

Statement of Environmental Effects Minor Development Only



About this form

A Statement of Environmental Effects (SEE) is required to accompany all development applications. This Statement of Environmental Effects template is designed to form an attachment to the Development Application. It can only be used for certain development types (see below).

How to complete this form

1. Ensure that all fields have been filled out correctly.
2. Once completed you can submit this form by mail or in person. Please refer to the Development Application Guide for further information

✓	Applicable Development Types
✓	Single residential dwelling (single storey only and in a residential zone only – excluding heritage conservation areas)
✓	Residential additions and alterations (single storey only)
✓	Other ancillary residential buildings and structures (including swimming pools, sheds, carports etc.)
✓	Strata subdivision of existing buildings

Other development proposals must be accompanied by purpose written statements.

The SEE must address all impacts that are relevant to your proposal. **Appendix 1** of the *Development Application Guide* will assist you in ensuring that you have considered all of the potential impacts relevant to your proposal. Other issues not listed in Appendix 1 may also be relevant and should be included in the SEE. You are encouraged to expand upon the material provided in any way you perceive as relevant.

Where potential impacts are identified, please ensure that you provide relevant comments and information on the measures that are proposed in order to mitigate against those impacts. You may need to provide additional pages/documentation (etc.) as an attachment to this SEE.

I have provided supporting information on pages/documents attached to this SEE.

Failure to provide the requested items will delay processing of the development application and may result in the application being returned to you for completion or additional information requests being forwarded to you from Council.

Application Details

Name

Address Number

Street Name

Building Name (if known)

Suburb

Lot

DP

Section

Description of Proposed Development

(Should include where applicable a description of matters such as proposed buildings, proposed building materials, nominated colour scheme, nature of use, staging of the development, details of any demolition and other works etc.)

Description of Site

(Should include where applicable a description of the physical features of the site such as shape, slope, vegetation and waterways. Also describe the current use/s of the site.)

What is the present use and previous use of the site?

Is the development site subject to any of the following natural hazards?

- Bushfire Prone? Flooding or stormwater inundation

Comments

(Note: If the site is identified as Bushfire Prone it will be necessary to address the Planning for Bushfire Protection Guidelines and in the case of subdivision the development will be integrated. For further information please consult the NSW Rural Fire Service website www.rfs.nsw.gov.au)

What other constraints exist on the site?

(e.g. vegetation, easements, sloping land, drainage lines, contamination etc.)

What types of land use and development exist on surrounding land?

Planning Controls

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

(If you answered "No" to any of the above, you should make an appointment to discuss your proposal with a Development Assessment Officer before lodging a development application)

Comments

Context and Setting

Will the development be:

- | | | |
|---|------------------------------|-----------------------------|
| • Visually prominent in the surrounding area? | <input type="checkbox"/> Yes | <input type="checkbox"/> No |
| • Inconsistent with the existing streetscape? | <input type="checkbox"/> Yes | <input type="checkbox"/> No |
| • Out of character with the surrounding area? | <input type="checkbox"/> Yes | <input type="checkbox"/> No |
| • Inconsistent with surrounding land uses? | <input type="checkbox"/> Yes | <input type="checkbox"/> No |
| • A variation to the Building Line Setbacks? | <input type="checkbox"/> Yes | <input type="checkbox"/> No |

Comment

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.? | <input type="checkbox"/> Yes | <input type="checkbox"/> No |
| • Will the development result in the overshadowing of adjoining properties resulting in an adverse impact on solar access? | <input type="checkbox"/> Yes | <input type="checkbox"/> No |
| • Will the development result in any acoustic issues between adjoining properties as a result of the placement of active use outdoor areas, vehicular movement areas, air conditioners and pumps, bedroom and living room windows etc.? | <input type="checkbox"/> Yes | <input type="checkbox"/> No |
| • Will the development impact on views enjoyed from adjoining or nearby properties and public places such as parks road and footpaths? | <input type="checkbox"/> Yes | <input type="checkbox"/> No |

Comments

Access, Traffic and Utilities

- Is legal and practical access available to the development? Yes No
- Will the development increase local traffic movements/volumes? If yes by how much? Yes No
- Are additional access points to a road network required? Yes No
- Has vehicle maneuvering and onsite parking been addressed in the design? Yes No
- Is power, water, electricity, sewer and telecommunication services readily available to the site? Yes No

Comments

Environmental Impacts

- Is the development likely to result in any form of air pollution (smoke, dust, odour etc.)? Yes No
- Does the development have the potential to result in any form of water pollution (e.g. sediment run-off)? Yes No
- Will the development have any noise impacts above background noise levels (e.g. swimming pool pumps)? Yes No
- Does the development involve any significant excavation or filling? Yes No
- Could the development cause erosion or sediment run-off (including during the construction period)? Yes No
- Is there any likelihood in the development resulting in soil contamination? Yes No
- Is the development considered to be environmentally sustainable (including provision of BASIX certificate where required)? Yes No
- Is the development situated in a heritage areas or likely to have an impact on any heritage item or item of cultural significance? Yes No
- Is the development likely to disturb any aboriginal artefacts or relics? Yes No

Comments

Flora and Fauna

(for further information on threatened species, see www.threatenedspecies.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 any impact on threatened species or native habitat? Yes No

(If the answer is yes to either of the above questions it may be necessary to have a formal seven part test completed to assess the impact on threatened species – applicants are encouraged to consult Council)

Comments

Waste and Stormwater Disposal

- How will effluent be disposed of? Yes No
- Will liquid trade waste be discharged to Council's sewer? Yes No
- Will the development result in any hazardous waste or other waste disposal issue? Yes No
- How will stormwater (from roof and hard standing) be disposed of:
 Council drainage system Other (if other provide details)

- Does the development propose to have rainwater tanks? Yes No
- Have all potential overland stormwater risks been considered in the design of the development? Yes No

Comments

Social and Economic Impacts

- Will the proposal have any economic or social consequences in the area? Yes No
- Has the development addressed any safety, security or crime prevention issues? Yes No

Comments

Other Relevant Matters

(refer to Appendix 1 of the Development Application Guide to ensure that you have considered all the potential impacts relevant to your proposal. Please provide further details below or attach additional pages if required)

Applicant Declaration

I/we declare to the best of my/our knowledge and belief, that the particulars stated on this document are correct in every detail and that the information required has been supplied. I/we acknowledge that the development application may be returned to me/us if information is found to be missing or inadequate.

Signature

Signature

Name

Name

Date

Date

Legal Reference

Section 78A(9) of the *Environmental Planning 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 Planning and Assessment Regulation 2000* states that development applications must contain information and documents specified in schedule 1, part 1.

Schedule 1, part 1, subclause 2(1)(c) of the *Environmental Planning & Assessment Regulation 2000* requires the submission of Statements of Environmental Effects (SEEs) with all Development Applications (other than designated development)

Schedule 1, part 1, subclause 4 of the *Environmental Planning & Assessment Regulation 2000* states that such SEEs must show:

- o The environmental impacts of the development
- o How the impacts have been identified

- o The steps to be taken to protect the environment or lessen the expected harm to the Environment
- o Any matters required to be indicated by any guidelines issued by the Director-General.

The Applicant is advised that Council will make copies (including electronic copies) of the development application and accompanying documents for the purpose of complying with its obligations under the *Environmental Planning and Assessment Act 1979*, the *Local Government Act 1993* and Notification Policy. In addition, the Council may make such further copies as, in its opinion, are necessary to facilitate a thorough consideration of the development application by Council and public participation in the development assessment process. This will include making copies of the advertised plans, supporting documentation and the determination available on Council's website to be viewed by members of the public. Online documents will be read only documents. The Applicant is responsible for obtaining all copyright licences necessary from the copyright owners for this purpose.