

STATEMENT OF ENVIRONMENTAL EFFECTS

Dwellings (including alterations & additions), outbuildings and home activities

Information for the applicant

- This form may be used to outline the likely environmental impacts of a development application.
- Once completed, submit this form to Yass Valley Council with your development application through the NSW Planning Portal.

Part A. Context and setting

Does the proposal fit in with the locality? ☒ Yes
☐ No

How? For example, is it a single-storey extension in a neighbourhood dominated by single-storey houses?

New single storey dwelling, a granny flat and a shed, colours and materials are sympathetic to the natural surrounds. Semi-rural residence, set back over 50 meters from the road with minimal impact to the natural environment

Part B. Neighbourhood impact

Will the proposal overshadow neighbouring dwellings? ☐ Yes
☒ No

Will the proposal impact on privacy on neighbouring dwellings? ☐ Yes
☒ No

If no, why is this? For example, although two-storey in design, the proposal does not propose windows that directly face into living areas or private open space of neighbouring properties.

The proposed main residence is at least 39 meter from the nearest boundary and the granny flat is approximately 63 meters from the nearest boundary.

Will the proposal result in an increase noise? ☐ Yes
☒ No

If no, why is this? For example, use is for dwelling only.

Residential dwelling only

Part C. Access

Is access going to be retained? ☒ Yes
☐ No

If no, will new or additional access be required? ☐ Yes
☐ No

How? What changes will be made? For example, this could be a proposed vehicle kerb crossing with an existing one closed off.

Part D. Waste and servicing

How will builders waste from construction be disposed of?

Collected and contained on site and removed via trailer to landfill and recycling

How will effluent be disposed?

☐ Sewer mains

☒ On-site disposal

If on-site disposal was ticked, please submit details on the type of system and soil assessment report with your development application through the NSW Planning Portal.

How will stormwater be disposed?

☐ Street gutter

☐ Storm water mains

☒ Other:

How is household waste disposed?

☒ Council service

☐ Private service

If a private service, please submit details on the type of waste produced, location, frequency of collection and size of waste containers with your development application through the NSW Planning Portal.

See attached Site and Soil Assessment for On-site Effluent Disposal

Is the site serviced with power and telephone services? ☒ Yes

☐ No

If no, how will the site be serviced with power and telephone services?

Part E. Environmental impacts

How will on-site erosion be controlled?

Site fencing

Does the proposal include excavation? ☒ Yes

☐ No

If yes, to what depth (In metres)?

0.7m

Does the proposal include removal of vegetation or native habitat? ☐ Yes

☒ No

If yes, how much of and what species is proposed to be removed?
Is the subject allotment in a rural zone? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
If yes, please submit documentation demonstrating compliance with the <i>Biodiversity Conservation Act 2016</i> with your development application through the NSW Planning Portal.
Is the development considered to be environmentally sustainable? <input checked="" type="checkbox"/> Yes (A BASIX certificate must be provided where required) <input type="checkbox"/> No
Please explain why/why not the proposal is considered to be environmentally sustainable
Part F. Natural Hazards
Is the site bushfire prone? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
If yes, please provide a bushfire assessment with your development application through the NSW Planning Portal.
Is the site flood prone? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
If yes, please ensure you have consulted Council on the flood levels of the site and have indicated the existing ground levels and finished floor levels on the site and floor plan/s.
Part G. Heritage
Is the site in a heritage conservation area? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
Is it a heritage listed item? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
Is it sited next to a heritage listed item? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
If yes has been answered to any of the above, please explain how the proposal has been designed to not impact on the heritage significance of the heritage item or the Heritage Conservation Area. For example, using like for like materials.

Part H. Home Business and Industries

What is the proposed activity?

Residential use, no business activities

What is the total area occupied by the proposed activity?

N/A

Is the area occupied by the activity more than 10% of the floor area of the building? ☐ Yes
☒ No

What is the number of employees?

N/A

If the activity is carried out within a dwelling, how many residents will be employed?

N/A

Will there be sales of goods and materials? ☐ Yes
☒ No

If yes, will these be produced on site? ☐ Yes
☒ No

What are the proposed hours of operation?	Monday – Friday
	Saturday
	Sunday & Public Holidays

Will customer's need to come to the site? ☐ Yes
☒ No

If yes to the above, how often?

Will this be by appointment? ☐ Yes
☒ No

How many car spaces have been provided (Please indicate this on the site plan)?

Will there be any deliveries of goods? ☐ Yes
☒ No

If yes to the above, how often and what type of vehicle will be used?

Will there be any noise generated from the activity (E.g. machinery)? ☐ Yes
☒ No

If yes to the above, please describe the noise generating equipment and provide specifications including noise levels.

Will non-domestic waste be generated (E.g. paints or oils)? ☐ Yes
☒ No

If yes to the above, how will these be disposed of?

Will there be any food preparation on-site? ☐ Yes
☒ No

If yes to the above, please indicate what will be involved and how you have satisfied New South Wales Health Guidelines and Council requirements.

Will there be any skin penetration (E.g. Tattoo)? ☐ Yes
☐ No

If yes to the above, please indicate what will be involved and how you have satisfied New South Wales Health Guidelines and Council requirements

Part I. Applicant's Signature

Name Imran Ahmed

Signature



Date 16/03/2025

