|  |  |
| --- | --- |
| CowraCouncil-Logo_stacked_black | Cowra Shire Council  Private Bag 342  Cowra NSW 2794  Phone: 02 6340 2000  Fax: 02 6340 2011  [council@cowra.nsw.gov.au](mailto:council@cowra.nsw.gov.au)  www.cowracouncil.com.au |

**Statement of Environmental Effects (SEE)**

# Pro-Forma for Minor Development

This pro-forma is suitable for minor development proposals that require a Development Application and Statement of Environmental Effects (SEE). A more comprehensive SEE will be required by Council for larger or more complex development proposals. Please contact Cowra Council for information about development proposals in the Cowra Shire Local Government Area. Include your complete SEE with your Development Application lodgement documents.

# ***Applicant Details***

|  |  |
| --- | --- |
| Applicant(s) |  |
| Address |  |
| Telephone No. |  |
| Email |  |

***Property / Site Details***

|  |  |
| --- | --- |
| Lot No. |  |
| Section No. |  |
| Deposited Plan No. |  |
| Street / Rural Address No. |  |
| Street / Road Name |  |
| Suburb |  |

***Description of the Proposal***

|  |  |
| --- | --- |
| **Proposal**  Please tick the box that best describes the proposed development. | Residential Dwelling |
| Ancillary Residential Development (i.e. Shed) |
| Rural Dwelling |
| Ancillary Rural Development (i.e. Farm Building) |
| Commercial / Retail Development |
| Advertisement / Advertising Structure |
| Change of Use Application |
| Demolition |
| Subdivision / Boundary Adjustment |
| Other |
| Additional Detail |

***Description of the Site***

|  |  |  |
| --- | --- | --- |
| **Approximate Site Area** |  | |
| **Current Land-Use**  Eg – the site is currently used for agricultural related purposes. The predominant agricultural use is grazing, however, the land is also suited to cultivation | Residential | Industrial |
| Farmland | Recreation/Parkland |
| Commercial | Other (described below) |
| Additional Detail | |
| **Previous Land-Use**  Eg – the land has historically been used for residential purposes only. There are no other uses known to have occurred on the land. | Residential | Industrial |
| Farmland | Recreation/Parkland |
| Commercial | Other (described below) |
| Additional Detail | |
| **Adjoining Sites**  Eg – the adjoining site to the south is currently used for commercial purposes. The adjoining sites to the east and west are currently used for residential purposes. | Residential | Industrial |
| Farmland | Recreation/Parkland |
| Commercial | Other (described below) |
| Additional Detail | |
| **Existing Structures**  Eg – The land is currently vacant, except for an existing shed structure located in the south west portion of the block. | There are no existing structures on the land | |
| There are existing structures on the land. These are described below | |
| Additional Detail | |

***Operational Details***

This section of the pro-forma needs to be completed only where the proposal involves development that is of a commercial or industrial nature. This section of the pro-forma does not need to be completed for proposals involving new residential development, rural development, subdivision or demolition.

|  |  |  |  |  |
| --- | --- | --- | --- | --- |
| Hours of Operations | Mon |  | Fri |  |
| Tues |  | Sat |  |
| Wed |  | Sun |  |
| Thurs |  | Public Holidays |  |
| Number of Staff |  | | | |
| Expected Number of Customers |  | | | |
| Method of Timing of Deliveries |  | | | |
| Production Processes |  | | | |
| Type of Waste Products & Disposal |  | | | |
| Details of any Hazardous Materials  (Any materials that may pose a risk to health & safety if not managed correctly) |  | | | |
| Car Parking Arrangements |  | | | |
| Loading/Unloading Operations |  | | | |
| Machinery Used |  | | | |
| Additional Detail (where necessary) |  | | | |

***Assessment of Environmental Impacts***

|  |  |  |
| --- | --- | --- |
| \*Are there items of European heritage on the property? | No | Yes |
| \*Are there items of Aboriginal Cultural Heritage within 100 metres of the development site? | No | Yes |
| Will the development impact on Critical Habitat or Threatened Species? | No | Yes |
| \*Does the site contain any contaminated materials (asbestos or other contaminants)? | No | Yes |
| \*Are any trees proposed/required to be removed? | No | Yes |
| Will the amenity of adjoining land owners be affected (views, solar access, noise, odour etc)? | No | Yes |
| Is the development out of character with existing development in the locality? | No | Yes |
| \*Does the development involve a new access crossing or increase in traffic? | No | Yes |
| \*Does the development involve earthworks (cut or fill) of more than 600mm in depth or height? | No | Yes |
| Is the site connected to Council’s reticulated water service? | No | Yes |
| Is the site connected to Council’s reticulated sewer service? | No | Yes |
| \*Is there any on-site sewage management system on the site? | No | Yes |
| Will the development increase crime, safety or security risks? | No | Yes |
| \*To be shown on plans | | |
| If you answered Yes to any of the above, describe the steps proposed to be taken to prevent or lessen any environmental impacts: | | |

***Stormwater disposal***

|  |
| --- |
| If your development will generate stormwater runoff i.e. additional roof or other impermeable surface, please identify where and how you will direct it (including overflow from any rainwater tanks):  Note: The discharge location should also be shown on your Site Plan. Council’s stormwater management system should be utilised where available. |

***Site Constraints***

|  |  |  |
| --- | --- | --- |
| **Is the development constrained by:** |  |  |
| Flooding | No | Yes |
| Landslip or subsidence | No | Yes |
| Bushfire attack | No | Yes |
| Land contamination | No | Yes |
| Easements | No | Yes |

Note – if the proposed development is identified as being affected by one or more of the site constraints listed above, the applicant must provide Council with evidence as to how the site constraint will be addressed.

***Assessment of Compliance with Local Planning Policies & Guidelines***

This section of the pro-forma can be used as a checklist to ensure that the proposed development complies with all relevant local planning policies and guidelines. Check with Council if you need clarification on any matter.

**Cowra Local Environmental Plan 2012**

|  |  |  |
| --- | --- | --- |
| Select the appropriate zoning of the land under Cowra Local Environmental Plan 2012: | RU1 Primary Production  RU4 Primary Production  RU5 Village  R1 General Residential  R2 Low Density Residential  R5 Large Lot Residential  B1 Neighbourhood Centre  B2 Local Centre | B5 Business Development  IN1 General Industrial  IN2 Light Industrial  RE1 Public Recreation  RE2 Private Recreation  E2 Environmental Conservation  E3 Environmental Management |
| Is the development permissible in the zone | No | Yes |
| Does the development meet the zone objectives | No | Yes |

***Cowra Shire Council Development Control Plan 2021***

|  |  |  |  |  |  |  |
| --- | --- | --- | --- | --- | --- | --- |
|  | **Applies** | | **Consistent** | | **Variation Proposed** | |
| Part B – Land Management | Yes | No | Yes | No | Yes | No |
| Part C – Biodiversity Management | Yes | No | Yes | No | Yes | No |
| Part D – Subdivision Development | Yes | No | Yes | No | Yes | No |
| Part E – Urban & Village Development | Yes | No | Yes | No | Yes | No |
| Part F – Rural Development | Yes | No | Yes | No | Yes | No |
| Part G – Large Lot Development | Yes | No | Yes | No | Yes | No |
| Part H – Commercial Development | Yes | No | Yes | No | Yes | No |
| Part I – Industrial Development | Yes | No | Yes | No | Yes | No |
| Part J – Cowra Regional Airport | Yes | No | Yes | No | Yes | No |
| Part K – Land-use Buffers | Yes | No | Yes | No | Yes | No |
| Part L – Advertising and Signage | Yes | No | Yes | No | Yes | No |
| Part M – Parking, Access & Mobility | Yes | No | Yes | No | Yes | No |
| Part N – Landscaping | Yes | No | Yes | No | Yes | No |
| Part O – Hazard Management | Yes | No | Yes | No | Yes | No |
| Part P – Crime Prevention | Yes | No | Yes | No | Yes | No |
| Where the proposed development involves a variation to a control or guideline contained in one or more Parts of the Cowra Shire Council Development Control Plan 2021 – the Development Application must be supported by a statement justifying the variation to the control or guideline. This Statement can be attached to the Statement of Environmental Effects or included below:   |  | | --- | |  | | | | | | | |