

Application Number

Date Lodged



Statement of Environmental Effects

In accordance with Schedule 1 of the *Environmental Planning and Assessment Regulation 2000*, a development application must be accompanied by a Statement of Environmental Effects.

FURTHER INFORMATION

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This *Statement of Environmental Effects Template* has been produced to assist applicants identify the environmental impacts of a development and the steps to be taken to protect the environment or lessen the expected harm. The template is suitable for minor impact development such as dwellings, alterations & additions and outbuildings. It may be necessary for Council to request additional information depending on the nature and impacts of a proposal. Larger scale developments should be accompanied by a detailed and specific Statement of Environmental Effects.

Property

Lot No _____

Section No _____

DP No _____

Address _____

Area of the Site _____

Describe the physical features such as shape, slope, vegetation, any waterways. Also describe the current use/s on the site.

Description of the Site

Proposal

Provide a description of the proposed development including a full description and all the details of the consent sought

Planning

Maps and details of zonings, protected areas, heritage items and bushfire areas can be found on Council's Website.

What is the zoning of the land: _____

Is the proposal permissible within the zoning? Yes No

Refer to the Local Environmental Plan (LEP)

Is the proposal in accordance with the Acceptable Solutions of the DCP? Yes No ▶

If No, details of how it meets the performance outcomes is required.

Refer to the Development Control Plan

Are there any restrictions on the Certificate of Title? Yes No

If yes, please attach a copy of the covenant or restriction.

If you answered "No" to any of the above you should make an appointment to discuss your proposal with a planner before lodging a development application.

Varying a Standard

Is the design contrary to a development standard? Yes No

If yes, please indicate whether it is a:

Local Environmental Plan (LEP) development standard, and/or

Development Control Plan (DCP) development standard, and/or

Other Planning Control _____

Please attach a detailed documentation indicating the development standard to be varied and reasons in support of the variation. Reference must be made to the performance criteria or objective of the LEP or DCP.

Access, Traffic & Utilities

Is legal and practical access available to the development? Yes No

Are additional access points to road network required? Yes No

Has vehicle manoeuvring and onsite parking been addressed in the design? Yes No

Is power, water, electricity, sewer and telecommunications services readily available to the site?
..... Yes No

Justification

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 (eg. sediment run-off)? Yes No

Will the development have any noise impacts above background noise levels (eg. 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

Justification

Flora & Fauna Impacts

Will the development result in the removal of any 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).

Justification

Natural Hazards

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

Flooding Bushfire

(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 web site www.rfs.nsw.gov.au).

Justification

Stormwater Disposal

How will stormwater (from roof and hard standing) be disposed of:

Street Drainage Easement Other

Justification

Social & Economic

Will the proposal have any economic consequences in the area? Yes No

Will the proposal affect the amenity of surrounding residences by overshadowing / loss of privacy / increased noise or vibration?..... Yes No

Is the development situated in a heritage area or likely to have an impact on any heritage item or item of cultural significance? Yes No

Justification

Declaration

Signature

Name (please print)

Date
