

## 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   |
| X | 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:** Alex Tarasenko **Lot/DP:** 42/1301201

**Street No:** 181 **Street:** Morgans Reserve Road

**Suburb:** Mundongo

### Development Description

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

Demolition of Existing Shed, Construction of Colorbond Shed with Mezzanine Ancillary to Existing Dwelling, and Installation of Rainwater Tank

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

| Description | Materials and Finishes; Provide Details: |
|-------------|--|
| Walls       | Colorbond (corrugated) - Mist Green      |
| Roof        | Colorbond (corrugated) - Off White       |
| 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)

The property contains an existing dwelling house, has an area of 21,870m<sup>2</sup>, has a road frontage of 80.25m, and is generally gently sloping.

### 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: The proposed shed will replace an 'old' existing shed

### Present and Previous Site Uses

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

Residential

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

Residential/Rural

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

Same as above

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? \_\_\_\_\_

All services are connected and available including electricity, tank water, LPG gas, septic sewer, telephone/internet

### 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.)?   | <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No |
| • Water Pollution?  | <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No |
| • Noise Pollution (e.g. swimming pool pumps)?   | <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No |
| • Erosion?  | <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No |
| • Soil Contamination?   | <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No |
| • Excavation; cut and fill?   | <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No |
| • Trees/vegetation removal?   | <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No |
| • Is the development considered to be environmentally sustainable?<br>(Including provision of BASIX certificate where required)             | <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No |
| • Is the development likely to impact on any heritage item or item of cultural<br>significance (Including aboriginal artifacts and relics)? | <input type="checkbox"/> Yes <input type="checkbox"/> No            |

Comments: \_\_\_\_\_  
As the proposed shed will replace an existing shed, site works will be limited to minor cut/fill of up to approx  
0.4m. Environmental impacts will therefore be negligible.  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

### 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: A minor variation is sought to the minimum side setback requirement of 6m. Currently, the existing  
shed is located just 0.03m from the side boundary. The proposed side setback of 4m meets the  
relevant objectives of the DCP and will result in an improved outcome.  
\_\_\_\_\_

**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:

The development site is identified as bush fire prone. The proposed colorbond shed is located approx. 25m from the existing dwelling house. There is no bushfire protection requirements for Class 10a buildings located more than 6m from a dwelling in bush fire prone areas.

**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?

As the proposed shed will replace an existing shed, site works will be limited to minor cut/fill of up to approx 0.4m

## Stormwater and Effluent Disposal

How will stormwater be disposed of?

☐ Existing council drainage system

☒ Other (if other provide details)

Proposed rainwater tank

How will effluent be disposed of?

☐ To sewer

☐ On-site; provide details:

N/A

## Waste Disposal

Will the proposal generate any waste?

☒ Yes ☐ No

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

Timber and corrugated iron will be stored on site for reuse. Concrete will be disposed at Tumut Waste Centre.

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:

There are no hazardous materials on the site.

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

No change

## 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: \_\_\_\_\_

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### Sheds-Outbuildings

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

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

Storage of vehicles, tools, equipment and domestic goods; mezzanine 'clean work' area for hobby use

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). \_\_\_\_\_

~~Passenger and recreational vehicles; small amounts of fuel and oil for hobby farm equipment~~

### 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: \_\_\_\_\_

~~Construction consists of steel and concrete, and energy efficient lighting~~

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### 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: \_\_\_\_\_

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## 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:** Alex Tarasenko

**Applicant's Signature:** A.V. Tarasenko

**Date:** 15 May 2025

### 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

### PRIVACY STATEMENT

Snowy Valleys Council (council) is collecting your personal information solely for the purpose of administering this application. Council will take all reasonable and appropriate steps to protect the privacy of individuals having regard to the requirements of the *Privacy and Personal Information Protection Act 1998* and the *Government Information (Public Access) Act 2009*. Council will not disclose your personal information to any person or body if it is not directly related to the purpose for which the information was collected. Questions concerning privacy or the use of your personal information may be referred to Council's Public Officer.