



# STATEMENT OF ENVIRONMENTAL EFFECTS

FOR MINOR DEVELOPMENT ONLY

In accordance with Schedule 1 of the *Environmental Planning and Assessment Regulation 2000*, a Statement of Environmental Effects is required to accompany all development applications. Under Part 4.15 of the *Environmental Planning and Assessment Act 1979*, the consent authority is required to assess the impacts of the development. The SEE, supporting plans and any reports/documents should contain all necessary information to assist the consent authority in making an informed assessment and determination of the proposal.

## What is a Statement of Environmental Effects?

A Statement of Environmental Effects (SEE) is a report outlining the likely impacts of the proposed development and the proposed measures that are proposed to mitigate or minimise those impacts. The SEE includes written information about the proposal that cannot readily be shown on plans or drawings. Identifying adverse impacts in a SEE does not mean your application will be refused. Rather, the SEE is your opportunity to demonstrate that the environment has been considered in the design stage by highlighting concerns and the best means proposed to avoid, minimise, mitigate or manage them.

## About this form:

A Statement of Environmental Effects is required to accompany all development applications. This template is designed to help you prepare a SEE which must be included with your development application. This template is not exhaustive and you are encouraged to expand on anything relevant to your project. A purpose written SEE will be required for more complex development types. This template will generally be of assistance for the following development types;

- ☐ Single dwelling house
- ☐ Dual occupancy
- ☐ Residential alterations and additions
- ☐ Minor Subdivision
- ☐ Other ancillary residential buildings or structures (garages, sheds, carports, swimming pools)
- ☐ Change of use application

## How to complete this form:

1. Ensure that all fields have been filled out correctly with as much information that you are able to provide.
  - a. The SEE must address all impacts that are relevant to the proposal.
  - b. You are encouraged to expand upon the material provided in any way you consider relevant.
  - c. Where potential impacts are identified, please ensure that you provide relevant comments and information on the measures that are proposed in order to mitigate against or minimise those impacts. You may need to provide additional documentation/photos/maps as an attachment to the SEE.
2. Once completed, this form is to be submitted with the Development Application.
  - a. Failure to provide the required information will delay processing of the development application and may result in the application being returned to you for completion, not accepted for lodgement or additional information requests being forwarded to you.

## Useful Information

- The NSW Planning Portal Spatial Viewer is an enhanced digital mapping service that provides free easy to use information for every address and lot in NSW. This site will assist in completing this form.
- [The Upper Lachlan Local Environment Plan 2010](#)
- [The Upper Lachlan Development Control Plan 2010](#)

**PROPERTY DETAILS:**

Landowner(s) name: \_\_\_\_\_

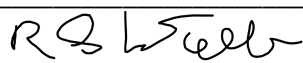
Address of land in which the activity is to be carried out

Lot: \_\_\_\_\_ Sec: \_\_\_\_\_ DP: \_\_\_\_\_

Lot: \_\_\_\_\_ Sec: \_\_\_\_\_ DP: \_\_\_\_\_

Address: \_\_\_\_\_

Landowner(s) signature

**DETAILS OF PROPOSED WORKS:**

.....  
.....  
.....  
.....

Total area of all lots: \_\_\_\_\_ m<sup>2</sup> / HaGross Floor Area of existing building: \_\_\_\_\_ m<sup>2</sup> Gross Floor Area of proposed building \_\_\_\_\_ m<sup>2</sup>**UPPER LACHLAN LOCAL ENVIRONMENTAL PLAN 2010:**

The Upper Lachlan Local Environmental Plan 2010, can be obtained by following the below link

[Upper Lachlan Local Environmental Plan 2010 - NSW Legislation](#)**Zoning**

What is the zone of the property? \_\_\_\_\_

What is the minimum lot size? \_\_\_\_\_

Is the proposal permissible in the zone? ☐ Yes ☐ NoDoes the proposal require a variation to the LEP standard under Clause 4.6? ☐ Yes ☐ No**Heritage**Is the lot identified as being of heritage significance? ☐ Yes ☐ NoIs the development likely to have an impact on a heritage item? ☐ Yes ☐ No**Land Sensitivity**

Is the lot affected by any of the Natural Resource Sensitivity mapping?

- Biodiversity (Clause 6.2 of the LEP) ☐ Yes ☐ No

If yes please address: \_\_\_\_\_

- Land (Clause 6.3 of the LEP) ☐ Yes ☐ No

If yes please address: \_\_\_\_\_

- Water (Clause 6.4 of the LEP) ☐ Yes ☐ No

If yes please address: \_\_\_\_\_

Earthworks		
How much cut and fill is proposed?	Cut .....	Fill .....
Essential Services		
The following services that are essential for the proposed development shall be available or adequate arrangements have been made to be available when required.		
What is the proposed water supply?	<input type="checkbox"/> Council reticulated water supply	<input type="checkbox"/> Rainwater Tanks
What is the proposed electricity supply?	<input type="checkbox"/> Mains	<input type="checkbox"/> Solar
How will effluent be disposed?	<input type="checkbox"/> Connect to Council Sewer main	<input type="checkbox"/> On-site disposal system
If on-site disposal is proposed, is a geotechnical report attached?	<input type="checkbox"/> Yes	<input type="checkbox"/> No
What wastewater system is proposed? .....		
How will stormwater be managed?	<input type="checkbox"/> Street gutter	<input type="checkbox"/> Rainwater Tank
	<input type="checkbox"/> Easement	
Does the property have physical and legal access to a public road?	<input type="checkbox"/> Yes	<input type="checkbox"/> No
<ul style="list-style-type: none"> <li>• Direct frontage to a public road - Road name ..... or</li> <li>• Right of carriageway, over Deposited Plan (DP) - No. .... or</li> <li>• Via a Crown Road (if works required within reserve a letter from Crown is to be submitted) or</li> <li>• Other .....</li> </ul>		
UPPER LACHLAN DEVELOPMENT CONTROL PLAN 2010:		
The Upper Lachlan Development Control Plan 2010 can be obtained by following the below link <a href="#">The Upper Lachlan Development Control Plan 2010</a>		
Have you reviewed the relevant DCP requirements?	<input type="checkbox"/> Yes	<input type="checkbox"/> No
Vegetation		
Does the proposal require the removal of any trees?	<input type="checkbox"/> Yes	<input type="checkbox"/> No
Has an application to remove the trees be lodged/approved by Council?	<input type="checkbox"/> Yes	<input type="checkbox"/> No
If yes, how many trees will be removed? .....		
List the species to be removed: .....		
.....		
Do the plans clearly detail the trees proposed to be removed?	<input type="checkbox"/> Yes	<input type="checkbox"/> No
Are you proposing to replace trees or shrubs?	<input type="checkbox"/> Yes	<input type="checkbox"/> No
(If yes, please identify in landscape plan)		
Bushfire Prone Land		
Is the site bushfire prone land?	<input type="checkbox"/> Yes	<input type="checkbox"/> No
If the site is bushfire prone land, have you		
a) Undertaken a bushfire assessment?	<input type="checkbox"/> Yes	<input type="checkbox"/> No
b) Is it attached?	<input type="checkbox"/> Yes	<input type="checkbox"/> No
What is the bushfire attack level of the site?		
<input type="checkbox"/> BAL 12.5	<input type="checkbox"/> BAL 19	<input type="checkbox"/> BAL 29
<input type="checkbox"/> BAL 40	<input type="checkbox"/> BALFZ	
What is the calculated Asset Protection Zone (APZ)? Please show APZ on plans.		
Inner APZ ..... metres Outer APZ <sub>3</sub> ..... metres		

<b>Flooding</b>		
Is the lot identified under the Floodplain Risk Management Study and Plan? <input type="checkbox"/> Yes <input type="checkbox"/> No		
If yes, what flood category is the lot identified as? .....		
What is the proposed floor level (AHD)? .....		
<b>Setbacks</b>		
Proposed		
Front ..... m	Secondary Front Setback ..... m	
Side ..... m	Other ..... m	
Rear ..... m	Other ..... m	
<b>Height</b>		
What is the proposed height of the structure? ..... metres		
<b>Private Open Space</b>		
Required ..... m <sup>2</sup>	Proposed ..... m <sup>2</sup>	
<b>BUILDING AND SITE DETAILS</b>		
What external materials will be used for construction and what is the proposed colour schemes? ..... ..... .....		
Is a BASIX Certificate required? <input type="checkbox"/> Yes <input type="checkbox"/> No		
If yes, what is the BASIX certificate number? ..... Issue Date: .....		
Are demolition works proposed? <input type="checkbox"/> Yes <input type="checkbox"/> No		
Does the proposal involve the removal of asbestos? <input type="checkbox"/> Yes <input type="checkbox"/> No		
If yes, please provide details: ..... .....		
Are there any restrictions, easements or covenants on the property? <input type="checkbox"/> Yes <input type="checkbox"/> No		
If yes, please provide details:..... .....		
Is the development likely to cause overshadowing of adjoining land? <input type="checkbox"/> Yes <input type="checkbox"/> No		
If yes, please provide shadow diagrams.		
Is the development likely to impact the views to and from adjoining land? <input type="checkbox"/> Yes <input type="checkbox"/> No		
If yes, what are mitigation method? ..... .....		
Is the development likely to result in the loss of privacy to adjoining property? <input type="checkbox"/> Yes <input type="checkbox"/> No		
If yes, what are mitigation method? ..... .....		
Will noise affect the amenity of the area? <input type="checkbox"/> Yes <input type="checkbox"/> No		
If yes, an acoustic report may be required.		
What erosion and sediment control methods are proposed? ..... .....		

<b>Change of Use</b>
What is the current use and proposed use of the business? .....
.....
.....
What are the proposed operating hours? .....
.....
.....
Number of employees? .....
What are the anticipated noise levels beyond the site? .....
What are the proposed vehicle movements, access, manouvering, loading and loading details? .....
.....
Is a traffic management plan attached? ..... <input type="checkbox"/> Yes ..... <input type="checkbox"/> No
How many car parking spaces are proposed? .....
How many car parking spaces are required? .....
Does the proposed business prepare or serve food? ..... <input type="checkbox"/> Yes ..... <input type="checkbox"/> No
Does the proposed business require a Trade Waste approval? ..... <input type="checkbox"/> Yes ..... <input type="checkbox"/> No
<b>Other Comments:</b>
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<b>COMPLETED BY:</b>
Name: ..... Date: .....