

**Statement of Environmental Effects for 104 Meehan Street Yass  
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 application form to Queanbeyan-Palerang Regional Council with your development application.

**SECTION A. Context and setting\***

*\*This section allows the applicant to explain how the proposal conforms to the surrounding area.*

**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?**

Pool to be located in ground at rear of block and will not impact local environment




**SECTION B. Neighbourhood impact\***

*\*This section allows the applicant to explain how the proposal maintains or proposes access.*

**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.**

Pool to be located in ground and will not cast a shadow

Pool located 1.5m from boundary

<b>Will the proposal result in an increase noise?</b>	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
<b>If no, why is this? For example, use is for dwelling only.</b> <div style="border: 1px solid black; padding: 2px; margin-bottom: 5px;">Use is for dwelling</div> <div style="border: 1px solid black; height: 20px; margin-bottom: 5px;"></div> <div style="border: 1px solid black; height: 20px;"></div>	
<b>SECTION D. Access*</b> <i>*This section allows the applicant to explain how the proposal maintains or proposes access.</i>	
<b>Is access going to be retained?</b>	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
<b>If no, will new or additional access be required?</b>	N/A <input type="checkbox"/> Yes <input type="checkbox"/> No
<b>How? What changes will be made? For example, this could be a proposed vehicle kerb crossing with an existing one closed off.</b> <div style="border: 1px solid black; padding: 2px; margin-bottom: 5px;">N/A</div> <div style="border: 1px solid black; height: 20px; margin-bottom: 5px;"></div> <div style="border: 1px solid black; height: 20px; margin-bottom: 5px;"></div> <div style="border: 1px solid black; height: 20px;"></div>	
<b>SECTION E. Waste and servicing*</b> <i>*This section allows the applicant to explain how the proposal will dispose of building waste, household waste, stormwater waste and sewerage. It also allows the applicant to explain how the site is serviced in regards to power, water and telephone.</i>	
<b>How will builders waste from construction be disposed of?</b> <div style="border: 1px solid black; padding: 2px; margin-bottom: 5px;">Builders waste will be disposed of at the Queanbeyan waste management facility</div> <div style="border: 1px solid black; height: 20px; margin-bottom: 5px;"></div> <div style="border: 1px solid black; height: 20px;"></div>	
<b>How will effluent be disposed?*</b> <i>*If on-site disposal was ticked, please provide details on the type of system and soil assessment report.</i>	N/A <input type="checkbox"/> Sewer mains <input type="checkbox"/> On-site disposal
<b>How will stormwater be disposed?</b>	N/A <input type="checkbox"/> Street gutter <input type="checkbox"/> Storm water mains <input type="checkbox"/> Other:

<b>How is household waste disposed?</b>	<input type="checkbox"/> N/A <input type="checkbox"/> Council service <input type="checkbox"/> Private service
<b>If a private service, please provide details on the type of waste produced, location, frequency of collection and size of waste containers.</b>	
<b>Is the site serviced with power and telephone services?</b>	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
<b>If no, how will the site be serviced with power and telephone services?</b>	
<b>SECTION F. Environmental impacts*</b> <i>*This section allows the applicant to identify any potential environmental impacts and how these will be mitigated.</i>	
<b>How will on-site erosion be controlled?</b>	
<b>Does the proposal include excavation?</b>	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
<b>If yes, to what depth (In metres)?</b>	
<b>Does the proposal include removal of vegetation or native habitat?</b>	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
<b>If yes, how much of and what species is proposed to be removed?</b>	

## SECTION G. Natural Hazards\*

*\*This section allows the applicant to identify natural hazards that effect the site.*

Is the site bushfire prone?	N/A Pool only	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
If yes, please ensure the <a href="#">Bushfire Prone Land - Single Dwelling, Alterations and Additions Application Kit</a> has been completed as part of this proposal.		
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 finished floor levels on the site and floor plan/s.		
Is a BASIX Certificate required? <i><b>Please note:</b> BASIX is required for any new dwelling or for any alteration and addition of \$50,000 or more to an existing home</i>		<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No

## SECTION H. Heritage\*

*\*This section is for heritage items, sites within the heritage conservation area and sites neighbouring heritage items only.*

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.	
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**SECTION I. Home Businesses and Industries\***

*\*This section is for home businesses and industries only. Do not complete if your proposal is not for this.*

**What is the proposed activity?****What is the total area occupied by the proposed activity?****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?****If the activity is carried out within a dwelling, how many residents will be employed?****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 &amp; 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)?**

