

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 and Shiralee Development Control Plan (sDCP) 2015 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, DEVELOPMENT CONTROL PLAN 2004 and SHIRALEE DEVELOPMENT CONTROL PLAN 2015. 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"/>

Design Elements for Residential Developments - SHIRALEE

Lot Typology (Part 2.5 and Appendix B) (sDCP)	YES	NO
Please state the lot type for your proposal? (lot typology) <i>Comment:</i> <hr/> <hr/> <hr/>		
Has the proposal been designed in accordance with all the controls associated with this lot type (Appendix B)? <i>Please elaborate:</i> <hr/> <hr/> <hr/> <hr/>	<input type="checkbox"/>	<input type="checkbox"/>
Is the proposal accompanied by a BASIX certificate? <i>Comment:</i> <hr/> <hr/>	<input type="checkbox"/>	<input type="checkbox"/>
Building Appearance (DCP and sDCP)	YES	NO
Is the design, detail and finish compliant with consistent with the desired character? <i>Comment:</i> <hr/> <hr/>	<input type="checkbox"/>	<input type="checkbox"/>
Does the entry to the proposed building address the street? <i>Comment:</i> <hr/> <hr/>	<input type="checkbox"/>	<input type="checkbox"/>
Has your design also incorporated the universal design principles (Part 5.6) set in the Shiralee DCP? <i>Comment:</i> <hr/> <hr/>	<input type="checkbox"/>	<input type="checkbox"/>
Setbacks (for larger lots, corner lots, upper floors) (sDCP)	YES	NO
Is the proposal on a large lot and is it compliant with its setback requirements? <i>Comment:</i> <hr/> <hr/>	<input type="checkbox"/>	<input type="checkbox"/>
Is the proposal on a Corner lot and is it compliant with its setback requirements? <i>Comment:</i> <hr/> <hr/>	<input type="checkbox"/>	<input type="checkbox"/>

Setbacks (for larger lots, corner lots, upper floors) (sDCP) (cont)	YES	NO
<p>Does the development propose upper floors? Is the design compliant accordance with the setbacks proposed in the Shiralee DCP?</p> <p><i>Comment:</i></p> <hr style="border: 0; border-top: 1px solid black; margin-bottom: 5px;"/> <hr style="border: 0; border-top: 1px solid black; margin-bottom: 5px;"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>Has your design included the general setback controls for Porches and Entries?</p> <p><i>Comment:</i></p> <hr style="border: 0; border-top: 1px solid black; margin-bottom: 5px;"/> <hr style="border: 0; border-top: 1px solid black; margin-bottom: 5px;"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>Has your design included the general setback controls for Facades, Roofs and Roof Eaves?</p> <p><i>Comment:</i></p> <hr style="border: 0; border-top: 1px solid black; margin-bottom: 5px;"/> <hr style="border: 0; border-top: 1px solid black; margin-bottom: 5px;"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>Is the design for your proposed garages/carports consistent with the controls set in your lot typology (Appendix B)?</p> <p><i>Comment:</i></p> <hr style="border: 0; border-top: 1px solid black; margin-bottom: 5px;"/> <hr style="border: 0; border-top: 1px solid black; margin-bottom: 5px;"/>	<input type="checkbox"/>	<input type="checkbox"/>
Visual Bulk (DCP and sDCP)	YES	NO
<p>Will the proposed development appear bulky from the either the street frontage or from adjoining residences?</p> <p><i>Comment:</i></p> <hr style="border: 0; border-top: 1px solid black; margin-bottom: 5px;"/> <hr style="border: 0; border-top: 1px solid black; margin-bottom: 5px;"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>Will the proposed development overshadow the adjoining properties?</p> <p><i>(If YES shadow diagrams are required) Comment:</i></p> <hr style="border: 0; border-top: 1px solid black; margin-bottom: 5px;"/> <hr style="border: 0; border-top: 1px solid black; margin-bottom: 5px;"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>Is the total site coverage of all buildings on the site (including the proposed structure) compliant with the restrictions on your lot typology? (Appendix B of sDCP)</p> <p><i>Comment:</i></p> <hr style="border: 0; border-top: 1px solid black; margin-bottom: 5px;"/> <hr style="border: 0; border-top: 1px solid black; margin-bottom: 5px;"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>Is the size of the proposal on a comparable in scale to the adjacent development - height, frontage, width?</p> <p><i>Comment:</i></p> <hr style="border: 0; border-top: 1px solid black; margin-bottom: 5px;"/> <hr style="border: 0; border-top: 1px solid black; margin-bottom: 5px;"/>	<input type="checkbox"/>	<input type="checkbox"/>

Walls and Boundaries (DCP)	YES	NO
<p>Is the privacy of the neighbouring dwellings and open spaces maintained?</p> <p><i>Comment:</i></p> <hr/> <hr/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>Does the proposal overlook adjoining properties?</p> <p><i>Comment:</i></p> <hr/> <hr/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>Will the distance of any proposed structure from the boundary affect the overshadowing of the neighbouring properties?</p> <p><i>Comment:</i></p> <hr/> <hr/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>Will the wall or any part of the proposed/any structure along a boundary have any impact on the neighbouring properties?</p> <p><i>Comment:</i></p> <hr/> <hr/>	<input type="checkbox"/>	<input type="checkbox"/>
5.3 Solar Access (sDCP)	YES	NO
<p>Has the design taken into account the solar design controls and principles set in the Shiralee DCP?</p> <p><i>Comment:</i></p> <hr/> <hr/>	<input type="checkbox"/>	<input type="checkbox"/>
5.4 Reflectivity (sDCP)	YES	NO
<p>Is the proposal built with non-reflective materials? Do you intend to use Zinalume on any of the proposal's surface?</p> <p><i>Comment:</i></p> <hr/> <hr/>	<input type="checkbox"/>	<input type="checkbox"/>
Views (DCP)	YES	NO
<p>Does the proposed development affect views to prominent vistas or landmarks?</p> <p><i>Comment:</i></p> <hr/> <hr/>	<input type="checkbox"/>	<input type="checkbox"/>
Visual Privacy (DCP and sDCP)	YES	NO
<p>Has the design taken into account the Privacy (Part 5.5) controls and principles set in the Shiralee DCP?</p> <p><i>Comment:</i></p> <hr/> <hr/>	<input type="checkbox"/>	<input type="checkbox"/>

Visual Privacy (DCP and sDCP) (cont)	YES	NO
Are there any proposed landscaping or screening devices proposed to increase the privacy to/from the adjoining residence/s? <i>Comment:</i> <hr style="border: 0; border-top: 1px solid black; margin-top: 10px;"/> <hr style="border: 0; border-top: 1px solid black; margin-top: 10px;"/>	<input type="checkbox"/>	<input type="checkbox"/>
Acoustic Privacy (DCP)	YES	NO
Does the proposed site layout and building design protect living rooms from excessive noise? <i>Comment:</i> <hr style="border: 0; border-top: 1px solid black; margin-top: 10px;"/> <hr style="border: 0; border-top: 1px solid black; margin-top: 10px;"/>	<input type="checkbox"/>	<input type="checkbox"/>
Water and Soil Management (DCP)	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 style="border: 0; border-top: 1px solid black; margin-top: 10px;"/> <hr style="border: 0; border-top: 1px solid black; margin-top: 10px;"/>	<input type="checkbox"/>	<input type="checkbox"/>
Are there soil and sediment controls proposed for your development? <i>(If yes - provide details including plans)</i> <i>Comment:</i> <hr style="border: 0; border-top: 1px solid black; margin-top: 10px;"/> <hr style="border: 0; border-top: 1px solid black; margin-top: 10px;"/>	<input type="checkbox"/>	<input type="checkbox"/>
Environmental Issues (DCP)	YES	NO
Is any excessive type of pollution (soil, noise, water or air) expected to be produced from the proposed development either during construction or in the future? <i>Comment:</i> <hr style="border: 0; border-top: 1px solid black; margin-top: 10px;"/> <hr style="border: 0; border-top: 1px solid black; margin-top: 10px;"/>	<input type="checkbox"/>	<input type="checkbox"/>
Acoustic Privacy (DCP)	YES	NO
Does the proposed site layout and building design protect living rooms from excessive noise? <i>Comment:</i> <hr style="border: 0; border-top: 1px solid black; margin-top: 10px;"/> <hr style="border: 0; border-top: 1px solid black; margin-top: 10px;"/>	<input type="checkbox"/>	<input type="checkbox"/>
Car Parking (DCP and sDCP)	YES	NO
Is the design for your proposed garages/carports consistent with the controls set in your lot typology (Appendix B)? <i>Comment:</i> <hr style="border: 0; border-top: 1px solid black; margin-top: 10px;"/> <hr style="border: 0; border-top: 1px solid black; margin-top: 10px;"/>	<input type="checkbox"/>	<input type="checkbox"/>
Are car parking facilities provided that enable convenient use of the car spaces? <i>(If yes, how many?)</i> <i>Comment:</i> <hr style="border: 0; border-top: 1px solid black; margin-top: 10px;"/> <hr style="border: 0; border-top: 1px solid black; margin-top: 10px;"/>	<input type="checkbox"/>	<input type="checkbox"/>

Landscaping and Private Open Space (DCP and sDCP)	YES	NO
Does the development meet the controls and guidelines for Private Domain Landscaping (Part 6.1) set in the Shiralee DCP? <i>Comment:</i>	<input type="checkbox"/>	<input type="checkbox"/>
Fences (sDCP)	YES	NO
Has the development taken into account the design controls for Fencing (Part 6.2) in the Shiralee DCP? <i>Comment:</i>	<input type="checkbox"/>	<input type="checkbox"/>
<hr/> <hr/>		
*Please note - Side and rear fencing between lots is subject to the <i>Dividing fences Act 1991</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, DEVELOPMENT CONTROL PLAN 2004 and SHIRALEE DEVELOPMENT CONTROL PLAN 2015. 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.