Areas</u> Are soil and water management measures incorporated in the development? <i>If yes, please comment:</i> <hr/> <hr/>	<input type="checkbox"/>	<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
<input type="text"/>	<input type="text"/>	<input type="text"/>
<input type="text"/>	<input type="text"/>	<input type="text"/>
Applicants Name/s	Signature/s	Date
<input type="text"/>	<input type="text"/>	<input type="text"/>
<input type="text"/>	<input type="text"/>	<input type="text"/>

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.