

Applicants Kit; Additional information required for Development Applications within the Sensitive Land Overlay

Temora Shire has a Land Overlay (map) and associated clause in its Local Environmental Plan. This overlay identifies areas with land that is subject to one of the following:

- any land with slopes greater than 25%,
- any land with a high proportion of rock outcropping,
- any land subject to high erosion potential,
- any land subject to salinity or impeded drainage,
- any land subject to regular or permanent inundation.

The areas of potential land considerations are those areas defined by the overlay area. Whilst the mapping is an indication that the land is the subject of one of the above issues, an on-site investigation is recommended.

The aim of the land clause associated with the Land Overlay is to minimise the potential for the acceleration or exacerbation of erosion, sedimentation, sub-surface drainage and inundation (salinity and waterlogging) in sensitive areas on the landscape.

If any part of your Development Application (DA) falls in the defined area within the Land Overlay, you will need to complete this form to provide additional information to Council about the site, and about your development proposal. This will enable your DA to be assessed more quickly, and will also assist in reducing potential environmental impacts.

Before you submit your application

You should talk to the Council about your proposal. They can advise:

- what information should be included in your application;
- whether a pre-application site visit is warranted;
- how your proposal could avoid or minimise impacts to land resources, through improved design or siting of the development.

INFORMATION TO BE PROVIDED

1. Site Plan

You should attach a site plan to your application. Preferably, you should use an aerial photograph or satellite image as a base, although this is not absolutely essential. The plan should identify:

- the boundary of the property;
- areas of sloping land, rock outcrops, land subject to temporary or permanent inundation (including wetlands), native vegetation, or scattered trees, on the property;
- location of watercourses and drainage lines;
- the location of the development site within the property;
- the location and extent of land that is required to be disturbed, within the development site;
- the exact location of where works and buildings are to be located; and,
- justification that there are no other areas on the property that may be more suitable for the proposed development.

2. Describe the development proposal

The disturbance of soil in areas that are highly susceptible to erosion, sedimentation or inundation (waterlogging and salinity) require particular development standards to ensure that impacts from development do not affect areas adjacent or outside the subject site.

Some types of development can have an impact on accelerating erosion and sedimentation on steep land, or on land with particularly fragile and dispersible soils. Developments in areas subject to impeded drainage, waterlogging or salinity should also be carefully examined to ensure expensive intervention mechanisms are not required in the future, to avoid damage to the infrastructure developed.

Areas mapped as having potential land considerations are likely to require additional information in a development application to demonstrate the proponent has identified the particular issue(s) affecting the development site, and that appropriate mitigation measures will be employed to alleviate any potential adverse impacts.

You should conduct an appropriate on-site investigation to ascertain:

- The particular natural resource issue (e.g. slope, erosion risk, salinity) that may be affecting your the development area. The mapping available from Council will assist.
- The level of risk your development poses to the identified natural resource issue.
- That your development has appropriate mitigation options that alleviate the particular issue.
- That there are no other viable sites for the development within the property.
- What remedial actions should be undertaken if impacts eventuate.

3. Evaluate the potential impacts of the development proposal.

Answer **yes** or **no** to each of the following questions

Could the development proposal have an impact upon.....?	During the construction phase	During the operational phase
1. The volume of soil leaving the site		
2. The stability of the site		
3. Native vegetation		
4. The volume and quality of rainfall runoff leaving the site		
5. The water quality or bed and bank stability of downstream watercourses		
6. The sub-surface drainage of the site or areas downstream		
7. Any rock outcrops on the site		
8. The waterlogging or salinity status of the site or downstream areas		

4. Minimising impacts.

a. For each of the boxes above where you answered “yes”, describe how you propose to minimise the impacts of your development proposal and monitor the effectiveness of your mitigation measures. (attach additional page if necessary).
