

## STATEMENT OF ENVIRONMENTAL EFFECTS

For 1a, 10a and 10b Building classification only

### Applicable Development Types

	Single Residential Dwelling (single storey in a residential zone).
	Residential Alterations and Additions
	Other Domestic Buildings and Structures (e.g. swimming pools, sheds, carports etc.)
	Small Scale Commercial and Industrial Development

**Note:** other development proposals must be accompanied by a detailed site specific statement.

### Application Details

**Applicants Name:** \_\_\_\_\_ **Lot/DP:** \_\_\_\_\_

**Street No:** \_\_\_\_\_ **Street:** \_\_\_\_\_

**Suburb:** \_\_\_\_\_

### Development Description

(Include where applicable a description of the proposed building, nature of use, details of any demolition etc.)

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(Provide a description of the proposed materials and colours of the development)

Description	Materials and Finishes; Provide Details:
Walls	
Roof	
Fences	
Other	

(Provide a description of the proposed materials and colours of the development)

### Site Description

(Include where applicable a description of the physical features of the site such as shape, slope, vegetation and waterways)

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## Site Context & Suitability

### Will the development be:

- Inconsistent with the character and amenity of the area?  Yes  No
- Visually prominent in the surrounding area?  Yes  No
- Inconsistent with surrounding land uses?  Yes  No
- Impacting on any item of heritage or cultural significance?  Yes  No

Comments: \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

## Present and Previous Site Uses

Provide details of the present use of the site? \_\_\_\_\_  
\_\_\_\_\_

Provide details of any previous uses of the site? \_\_\_\_\_  
\_\_\_\_\_

Provide details of the present and past uses of the adjoining sites? \_\_\_\_\_  
\_\_\_\_\_

Based on past uses is the site potentially contaminated?  Yes  No

Provide details: \_\_\_\_\_  
\_\_\_\_\_

## Traffic, Access and Utilities

Will additional road access be required?  Yes  No

Will the development increase local traffic movements and volumes?  Yes  No

Comment: \_\_\_\_\_  
\_\_\_\_\_

Will services (water, gas, electricity, sewer, telephone) need to be provided?  Yes  No

What services are currently available at the site? \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

## Privacy, Views and Overshadowing

### Will the development result in:

- Any privacy issues between adjoining properties as a result of the placement of windows, decks, pergolas, private open space etc.?  Yes  No
- The overshadowing of adjoining properties?  Yes  No
- Any acoustic issues between adjoining properties as a result of the placement of active use outdoor areas, vehicular movement, air conditioners, pumps, bedroom and living room windows etc.?  Yes  No
- Loss of views enjoyed from adjoining properties and public spaces such as parks, roads and footpaths?  Yes  No

Comments: \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

### Environmental Impacts

(If yes is answered to any of the following provide details)

#### Is the development likely to result in any form of?

- Air pollution (smoke, dust etc.)?  Yes  No
- Water Pollution?  Yes  No
- Noise Pollution (e.g. swimming pool pumps)?  Yes  No
- Erosion?  Yes  No
- Soil Contamination?  Yes  No
- Excavation; cut and fill?  Yes  No
- Trees/vegetation removal?  Yes  No
- Is the development considered to be environmentally sustainable?  
(Including provision of BASIX certificate where required)  Yes  No
- Is the development likely to impact on any heritage item or item of cultural  
significance (Including aboriginal artifacts and relics)?  Yes  No

Comments: \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

### Flora and Fauna Impacts

(For further information on threatened species, see [www.threatenedspecies.environment.nsw.gov.au](http://www.threatenedspecies.environment.nsw.gov.au) )

- Will the development result in the removal of any native vegetation from the site?  Yes  No
- Is the development likely to have an impact on threatened species or  
native habitat?  Yes  No

Comments: \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

### Planning Controls

- Is your proposal permissible in the zone?  Yes  No
- Is your proposal consistent with zone objectives?  Yes  No
- Is your proposal in accordance with any development control plan?  Yes  No

Comments: \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

**Note:** if you answered no to any of the above, you should make an appointment to discuss the proposal with a town planner before lodging a development application.

### Natural Hazards

Is the development subject to any of the following natural hazards, if yes provide details:

- Bushfire prone?       Landslip?       Flooding?

Comments: \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

**Note:** If the site is identified as Bushfire Prone it will be necessary to address the Planning for Bushfire Protection Guidelines. For more information consult the NSW Rural Fire Service web site [www.rfs.nsw.gov.au](http://www.rfs.nsw.gov.au)

### Erosion and Sedimentation Control

Does the proposal require any excavation?  Yes  No

Could the proposal result in erosion and/or sedimentation of watercourses during or after construction,  Yes  No

If you answered yes to any of the above provide details of erosion and sedimentation controls? \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

### Stormwater and Effluent Disposal

How will stormwater be disposed of?

- Existing council drainage system       Other (if other provide details)

How will effluent be disposed of?

- To sewer       On-site; provide details:

### Waste Disposal

Will the proposal generate any waste?  Yes  No

If so please provide details of how waste materials will be managed on site: \_\_\_\_\_  
\_\_\_\_\_

Is the proposal likely to generate hazardous wastes such as asbestos?  Yes  No

If so provide details on amount, proposed disposal, location, details of licensed asbestos removal contractors to be used etc: \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

For rural dwellings how will household waste be disposed of? Provide details: \_\_\_\_\_  
\_\_\_\_\_

### Social and Economic Impacts

Will the proposal have any economic consequences in the area?  Yes  No

Will the proposal create an increase in the demand for community services

and/or infrastructure?

Yes  No

Will the proposal have any safety, security or crime prevention issues?

Yes  No

Will the development impact on public or open spaces?

Yes  No

If answered yes to any of the above provide details: \_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

### Sheds-Outbuildings

(This section is only relevant to sheds, outbuildings, carports etc.)

What is the intended use(s) of the building? \_\_\_\_\_

\_\_\_\_\_

What type of vehicle/s will be housed and/or what will be stored in the building? (Include any flammable or hazardous materials and the quantity). \_\_\_\_\_

\_\_\_\_\_

### Energy Efficiency

Does the proposal require a BASIX certificate?

Yes  No

If no BASIX is required:

• Is the development considered to be environmentally sustainable?

Yes  No

• Is the development considered to be energy efficient?

Yes  No

If so please comment on how the development complies with energy efficient principles: \_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

### Operational and Management Details

(This section is only relevant to commercial / industrial / public buildings and other non-residential uses)

Please attach a separate statement to this form addressing the following matters:

- Description of operation
- Numbers of staff
- Description of production process
- Method / timing / frequency of deliveries (loading and unloading)
- Type and quantity of goods handled including any hazardous substances
- Provision for disabled access and facilities
- Hours and days of operation
- Maximum expected no. of customers
- Nature of any waste generated
- Fire safety

### Other Relevant Matters

Comments: \_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

