



## Statement of Environmental Effects

Applicable Development Types	
<input checked="" type="checkbox"/>	Single Residential Dwelling (single storey in a residential zone).
<input type="checkbox"/>	Residential Alterations and Additions
<input type="checkbox"/>	Other Domestic Buildings and Structures (e.g. swimming pools, sheds, carports etc.)
<input type="checkbox"/>	Small Scale Commercial and Industrial Development

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

### Application Details

**Applicants Name:** ZORAN STOJANOVSKI

**Lot/DP:** LOT3IN DP1128020

**Street No:** 4/40 **Street:** DALHUNTY STREET,

**Suburb:** TUMUT

### Development Description

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

CONSTRUCTION OF RESIDENCE AND SHED

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

Description	Materials and Finishes; Provide Details:
Walls	RENDERED TIMBER/ FOAM CLADDING, BRICK AND COLORBOND STEEL
Roof	COLOR BOND
Fences	COLOR BOND
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)

SLOPING, CLEAR OF VEGETATION, EASEMENT AT REAR, BATTLE AX CONFIGURATION

### Site Context & Suitability

**Will the development be:**

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DA No:.....

- 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: CONSISTENT WITH ADJOINING RESIDENTIAL USAGE**Present and Previous Site Uses**Provide details of the present use of the site? RESIDENTIAL, VACANT LANDProvide details of any previous uses of the site? RESIDENTIALProvide details of the present and past uses of the adjoining sites? RESIDENTIALBased on past uses is the site potentially contaminated? ☐ Yes ☒ No

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

**Traffic, Access and Utilities**Will additional road access be required? ☐ Yes ☒ NoWill the development increase local traffic movements and volumes? ☐ Yes ☒ No

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

Will services (water, gas, electricity, sewer, telephone) need to be provided? ☐ Yes ☒ NoWhat services are currently available at the site? SITE CURRENTLY HAS, POWER, SEWER  
STORMWATER, TELECOMS, WATER FACILITIES**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?

## Developer Information Sheet 6

DA No:.....

- 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: SLOPING SITE \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

**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?

SEDIMENT CONTROL FENCING AROUND SITE AND SURFACE DRAINS, SANDBAG AT STREET DRAINAGE

### Stormwater and Effluent Disposal

How will stormwater be disposed of?

☒ Existing council drainage system

☐ Other (if other provide details)

THERE IS AN EXISTING DRAINAGE EASEMENT, PROPOSED CONNECTION TO EASEMENT AT REAR

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:

DOMESTIC HOUSE HOLD WASTE ONLY

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:

INCREASE IN AMENITY AND PROPERTY PRICES, THE PROPERTY WILL BE HAVE A GATE FOR SECURITY REASONS

### Sheds-Outbuildings

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

What is the intended use(s) of the building? STORAGE AND GARAGE

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). CARS, AND GENERAL DOMESTIC ITEMS

### Energy Efficiency

**Developer Information Sheet 6**

DA No:.....

Does the proposal require a BASIX certificate?

☒ Yes ☐ No

If no BASIX is required:

- Is the development considered to be environmentally sustainable?
- Is the development considered to be energy efficient?

☒ Yes ☐ No☒ Yes ☐ No

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

MEETS LATEST BASIX REQUIREMENTS

**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:** REFER TO SECTION 4.6 FOR THE VARIATION TO THE HIGHT OF THE  
RETAINING WALL HEIGHT

NOTE: THERE IS NO GARAGE OR HABITABLE AREA LOCATED UNDER THE HOUSE ALL  
VISIBLE ELEMENTS ARE STRUCTURAL ONLY AND WILL BE TO ENGINEERS DEISGN

THE UPDATED DRAWINGS ARE BASED ON ADICE RECEIVED FROM COUNCIL ON THE 11/3/25

**Applicant Declaration**

I/we declare to the best of my/our knowledge, that the particulars stated on this document are correct in every detail and the required information has been supplied.

**Applicants Name/s:** ZORAN STOJANOVSKI

**Applicant's Signature:** 

**Date:** 31/3/25



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**Legal Reference:**

Section 78A(9) of the *Environmental and Assessment Act 1979* states that the regulations may specify what is required to be submitted with a development application.

Section 50(1)(a) of the *Environmental Assessment Regulation 2000* states that development applications must contain information and documents specified in schedule 1, part 1.

Schedule 1, part 1, sub clause 2(1) (c) of the *Environmental Planning and Assessment Regulation 2000* states:

(1) A development application must be accompanied by the following documents:

(c) a statement of environmental effects (in the case of development other than designated development),

Schedule 1, part 1, sub clause 4 of the *Environmental Planning and Assessment Regulation 2000* states:

(4) A statement of environmental effects referred to in sub clause (1) (c) must indicate the following matters:

(a) the environmental impacts of the development,

(b) how the environmental impacts of the development have been identified,

(c) the steps to be taken to protect the environment or to lessen the expected harm to the environment,

(d) any matters required to be indicated by any guidelines issued by the Director-General for the purposes of this clause

