



Statement of Environmental Effects (SEE) Jerberra Estate – Tomerong for dwellings and associated minor development

Planning and Development Services Group

City Administrative Centre Bridge Road, Nowra, NSW, Australia, 2541

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1 Important information

To be submitted with all development applications for dwellings and associated minor development in Jerberra Estate. Additional information may be required in some circumstances and should be attached. More complex applications may require a detailed SEE report.

If you have any questions, contact Council's Planning and Development Services Group on (02) 4429 3111 before lodging your development application.

Privacy Notification: The checklists are for administrative and assessment purposes. They will be used by Council staff and other organisations for the purpose mentioned and may be included on a public register. They will be published on Council's website as required by the GIPA Act 2009.

2 Requirements under Shoalhaven Local Environmental Plan (LEP) 2014

Requirements	Tick appropriate box	Explanatory notes and further information
1. Is your proposal permissible in the zone and consistent with the zone objectives?	Yes No	
Comments:		
2. Does the land comply with the minimum lot size requirements of the Jerberra Local Environmental Plan (LEP)?	Yes No NA	Refer to Supporting Document No.1 DCP Chapter N20. See below if the development application relates to land within Lots 132 to 141.
3. If the development application relates to land within lots 132 to 141, has a written request to vary the minimum lot size under Clause 4.6 of the Jerberra LEP been included?	Yes No NA	The template request in Supporting Document No.3, DCP Chapter N20 is available on request. This template is only applicable to these lots in the circumstances described in Section 5.1.2 of DCP Chapter N20.
Comments:		
4. Is the proposed dwelling and other development including associated bushfire asset protection zone (APZ) located entirely within the 'development area' shown in the Jerberra LEP?	Yes No NA	The entire development, including the APZ must be located within the development area shown on the LEP map.

OFFICE USE ONLY

I verify that the checklist is complete and all identified information has been provided		
Date:	Customer Service Officer:	Duty Officer:
Property:	Application No.	
Form Number: DEV001	Version Number: 3	Issue Date: 04/2016



2 Requirements under Shoalhaven Local Environmental Plan (LEP) 2014 – Cont.

Requirements	Tick appropriate box	Explanatory notes and further information
<p>5. Is essential infrastructure such as roads, fire trails and electricity provided, or have arrangements been made for their provision?</p> <p><i>Note: Under Clause 6.2 of the Jerberra LEP, Council cannot approve development unless it is satisfied that essential public utility infrastructure is available or that arrangements have been made to make that infrastructure available.</i></p>	<p>Yes</p> <p>No</p> <p>NA</p>	<p>See specific requirements below for land north of Invermay Avenue.</p> <p>Contact Council's Planning and Development Services Group on (02) 4429 3111 if you are unsure.</p>
<p>6. If the property is located to the north of Invermay Avenue, has a perimeter fire trail been established as shown on Figure 2 of DCP Chapter N20?</p>	<p>Yes</p> <p>No</p> <p>NA</p>	<p>These lots cannot be developed until the perimeter fire trail has been created. This requires an easement to be established on all of the affected lots.</p>
<p>Comments:</p>		

3 Consolidation and subdivision

Requirements	Tick appropriate box	Explanatory notes and further information
<p>1. If two or more lots are being combined (i.e. the development application is over more than one lot) is the configuration of these lots consistent with the layout shown in Figure 2 and Table 2 of DCP Chapter N20?</p>	<p>Yes</p> <p>No</p> <p>NA</p>	<p>Refer to Figure 2 and Section 5 of DCP Chapter N20.</p>
<p>2. If the application is over more than one lot, has a plan of consolidation been submitted to NSW Land and Property Information for registration?</p>	<p>Yes</p> <p>No</p> <p>NA</p>	<p>Land must be consolidated prior to, or in conjunction with your development application. The plan of consolidation will need to be prepared by a registered surveyor.</p>
<p>Comments:</p>		

4 Building envelopes and setbacks

Requirements	Tick appropriate box	Explanatory notes and further information
<p>1. Is the dwelling located within the potential building area shown in DCP Chapter N20 and the side boundary setbacks in Table 11.</p>	<p>Yes</p> <p>No</p> <p>NA</p>	<p>Refer to Section 5.8 of DCP Chapter N20. Note that dimensions are provided in Figure 11 of DCP Chapter N20 and these should be shown on your site plan. See also to bushfire requirements in Section 5.3.</p>
<p>2. Will the location and position of all structures:</p> <p>a) Maintain privacy and amenity of adjoining and nearby dwellings; and</p> <p>b) Minimise impact on biodiversity?</p>	<p>Yes</p> <p>No</p> <p>NA</p>	
<p>3. Will the size and position of the dwelling and associated structures provide sufficient area for on-site effluent application, stormwater management and outdoor recreation?</p>	<p>Yes</p> <p>No</p> <p>NA</p>	<p>Refer to on-site effluent application and stormwater management requirements in Sections 5.5 and 5.6 of DCP Chapter N20 respectively.</p>

4 Building envelopes and setback – Cont.

Comments:

5 Rights of Way – Lots 92, 93, 156 and 166

Requirements	Tick appropriate box	Explanatory notes and further information
1. If the application relates to Lots 92, 93, 156 or 166, is coincidental legal and practical access being provided as described in DCP Chapter N20?	Yes No NA	Only applies to Lots 92, 93, 156 and 166. Refer to Section 5.4.
Comments:		

6 Trees and other native vegetation

Requirements	Tick appropriate box	Explanatory notes and further information
1. Has a Tree and Vegetation Plan been provided showing existing trees and vegetation which will be removed/retained? <i>A Tree and Vegetation Plan is needed to allow your development application to be assessed.</i>	Yes No NA	Refer to Section 5.2 of DCP Chapter N20. Contact Council on (02) 4429 3111 to see if Council has records of habitat trees on your property from the rezoning studies.
2. Will any important habitat trees or vegetation need to be removed? <i>The Tree and Vegetation Plan must identify any important habitat trees that need to be removed to meet the NSW RFS's APZ specifications.</i>	Yes No NA	Refer to Table 4 of DCP Chapter N20. A council officer will need to inspect any trees that are proposed to be removed. Further assessment may be required in some cases.
Comments:		
3. Will driveways and/or access roads be located to minimise impacts on important vegetation?	Yes No NA	Driveways are not permitted within the Bushland Conservation Area (BCA) Native trees and vegetation can only be removed/cleared under the circumstances described in Section 5.2.4 of DCP Chapter N20.
4. Will trees and native vegetation be retained and rehabilitated (if disturbed) in the Bushland Management Area (BMA) and/or Bushland Conservation Area (BCA)?	Yes No NA	
5. Will any non-native vegetation and or structures be removed from the BMA/BCA?	Yes No NA	Cleared/disturbed land within the BMA/BCA must be rehabilitated and any existing structures must be removed.
6. Will noxious and/or environmental weeds be removed?	Yes No NA	Description of noxious and/or environmental weeds identified in Jerberra Estate are provided in the Jerberra Estate Environmental Management Plan – see Supporting Document No.4, DCP Chapter N20.
Comments:		

Requirements	Tick appropriate box	Explanatory notes and further information
1. Is the proposed development adjacent to, or directly affect any of the Orchid Management Areas (OMA) shown on Figure 3 of DCP Chapter N20, or any <i>Pterostylis ventricosa</i> orchids identified from subsequent surveys?	Yes No NA	If the answer is 'yes', answer questions 3-6. If the answer is 'no', go to the next section.
2. If the proposed development affects any areas not surveyed in 2013 for the threatened orchid <i>Pterostylis ventricosa</i> (refer to Figure 2 of DCP Chapter N20) has the proposed development site been surveyed during the orchid's flowering season?	Yes No NA	This affects lots 104, 132, 133, 161 and 162. The orchid's flowering season is generally April to May. Surveys must be undertaken by a licenced flora and fauna consultant. If the answer is 'yes' and the orchid was found, answer questions 3 to 6 below.
3. Will the orchids be retained/protected and monitored over time?	Yes No NA	Alternatively, a 'seven-part test' and potentially a Species Impact Statement (SIS) will be required.
Please provide details (if required):		
4. Will vehicles, domestic animals and other potentially damaging activities (such as the use of herbicides and fertilisers) be excluded?	Yes No NA	Provide details of any fencing or barriers.
Please provide details (if relevant):		
5. Will the orchids be protected from on-site effluent application and/or stormwater runoff?	Yes No NA	Show any proposed stormwater diversion measures on your plans.
Please provide details (if relevant):		
6. If the OMA is part of your bushfire APZ, will the APZ be maintained without harming the orchids?	Yes No NA	Vegetation within the OMA should be thinned using hand tools only and only between the months of October to February (inclusive).
Please provide details (if relevant):		

8

Fencing

Requirements	Tick appropriate box	Explanatory notes and further information
1. Will dog proof fencing be provided around the APZ?	Yes No NA	Refer to Section 5.2 Figure 6 of DCP Chapter N20. Any existing fencing that does not comply (including any barbed wire or electrified fencing or any other fencing within the BMA/BCA not shown on Figure 4 will need to be removed.
2. If any part of the land is identified as “Bushland Management Area” (BMA) and/or “Bushland Conservation Area” (BCA) on Figure 3 of DCP Chapter N20, will wildlife friendly fencing will be provided around the perimeter of the area as described in the DCP?	Yes No NA	
3. Will barbed wire or electrified fencing be used?	Yes No	
Comments:		

9

Domestic animals

Requirements	Tick appropriate box	Explanatory notes and further information
1. If cats are to be kept on the property, will they be kept within the dwelling or a secure cat run that is connected to the dwelling?	Yes No NA	Refer to Section 5.2 of DCP Chapter N20. These are mandatory controls.
2. If dogs are to be kept on the property, will they be confined to the dwelling and APZ and not exceed two in number?	Yes No NA	
3. Will grazing animals be excluded from the property?	Yes No	
Comments:		

10

Bushfire risk management

Requirements	Tick appropriate box	Explanatory notes and further information
1. Has a bushfire assessment been prepared and does it demonstrate that your proposal complies with Planning for Bushfire Protection and AS3959 (Building in Bushfire Prone Areas)?	Yes No NA	Refer to section 5.4 of DCP Chapter N20. A bushfire assessment must accompany the development application. Information and online assessment tools are available on the NSW Rural Fire Service website: www.rfs.nsw.gov.au

10 Bushfire risk management – Cont.

Requirements	Tick appropriate box	Explanatory notes and further information
2. Will the building(s) be located within the 'potential building area' identified in Figure 2 of DCP Chapter N20 and be constructed to the appropriate standard under AS3959.	Yes No NA	If the answer is 'no' the bushfire assessment will need to demonstrate that the proposed development complies with Planning for Bushfire Protection and AS3959 and that the APZs will not overlap onto the BMA or BCA. This is a mandatory requirement.
3. Will appropriate vehicular access be provided for firefighting vehicles?	Yes No NA	Further information regarding bushfire risk management requirements for development applications is available from the NSW Rural Fire Service (www.rfs.nsw.gov.au) and Council at: www.shoalhaven.nsw.gov.au
4. Will dwellings and associated structures be located and constructed in accordance with the provisions of Planning for Bushfire Protection and AS3959 (or equivalent documents)?	Yes No NA	
5. Can the bushfire asset protection zones (APZs) be legally maintained in perpetuity?	Yes No NA	
6. Will bushfire mitigation measures be implemented in accordance with Planning for Bushfire Protection (or equivalent document)?	Yes No NA	
Comments:		

11 On-site effluent management

Requirements	Tick appropriate box	Explanatory notes and further information								
1. Have you prepared a drainage application for the on-site effluent system and included it with the development application?	Yes No NA	The application will need to include a detailed layout plan plus various other details listed in Section 5.5 of DCP Chapter N20. You can include details of your stormwater infiltration system to avoid having to submit two separate drainage applications.								
2. Will effluent be treated to at least secondary standard before land application?	Yes No NA	Effluent must be treated in an Aerated Wastewater Treatment System (AWTS) or equivalent. Refer to Table 8 of DCP Chapter N20 for further details.								
3. Will treated effluent be applied to an appropriately sized and located sub-surface application area? <i>Note: the effluent application must be set back from buildings, property boundaries, driveways and paths etc. See DCP Chapter G8 for details.</i>	Yes No NA	The minimum area is as follows: <table border="1" data-bbox="933 1883 1517 2074"> <thead> <tr> <th># Bedrooms</th> <th>Minimum effluent application area (m²)</th> </tr> </thead> <tbody> <tr> <td>3</td> <td>583</td> </tr> <tr> <td>4</td> <td>777</td> </tr> <tr> <td>5</td> <td>972</td> </tr> </tbody> </table> <p>See also Table 8 in DCP Chapter N20.</p>	# Bedrooms	Minimum effluent application area (m ²)	3	583	4	777	5	972
# Bedrooms	Minimum effluent application area (m ²)									
3	583									
4	777									
5	972									

11 On-site effluent management – Cont.

Requirements	Tick appropriate box	Explanatory notes and further information
4. Will treated effluent be excluded from the BMA/BCA and not impact on important habitat trees and vegetation including any Orchid Management Areas within the APZ?	Yes No NA	
5. Will all components of the sub-surface application system be correctly sized and configured to provide for adequate effluent pumping and even distribution of effluent, effluent filtration, line flushing and maintenance of the effluent application system?	Yes No NA	Refer to Table 8 of DCP Chapter N20
6. Will devices be installed in conjunction with the development to reduce water consumption and the quantity of waste-water being generated?	Yes No NA	
7. Will the soil profile in the effluent application area be improved so that it is better able to absorb the treated wastewater?	Yes No NA	
8. Will suitable vegetation be established over the effluent application area before the system is commissioned?	Yes No NA	Gypsum should be applied and an organic soil mix conforming to AS4419 should be spread over the effluent application area to a minimum depth of 100mm. Refer to Table 8 of DCP Chapter N20. A diversion drain should be provided directly above the effluent application area. A cross section diagram of typical diversion drain is provided in Figure 7 of DCP Chapter N20.
9. Will the effluent application area be protected from stormwater and groundwater ingress?	Yes No NA	
Further information:		

12 Stormwater management

Requirements	Tick appropriate box	Explanatory notes and further information
1. Have you prepared a drainage application for the stormwater infiltration system and included it with the development application?	Yes No NA	You can include details of your effluent management system to avoid having to submit two separate drainage applications. Refer to Section 5.6 of DCP Chapter N20 for details.
2. Will rainwater collection tanks with at least 20,000 litres capacity be provided for each dwelling?	Yes No NA	This is in addition to any water storage requirements needed to satisfy bush fire fighting requirements.
3. Will excess roof runoff be directed to an on-site stormwater infiltration trench or bioretention system before being discharged to the roadside drainage network?	Yes No NA	A cross section diagram is provided in Figure 10 of DCP Chapter N20. Refer to Acceptable Solution A1.3 in Table 10 of DCP Chapter N20 for specifications for the infiltration trench.
4. Will stormwater impact on important habitat trees and vegetation including any orchid management areas be avoided?	Yes No NA	

12 Stormwater management – Cont.

Requirements	Tick appropriate box	Explanatory notes and further information
5. Is the driveway designed to minimise impacts on hydrology and water quality? <i>Details of the driveway must be provided with your dwelling application.</i>	Yes No NA	Refer to Acceptable Solution A2.1 and A2.1 in Table 10 of DCP Chapter N20 for further detail.
Comments:		

13 Managing impacts during construction

Requirements	Tick appropriate box	Explanatory notes and further information
1. Have you prepared an erosion and sediment control plan (ESCP)? <i>An ESCP must be provided with your application.</i>	Yes No NA	Refer to Sections 5.2 and 5.6 of DCP Chapter N20. A sample ESCP is provided in the DA kit for Jerberra Estate. Refer to Acceptable Solution A4.1 in Table 4.
2. Will trees and vegetation that will be retained be protected from potentially damaging activities during construction?	Yes No NA	
Comments:		

14 Do you have any further comments regarding your Statement of Environmental Effects

Further Comments:

APPLICANTS DECLARATION

I verify that the above information has been provided	Date:
Applicants signature:	Applicants name: