



# STATEMENT OF ENVIRONMENTAL EFFECTS

## Development application for minor works

*This form can be used to accompany a development application for minor works being any of the following: **single dwellings, additions to single dwellings, rural sheds**. To prepare a statement of environment effects for your development please address the following matters in the spaces provided below or attach separate pages.*

### 1. A description of the site

- Address details including the property's street number, street name, lot and DP/SP.
- A description of the currently existing conditions of the site including any buildings, land uses, walls/fencing and natural features including the topography (flat, sloping etc.), existing vegetation, watercourses etc.
- A description of any existing easements, covenants etc. and who they benefit/burden.

### 2. A description of the proposed development

- Any proposed demolition or building construction including number of storeys, construction materials/finishes etc.
- Any proposed change of use of existing structures

**3. What is the present use and previous use of the site?**

**4. Is the development site subject to:**

Bushfire Hazard   
(Check Council mapping)

Flooding or stormwater inundation   
(Check Council mapping)

Landslip or instability

(Note: If the site is identified as bushfire prone it will be necessary to address the *Planning for Bushfire Protection 2006* guidelines. For further information please consult the NSW Rural Fire Service website [www.rfs.nsw.gov.au](http://www.rfs.nsw.gov.au)).

**5. What types of land use and development exist on surrounding land?**

**6. Will the development be:**

- Visually prominent in the surrounding area?  Yes  No
- Inconsistent with the existing streetscape?  Yes  No
- Out of character with the surrounding area?  Yes  No
- Inconsistent with surrounding land uses?  Yes  No
- A variation to the Building Line Setbacks?  Yes  No

Comments:

## 7. Privacy and amenity

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

Will the development result in the overshadowing of adjoining properties resulting in an adverse impact on solar access?

Yes  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.?

Yes  No

Will the development impact on views enjoyed from adjoining or Nearby properties and public places such as parks road and footpaths?

Yes  No

## 8. 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 excavation or filling greater than 0.6 metres?

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

## 9. Flora and fauna

Will the development require the removal of any native vegetation?

Yes  No

Is the development likely to have any impact on threatened species or native habitat?

Yes  No

If yes, provide details:

## 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. Council may alternatively request further information.

|           |                      |           |                      |
|-----------|----------------------|-----------|----------------------|
| Signature | <input type="text"/> | Signature | <input type="text"/> |
| Name      | <input type="text"/> | Name      | <input type="text"/> |
| Date      | <input type="text"/> | Date      | <input type="text"/> |

## 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:

- The environmental impacts of the development
- How the impacts have been identified
- The steps to be taken to protect the environment or lessen the expected harm to the Environment
- Any matters required to be indicated by any guidelines issued by the Director-General.