

A Statement of Environmental Effects is to be submitted with all development applications other than 'designated development' or proposals having negligible environmental impact, e.g. internal alterations. **This pro forma may only be used for small scale developments. Development Applications which are of a larger scale will require a more detailed Statement of Environmental Effects addressing each category as listed in the Development Application Guide** (see over for further information).

If a 'YES' answer is given to any of the issues below, details of likely impact(s) and the proposed means of mitigating or reducing such impact(s) must be given on additional sheets. This Statement of Environmental Effects is not exhaustive and where insufficient information has been provided Council reserves the right to place a hold on application pending the submission of more detailed information.

### CONTEXT AND SETTING (site analysis)

Will the development:

I. Be visually prominent within the existing landscape?

☐ Yes ☒ No

II. Impact on any item of heritage or cultural significance?

☐ Yes ☒ No

### VEHICLE ACCESS

Will additional requirements to provide access be required?

☐ Yes ☒ No

Provide details of new access on a site plan. Ensure you show footpath crossings, driveways etc

### WASTE DISPOSAL

How will effluent be disposed of?

☐ N/A ☐ Sewer ☒ Onsite

Will the proposal lead to direct discharge of stormwater or waste into a natural water system?

☐ Yes ☒ No

### SOCIAL AND ECONOMICAL IMPACTS

Will the proposal affect the amenity of surrounding residences by overshadowing, loss of privacy, increased noise or vibration?

☐ Yes ☒ No

### ENVIRONMENTAL IMPACTS (air, soil, water, flora, fauna)

Could the proposal result in soil contamination?

☐ Yes ☒ No

Could the proposal cause erosion and/or sedimentation of watercourse during construction of or after completion?

☐ Yes ☒ No

Will excavation and/or filling be required?

☒ Yes ☐ No

If yes, provide details of levels and retaining walls:

Maximum and minimum depth of excavation: 300 mm to 600 mm

Maximum and minimum depth of fill: N/A mm to N/A mm

Provide details on a site plan indicating location of retaining walls, cut and fill areas and extent batters as appropriate.

Will the proposal:

I. Involve removal of vegetation? If yes, show on site plan vegetation that will be removed.

☐ Yes ☒ No

Could the proposal affect native habitat?

☐ Yes ☒ No

Could the proposal disturb any aboriginal artefacts or relics?

☐ Yes ☒ No

Is the site subject to natural hazards such as:

☐ Bushfire

☐ Mine Subsidence

☒ Flooding

☐ Other.....

**NOTE:**

1. For dwellings and dwelling alterations/additions on bushfire affected land, a Bush Fire Assessment Report must be submitted with the Development Application. A sample report can be obtained from the NSW Rural Fire Service website and for simple developments, completed by the owner or owner's representative.
2. Development such as new dwellings and dwelling additions that are located in a Mine Subsidence affected area will have to obtain approval from Subsidence Advisory NSW, the government department that deals with mine subsidence issues.
3. Developments on flood affected land may need engineer's certification prior to release of the construction certificate and/or a minimum floor level for habitable rooms.

Have any of the following land use or activity been undertaken on the site (service station or a sheep or cattle dip, intensive agriculture, mining or extractive industry or waste storage of waste treatment) where the proposed development will involve any disturbance of soil? ☐ Yes ☒ No

How will stormwater be disposed of? E.g. to street gutter, stormwater easement or rubble trench

Provide details of stormwater pipe layout on plans including point of final disposal.

**EXAMPLES OF PROPOSALS WHERE PRO-FORMA MAY BE USED**

- Carport
- Dwelling House
- Dwelling Alterations/Additions
- Fence/Retaining Wall
- Garage Swimming Pool Shed
- Water Tank

There may be some instances when assessing applications for the above proposals whereby further information is required, e.g. if the land is located in an environmentally sensitive area. If this is the case, Council reserves the right to place a hold on any applications pending the submission of additional information.

**EXAMPLES OF PROPOSALS WHERE PRO-FORMA MAY NOT BE USED**

- |  |  |
|--|--|
| • Any development involving a Heritage listed property                 | • Medium Density Housing                                     |
| • Animal Establishment Bed & Breakfast Brothel                         | • Mining   |
| • Bulky Goods Development  | • Motel  |
| • Change of Use  | • Office Premises  |
| • Child Care Centre  | • Place of Assembly/Worship                                  |
| • Commercial Alterations/Additions                                     | • Place of Public Entertainment                              |
| • Depot  | • Recreation Facility Sign Application Service Station       |
| • Dual Occupancy Educational Establishment                             | • Storage Shed Subdivision                                   |
| • Entertainment Facility Exhibition Home                               | • Tourist Accommodation                                      |
| • Extractive Industry  | • Transport Depot Utility Undertaking Vehicle Repair Station |
| • Group Home Hazardous Industry Home Based Child Care Industry/Factory | • Warehouse or Distribution Centre                           |

## Statement of Environmental Effects (40 O'Connells Road Louth Park)

### B.3 Hunter River Flood Plain

Maitland LEP 2011 (clause 5.21 Flood Planning) and DCP 2011 (B.3 Hunter River Floodplain)

#### Introduction

The existing property is within a flood prone area. The RL AHD of the 1:100yr (1%) flood affecting the site is 9.73m. The existing dwelling is elevated approx. 1.5m above natural ground and its finished floor level is RL7.58.

The existing internal floor area is 150sqm and the additional internal floor area is 45sqm. Therefore, is under the 50% additional floor area.

#### 2.1 Risks to property

The proposed addition is similar in scale to the existing dwelling and has been designed to limit the damaging effects of flooding both structurally and in regards to materials & finishes etc. Refer certification from structural engineer in regards to velocity of flood waters and potential damages to property.

#### 2.2 Risks to Life

The existing flood evacuation methodology for the dwelling will continue to be used. The dwelling has an existing raised entry/exit point suitable for emergency access and the residents are flood aware and the associated risks.

#### 3.0 Development controls.

The existing & proposed dwelling will be on sub floor piers and will have minimal additional impact on flood waters and will not have adverse effects on neighbouring properties. Refer certification from structural engineer in regards to potential damages to property. There is no livestock on the property.

#### 3.1 Development in Floodways

It is believed that the scale of the proposed addition to the existing dwelling will not have adverse effects on flood behavior on the property.

#### 3.2 Filling of Floor Storage and Flood Fringe Areas

No fill is proposed as part of the proposed development

#### 3.3 General Building Requirements.

**1**-Existing & proposed floor level (RL7.58) is below the FPL

**2**-The proposed addition to the existing dwelling where possible will comply with Table 1: Flood Aware Design Requirements for Residential developments on Flood Prone Land.

- New external stairs to be hardwood
- All door leaf's to be solid core
- Window Frames to be aluminum
- All electrical wiring to be minimum 600 above finished floor level
- New general flooring to be hardwood tongue & groove, flooring to wet areas to be compressed fibre cement and new decking to be hardwood decking.
- New weather boards to be fibre cement
- New floor/wall framing to be H3 treated pine or hardwood (REFER ENG'S DETAILS)
- Floor & wall Insulation to be non-absorbent

-Lower portion of internal walls to be 900 V jointed fibre cement sheeting with Dado rail @ 900 high standard plasterboard above this. Wet areas to be full height fibre cement wall lining

-Refer certification from structural engineer in regards to velocity of flood waters and potential damages to property

**3-4-**The existing verandah entry/exit at the front of the dwelling provide provision for safe evacuation

**5-**Roof space can be utilised for storage (RL 10.4)

**6-**New electrical & lighting to be min 600 above floor level. The existing hot water unit is to be relocated from the current position under the dwelling, to the existing & proposed dwelling finished floor level

**7-**The proposed development is an extension to an existing dwelling and the additional internal floor area is under 50% of the existing internal floor area. Therefore, the addition to the existing dwelling is not required to comply with 3.3 General Building Requirements, but as noted above where possible building materials etc have been selected to limit flood damage to the dwelling.