

A Statement of Environmental Effects (SEE) must be submitted with every Development Application. It must include details of the environmental effects of the development and how these may be mitigated within the proposal.

1. Details of Development

This section provides details of the proposed development, the site and the surrounding area.

- ▶ Provide a description of the development, in accordance with that provided on the application form.
- ▶ Provide a brief analysis of the site, including:
 - a) A general description of the site and its surroundings. This should include physical features of the site such as shape, slope, vegetation, waterways and solar access in winter and summer, prevailing wind direction.
 - b) Consideration of the wider context, for example the size and scale of the adjacent properties and the materials they are constructed from, setbacks, location of private open space.
- ▶ How does the proposal respond to this site analysis?
 - a) Describe what steps you have taken to ensure that the proposal sits comfortably within the surrounding area described in the analysis.

The proposal is for a single storey dwelling with attached single vehicle garage. The dwelling has been designed around an existing large tree located on the block. The large tree has required the dwelling to be designed with variation to the Bega Valley Development Control Plan (BVDCP-2013), with a variation statement prepared and submitted with the DA documentation.

Lot 14 is a 904m.sq. residential allotment on the north-eastern side and at the southern end of Sea Lace Place, which is in a recently developed 25 lot subdivision, south-east of the Bega town centre. The allotment is vacant and is surrounded by residential development (dwellings). The block has a slight grade to the north-west side, is vegetated with a mix of exotic grasses and has a large eucalypt located in the centre towards the north-west side.

2. Compliance with Council Requirements

Council will assess your proposal against relevant provisions within the *Bega Valley Local Environmental Plan 2013* (BVLEP) and *Bega Valley Development Control Plan 2013* (BVDCP). If your proposal is not in accordance with all the policy requirements, then you must provide a justification as to why (making reference to the provisions).

Complete the table below.

Bega Valley Local Environmental Plan 2013

Principal Development Standards	BVLEP Clause (s)	Complies		Variation Sought	
Zone Objectives	2.3	<input checked="" type="checkbox"/>		<input type="checkbox"/>	Where a variation is sought to a development standard within BVLEP 2013, address Clause 4.6 of the BVLEP and provide justification in space provided below. (See note below for criteria that is required to be addressed as part of the application to vary a Development Standard).
Minimum lot sizes for secondary dwellings in Zones RU5 and R2	4.1A	<input type="checkbox"/>		<input type="checkbox"/>	
Erection of dwellings on certain rural, residential and environmentally zoned land (i.e. does the lot have a dwelling entitlement?)	4.2A	<input checked="" type="checkbox"/>		<input type="checkbox"/>	
Height of Building 6.2m	4.3	<input checked="" type="checkbox"/>	Metres	<input type="checkbox"/>	
Floor Space Ratio 0.2 : 1	4.4 & 4.5	<input checked="" type="checkbox"/>	FSR	<input type="checkbox"/>	
Check if the following clauses apply to your development and indicate compliance or otherwise.		<input type="checkbox"/>		<input type="checkbox"/>	
<input type="checkbox"/> Controls relating to secondary dwellings	5.4 (9)	<input type="checkbox"/>		<input type="checkbox"/>	
<input type="checkbox"/> Controls relating to secondary dwellings on land in a rural zone	5.5	<input type="checkbox"/>		<input type="checkbox"/>	
<input type="checkbox"/> Development below Mean High Watermark	5.7	<input type="checkbox"/>		<input type="checkbox"/>	
<input type="checkbox"/> Heritage Conservation	5.10	<input type="checkbox"/>		<input type="checkbox"/>	
<input type="checkbox"/> Dwellings on land in rural, residential or conservation zones (Zones RU1, RU2, RU3, RU4, RU6, R5, C2, C3, C4)	5.16 (3)(b)	<input type="checkbox"/>		<input type="checkbox"/>	
<input type="checkbox"/> Flood Planning (web links to Council's Flood Studies and BVSC Flood Mapping Showcase)	5.21 & 5.22	<input type="checkbox"/>		<input type="checkbox"/>	
<input type="checkbox"/> Acid Sulfate Soils	6.1	<input type="checkbox"/>		<input type="checkbox"/>	
<input type="checkbox"/> Earthworks	6.2	<input type="checkbox"/>		<input type="checkbox"/>	
<input type="checkbox"/> Coastal Risk Planning	6.4	<input type="checkbox"/>		<input type="checkbox"/>	
<input type="checkbox"/> Terrestrial Biodiversity	6.5	<input type="checkbox"/>		<input type="checkbox"/>	
<input type="checkbox"/> Riparian Land and Water Courses	6.6	<input type="checkbox"/>		<input type="checkbox"/>	
<input type="checkbox"/> Environmentally Sensitive Areas	6.7	<input type="checkbox"/>		<input type="checkbox"/>	
<input checked="" type="checkbox"/> Landscaped Areas (Zones RU5, R2 and R3)	6.18	<input checked="" type="checkbox"/>		<input type="checkbox"/>	

Specify and justify any Clause 4.6 variations to development standards proposed under BVLEP 2013:

NOTE: The application must:

- ▶ address whether strict compliance with the BVLEP Clause 4.6 variation to a development standard, in the particular case, would be unreasonable or unnecessary and why, and
- ▶ demonstrate that there are sufficient environmental planning grounds to justify contravening the BVLEP development standard.

In the justification, please demonstrate the following criteria:

1. that compliance with the development standard is unreasonable or unnecessary in the circumstances of the case, and
2. that there are sufficient environmental planning grounds to justify the development standard.
3. the compliance with development standard is unreasonable or inappropriate due to existing use of land and current environmental character of the particular parcel of land.

Bega Valley Development Control Plan 2013

Residential Development Standards	BVDCP Section	Complies		Variation Sought	
<input checked="" type="checkbox"/> Character and form	3	<input checked="" type="checkbox"/>		<input type="checkbox"/>	Where a variation is sought, address Clause 1.8 of the BVDCP and provide justification in space provided below.
<input checked="" type="checkbox"/> Context and articulation		<input type="checkbox"/>		<input checked="" type="checkbox"/>	
<input checked="" type="checkbox"/> Privacy and open space		<input checked="" type="checkbox"/>		<input type="checkbox"/>	
<input checked="" type="checkbox"/> Overshadowing		<input checked="" type="checkbox"/>	Metres	<input type="checkbox"/>	
<input checked="" type="checkbox"/> Facilities		<input checked="" type="checkbox"/>	FSR	<input type="checkbox"/>	
<input checked="" type="checkbox"/> Views		<input checked="" type="checkbox"/>		<input type="checkbox"/>	
<input checked="" type="checkbox"/> Setbacks		<input type="checkbox"/>		<input checked="" type="checkbox"/>	
<input checked="" type="checkbox"/> Energy and solar access		<input checked="" type="checkbox"/>		<input type="checkbox"/>	
<input checked="" type="checkbox"/> Excavation		<input checked="" type="checkbox"/>		<input type="checkbox"/>	
<input checked="" type="checkbox"/> Landscaping 590m.sq. (65%)		<input checked="" type="checkbox"/>		<input type="checkbox"/>	
<input checked="" type="checkbox"/> Waste management		<input checked="" type="checkbox"/>		<input type="checkbox"/>	
Rural Development Standards	4	<input type="checkbox"/>		<input type="checkbox"/>	
<input type="checkbox"/> Buffers		<input type="checkbox"/>		<input type="checkbox"/>	
<input type="checkbox"/> Setbacks		<input type="checkbox"/>		<input type="checkbox"/>	
<input type="checkbox"/> Environmental zones		<input type="checkbox"/>		<input type="checkbox"/>	
General Requirements	5	<input type="checkbox"/>		<input type="checkbox"/>	
<input type="checkbox"/> Heritage		<input type="checkbox"/>		<input type="checkbox"/>	
<input type="checkbox"/> Onsite sewage management		<input type="checkbox"/>		<input type="checkbox"/>	
<input type="checkbox"/> Carparking		<input type="checkbox"/>		<input type="checkbox"/>	
Engineering Requirements	6	<input type="checkbox"/>		<input type="checkbox"/>	
<input checked="" type="checkbox"/> Parking and driveways		<input checked="" type="checkbox"/>		<input type="checkbox"/>	
<input type="checkbox"/> Soil and water management		<input type="checkbox"/>		<input type="checkbox"/>	

Specify and justify any proposed variations to BVDCP development standards.

SEE SUBMITTED VARIATION STATEMENT

3. Privacy, Views, Overshadowing and Noise

It is important that your development does not have an adverse impact on your neighbours. The following questions will help to assess this.

- ▶ How does the proposal ensure that the privacy of neighbouring properties has not been affected? Consider the following:
 - a) Placement of windows;
 - b) Views between main rooms and private areas (i.e. rear yards);
 - c) Use of screening, planting and fences to improve privacy;
 - d) Decks, terraces and balconies can be intrusive if not sensitively designed.

The dwelling has been designed to access solar gain and link the dwelling to the private open space.

The placement of windows has been designed to limit effect on neighbours, while providing ventilation, solar access and allowing views of the private open space for the occupants

- ▶ How does the proposal ensure that there is no loss of views from neighbouring properties? Consider the following:
 - a) Impact of the proposed development on views from adjoining or nearby buildings;
 - b) Specific design options for protecting views.

The proposed structure should not effect neighbours views.

- ▶ How does the proposal ensure that there will be no overshadowing of neighbouring properties? Consider the following:
 - a) Analysis of overshadowing, include shadow diagrams;
 - b) Distances between buildings;
 - c) Detail shadowing from existing buildings or structures;
 - d) Topography / slope.

The dwelling is single storey with the gutter/facia adjacent to south and east neighbours, to limit effect from overshadowing.

- ▶ How does the proposal ensure that there will be no unacceptable noise impact on neighbouring properties or be impacted by adjoining noise sources like roads or other landuses? Consider the following:
 - a) Distances between properties;
 - b) Location of new outdoor areas;
 - c) Vehicular movement;
 - d) Placement of air conditioners, pumps and new room windows that could open;
 - e) Acoustic treatment, such as pump housing/ rooms or fencing.

The proposed structure should not provide unacceptable noise impact on neighbours property.

Alongside this document, please ensure submitted plans illustrate mitigation of these issues for the proposed development (including installation of lights, planting screens, walls and fences, window placements and views between living rooms). If your proposal is likely to create significant noise pollution, please ensure a report from an Acoustic Consultant is submitted.

4. Trees and Vegetation

If any trees are going to be removed, pruned or affected in any way as part of the proposal it is important that appropriate consideration is given at the assessment stage.

- ▶ Does the proposal affect or involve the removal or pruning of any trees on the site?
 - a) If so, please provide details of the proposed tree works and ensure that trees to be removed are clearly shown on the plans.
 - b) If the impacts and/ or trees affected are considered to be significant, you may need to provide an Arborist Report or additional information with the submission documents or during the application process.

The site has limited vegetation, with no trees required to be removed for the proposal.

The proposed works have been designed to limit effect on the centrally located large tree.

5. Access and Traffic

- Does the proposal involve any new access arrangements to the site? If so, please provide details of the new access arrangements and ensure that they are clearly marked on the plans.
- Does the proposal involve any new parking requirements? If so, please provide details of the parking arrangements, including the number of spaces provided.
- Is legal and practical access available to the site?

The block has access to the existing roadway and a vehicle connection is proposed.

The dwelling includes an attached single vehicle garage.

The site has legal and practical access.

6. Stormwater and Sewerage

These need to be appropriately addressed in order to ensure that there is no adverse impact on the ground water or water ways.

- Stormwater is rainwater along with anything else that is carried with it. In order to avoid the risk of flooding it is important that it is dealt with efficiently. How will stormwater be disposed of? Please ensure that details are provided on the plans as required.
 - a) Existing council drainage system; or
 - b) Other.

All roof stormwater is to be connected to proposed rainwater storage tank.

Overflow from the rainwater storage is to be connected to and disposed of into the roadway stormwater infrastructure.

- a) To existing sewer; or
- b) On-site system (i.e. septic tank). Please provide details both in this document and on your plans.

Wastewater is to be connected to the council sewer infrastructure.

7. Demolition and Asbestos (if applicable)

Many proposals require the existing structures on site to be removed before the new development can begin. It is important that demolition is dealt with appropriately in these instances.

Does the proposal involve any demolition of any buildings or other structures?

- a) If so, please describe what is being demolished.
- b) How will the waste material be disposed of?
- c) Is there any known asbestos material on the site that will be disturbed as a result of the demolition works?
If yes, please provide details of how this will be disposed of.

The proposal required no demolition.

8. Cut and Fill (if applicable)

Please provide details if the proposal requires any cut and fill of more than 600mm across the site.

- Does the proposal involve any cut and fill?
 - a) If so, please provide the details on the extent of the cut and fill and ensure that this is shown clearly on the plans.
 - b) How will the importing or removal of material to the site be managed?
 - c) Please provide details of how any surface of stormwater arising from the cut and fill will be dealt with within the site.

Cut and fill is proposed with cut and fill banks to be stabilised with the inclusion of concrete sleeper retaining walls or retained within the building footprint.

The design is for a balanced excavation, with no spoil needing to be removed from the site, or fill imported to the site.

10. Change of Use, Additional Use and Existing Use Rights (if applicable)

Some existing uses are not always permitted in certain zones. However, due to the length of time it has been used in such a way, or other potential reasons, sometimes this use retains existing use rights. In order to ensure this detail is considered, the following information should be submitted where appropriate:

- Proposed use;
- Current use and date commenced;
- Previous uses (and dates commenced and ceased); and
- Proof of continuous use.

This information should also be submitted for all changes of use or additional use applications in order to consider any effect of the existing or past uses.

The block is zoned R2 Low Density Residential and the erection of a single dwelling is permitted.

The site is currently vacant.

11. Construction Management Plan

- Please provide details of how any potential impacts during construction will be reduced. Consider noise, dust, traffic, hours of work and deliveries.
- Please provide any other details that you consider will be relevant to the determination of your application that have not been covered elsewhere.

There are no expected impacts resulting from the proposed construction, aside from those experienced from usual residential building works, with hours of work limited to those stipulated in the consent.

12. Ongoing Waste Management

- Please provide details of the likely ongoing waste management arrangements for the proposal. This includes bin storage areas and access, bin types and whether onsite or kerb side pick-up is proposed.

CONSTRUCTION WASTE MANAGEMENT GENERAL NOTES

- THE BUILDER SHALL PROVIDE SUITABLE RECYCLING BINS, RUBBISH CONTAINERS OR SKIPS FOR THE STORAGE OF ALL WASTE ON SITE.
- ALL WASTE IS TO BE REMOVED FROM THE SITE TO A SUITABLE RECYCLING STATION AS SOON AS THE WASTE STORAGE CONTAINERS ARE FULL OR AT REGULAR INTERVALS.
- IF WASTE IS NON-RECYCLABLE, IT SHALL BE TAKEN TO AN APPROVED LANDFILL SITE AT REGULAR INTERVALS.
- THE BUILDER SHALL ENSURE ALL WASTE, RUBBISH AND OFF-CUTS FROM EACH TRADE SUBCONTRACTOR SHALL BE PLACED BY THE TRADE SUBCONTRACTOR INTO THE SPECIFIC WASTE CONTAINER PROVIDED BY THE BUILDER.

ONGOING WASTE MANAGEMENT

THE DWELLING ONGOING WASTE MANAGEMENT SHOULD BE ADEQUATELY CATERED FOR BY THE COUNCIL WEEKLY AND FORTNIGHTLY KERBSIDE WASTE SERVICE.

13. Schedule of Materials

- Please provide details of the proposed materials and finishes for the proposal, including colour, texture, reflectivity and composition. These materials should be cross referenced with, or included on, the appropriate plans to ensure easy identification of the finish for specific building elements.

EXTERNAL FINISHES AND COLOURS

- ROOF : COLORBOND CORRUGATED ROOF SHEETING – SURFMIST COLOUR.
- WALLS : WEATHERTEX WEATHERBOARDS – PAINTED OFF-WHITE,
WOODSTONE BRICKWORK (B) TAHINI COLOUR, HARDWOOD CLADDING and
CORRUGATED COLORBOND VERTICAL WALL SHEETING (C) – SURFMIST COLOUR.
- DOORS & WINDOWS : uPVC FRAMED TILT/TURN WINDOWS & SLIDING DOORS and H'WD SIDE HUNG DOORS - DOUBLE GLAZED
- VEHICLE DOOR : TIMBER COLOUR FINISH PANELIFT.

14. Other Details

- Please provide any other details that you consider will be relevant to the determination of your application that have not been covered elsewhere.