

statement of environmental effects

for single dwelling houses, granny flats and associated ancillary structures

A statement of environmental effects is required on all development applications. It examines the impact of the proposal and how these impacts can be minimised.

property

Lot and DP numbers are found on the Certificate of Title or on a Rates Notice. Note: Not all properties have section numbers

Lot N ^o /s.	Section N ^o .	DP N ^o .
<input type="text"/>	<input type="text"/>	<input type="text"/>
Street N ^o .	Street Name	
<input type="text"/>	<input type="text"/>	
Township	Postcode	
<input type="text"/>	<input type="text"/>	

proposal

Provide a brief outline of the proposed work

planning

Maps and details of zonings, protected areas, heritage items and bushfire areas can be found on the NSW Planning Portal website www.planningportal.nsw.gov.au

What is the zoning of the land?

Is the property affected by a protected area or environmental constraint area? ☐ Yes ☐ No
*If yes, attach details of the area, its location and proximity to the development.
If the development is located within these areas a detailed environmental assessment will also be required.*

Is the proposal permissible within the zoning? ☐ Yes ☐ No
Refer to the relevant Local Environmental Plan (LEP).

Are there any restrictions on the Certificate of Title? ☐ Yes ☐ No
If yes, attach a copy of the covenant or restriction.

What is the site coverage?
For definitions on site cover refer to the development standards in the relevant LEP or DCP.

	Existing	Proposed	
Building site coverage	<input type="text"/>	<input type="text"/>	% or m ²

To determine the level of construction refer to the NSW Rural Fire Service Guidelines for 'Single Dwelling Development Applications' www.rfs.nsw.gov.au

Is the development located on Bushfire Prone Land? ☐ Yes ☐ No
If yes, state the level of threat. Refer to Rural Fire Service 'Single Dwelling Development Applications' for details.

Indicate the bushfire attack level (BAL)
☐ BAL-12.5 ☐ BAL-19 ☐ BAL-29 ☐ BAL-40 ☐ BAL-FZ
Attach a bushfire threat assessment; detail the level of construction on the plans.

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site checklist

You must tick the boxes to show that you have considered these issues

Attach details where required

Maps and details of protected areas, water supply catchment areas and heritage items can be found on the NSW Planning Portal Spatial Viewer

Yes No

Does the site contain undisturbed areas of native vegetation or is it adjacent to areas of bushland?

If yes, a detailed statement of environmental effects may be required depending on vegetation type and likelihood of habitats.

☐☐

Does the site contain any rocky outcrops, rock ledges or other significant natural features?

If yes, a detailed statement of environmental effects may be required depending on vegetation type and likelihood of habitats.

☐☐

Is the area to be cleared located within 40 metres of a watercourse (permanent or intermittent)?

If yes, a detailed statement of environmental effects may be required depending on vegetation type and likelihood of habitats.

☐☐

Is the property located within a Water Supply Catchment Area?

This can be obtained from Council's maps.

☐☐

Are there any noxious weeds on the site?

If yes, a weed management strategy may be required.

☐☐

Is the site classified as potentially contaminated or is it currently or has been previously used for a purpose that may have resulted in it being contaminated?

If yes, a Land Contamination Report may be required.

☐☐

Does the proposal involve any demolition works?

If yes, complete the section on waste management on this form.

☐☐

Is there any asbestos on the site / building?

☐☐

Is the site listed on a heritage register, adjoins a heritage item or located within a heritage conservation area?

If yes, a heritage assessment may be required.

☐☐

Is the site accessed via an unformed road?

If yes, you need to apply for a Roads Act Approval.

☐☐

Is the development located on a main transport corridor? (i.e., New England Highway or Gwydir Highway).

☐☐

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Yes No

Is the site subject to overland flow or surcharge from the street or a drainage easement?

If yes, a flood study report may be required.

☐☐

varying a standard

Development standards for single dwellings are referenced in the GISC DCP 2014

Is the design contrary to a development standard?

If yes, please indicate whether it is a:

Yes

☐

No

☐☐

Local Environmental Plan (LEP) development standard and/or

☐

Development Control Plan (DCP) development standard

Please attached 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 objectives of the LEP or DCP.

biodiversity

Effects and mitigation measures Provide an outline of measures taken to reduce the impact on the environment and to build biodiversity.

This could include a site responsive design; limited clearing; use of recycled materials/plants; retention of natural features and native habitats; regeneration of native areas, etc.

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stormwater

For new dwellings and additions having an estimated value of work \$50,000 or more, BASIX will also specify stormwater requirements

The development proposes the following retention and / or detention stormwater management measures. Indicate whether rainwater on the site flows naturally to the:

☐ front

☐ rear

☐ side

Look at detention and retention measures to contain potential upstream and downstream effects.

Detention limits the quantity and velocity of stormwater discharge. Retention is the methods used to store stormwater on the site for later reuse. For example, collection and reuse of rainwater, use of infiltration trenches, discharge to pipes etc.

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site management

What are the proposed arrangements for the management and minimisation of waste during construction.

Should the proposal involve the removal of any asbestos, you will need to refer to *Working With Asbestos Guide* on www.workcover.nsw.gov.au

streetscape and character

Provide a statement on the character of the streetscape, the locality and how the proposal addresses these elements.
Compare the predominant features such as height; design style and gardens elements. Attach a schedule of external materials and colours.

vehicular access

Provide a statement on vehicular access, driveway design and location. Include measures taken to mitigate the impact.
Consider the type and load of vehicular and pedestrian traffic within the street. Include driveway design, grade, surface material and its position in relation to natural features (identify the driveway on the site plan). On difficult sites vehicular access designs will be required.

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vehicular
access

impacts

Will the proposal impact on adjoining residents:

Overshadowing? *Shadow diagrams may be required*

Yes

No

Privacy?

Views?

Noise? *eg., external airconditioners, pool pumps etc*

Does the proposal involve a fuel heater?

Yes

No

If yes, include on the location on the floor plan and attach the heater specifications.

Outline the measures taken to minimise the impact.

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services

Sewer

Will the development be connected to sewer?

- ☐ Direct sewer connection
- ☐ Pump to sewer
- ☐ Not connected - please complete wastewater management section below

If you are uncertain please check with GISC

Electricity and water

Will the development be connected to the following services?

- ☐ Electricity (grid)
- ☐ Mains / reticulated water supply

If you are uncertain please check with service provider

If you do not intend to connect to electricity or mains water supply, provide details below of intended method of servicing the dwelling.

wastewater management

Provide details, if applicable

Complete this section if the property is NOT connected to sewer.

Disposal of wastewater is ☐ off-site ☐ on-site

Where the proposal adds bedrooms (studios and studies are counted as bedrooms), then you will need to indicate the impact on the existing system by the intensified use. Provide details on the type of system, its size and how the additional loads can be accommodated.