

STATEMENT OF ENVIRONMENTAL EFFECTS

SINGLE DWELLING HOUSES, RESIDENTIAL ANCILLARY & OUTBUILDING DEVELOPMENTS ONLY

A Statement of Environmental Effects is to be submitted with all development applications other than “designated development” or proposals having negligible environmental impact, eg internal alterations. This form is to be used for single dwelling houses, residential ancillary & outbuilding developments only. All other developments require a detailed, site specific Statement of Environmental Effects.

If a “Yes” answer is given to any of the below issues, details of likely impact(s) and the proposed means of mitigating or reducing such impact(s) must be given. This Statement of Environmental Effects is not exhaustive and should be augmented where appropriate. If insufficient space has been provided, attach additional sheets.

Please place a tick in the appropriate box.

1. SITE AND CONTEXT SUITABILITY

	YES	NO
Is the development compatible with the land zoning?	<input type="checkbox"/>	<input type="checkbox"/>
Is the development compatible with adjoining development?	<input type="checkbox"/>	<input type="checkbox"/>
Does your application include a site plan illustrating the topography of the development site?	<input type="checkbox"/>	<input type="checkbox"/>

Describe the topography of the site (eg slope of the land, existing vegetation, groundwater issues, orientation of dwelling, streetscape and setbacks etc)

2. PRESENT AND PREVIOUS USES

What is the present use of the site?

What was the previous use of the site?

What is the use of the adjoining land?

Is the present use a potentially contaminated activity?	<input type="checkbox"/>	<input type="checkbox"/>
Was the previous use a potentially contaminated activity?	<input type="checkbox"/>	<input type="checkbox"/>
Has there been any testing or assessment of the site for land contamination?	<input type="checkbox"/>	<input type="checkbox"/>
Have any of the following land uses or activities been undertaken on the site:		
Service station	<input type="checkbox"/>	<input type="checkbox"/>
Sheep or cattle dip	<input type="checkbox"/>	<input type="checkbox"/>
Intensive agriculture	<input type="checkbox"/>	<input type="checkbox"/>
Mining or extractive industry	<input type="checkbox"/>	<input type="checkbox"/>
Waste storage or waste treatment	<input type="checkbox"/>	<input type="checkbox"/>
Manufacture of chemicals	<input type="checkbox"/>	<input type="checkbox"/>

	YES	NO
Asbestos or asbestos products	<input type="checkbox"/>	<input type="checkbox"/>
Other	<input type="checkbox"/>	<input type="checkbox"/>

Refer to State Environmental Planning Policy No 55 – Remediation of Land
If a “Yes” answer is given above, please provide details:

3. ELECTRICITY

Where will electricity be accessed from?

4. ACCESS AND TRAFFIC

Will the proposal generate traffic?	<input type="checkbox"/>	<input type="checkbox"/>
If “yes” a traffic impact assessment report should be prepared and submitted.		
Is there adequate provision for vehicle access to a public road?	<input type="checkbox"/>	<input type="checkbox"/>
What road will the site be accessed from? (road name, existing entrance location, etc)		

Have parking arrangements been allocated for residents, staff, customer, client and visitor

Parking?	<input type="checkbox"/>	<input type="checkbox"/>
Will local traffic movements and volumes be affected?	<input type="checkbox"/>	<input type="checkbox"/>
Is existing servicing inadequate?	<input type="checkbox"/>	<input type="checkbox"/>
Will additional access requirements be needed?	<input type="checkbox"/>	<input type="checkbox"/>
Will a Traffic Study be required?	<input type="checkbox"/>	<input type="checkbox"/>
What is the current formation of the existing access?		

5. WATER AND DRAINAGE

Where will water be sourced from?	<input type="checkbox"/>	<input type="checkbox"/>
Town Supply	<input type="checkbox"/>	<input type="checkbox"/>
Rainwater Tank	<input type="checkbox"/>	<input type="checkbox"/>
Bore	<input type="checkbox"/>	<input type="checkbox"/>
Are measures in place to maximise infiltration and minimise water runoff? (eg groundcover, banks, stormwater reuse, low water demand, native plants)	<input type="checkbox"/>	<input type="checkbox"/>
How will stormwater be disposed from the site?		
Street	<input type="checkbox"/>	<input type="checkbox"/>
Onsite	<input type="checkbox"/>	<input type="checkbox"/>
Onsite retention	<input type="checkbox"/>	<input type="checkbox"/>
Does the development site contain an existing rainwater tank that is currently being utilised?	<input type="checkbox"/>	<input type="checkbox"/>
If disposal of stormwater is on site, describe disposal system.		

	YES	NO
Will the proposed design increase stormwater runoff or adversely affect flooding on other land?	<input type="checkbox"/>	<input type="checkbox"/>
Are inter-allotment drainage easements across a downstream property required?	<input type="checkbox"/>	<input type="checkbox"/>
6. PRIVACY, VIEWS AND SUNLIGHT		
Will the proposal affect the amenity of surrounding residences by:		
Overshadowing	<input type="checkbox"/>	<input type="checkbox"/>
Loss of privacy	<input type="checkbox"/>	<input type="checkbox"/>
Increased noise	<input type="checkbox"/>	<input type="checkbox"/>
Vibration	<input type="checkbox"/>	<input type="checkbox"/>
7. WASTE MANAGEMENT SYSTEM		
How will effluent be disposed of?		
Onsite	<input type="checkbox"/>	<input type="checkbox"/>
Sewer	<input type="checkbox"/>	<input type="checkbox"/>
Will the proposal lead to direct discharges of stormwater or waste water into a natural water system?	<input type="checkbox"/>	<input type="checkbox"/>
Will Trade Waste be discharged to Council's sewer?	<input type="checkbox"/>	<input type="checkbox"/>
Will other wastes be generated by this development?	<input type="checkbox"/>	<input type="checkbox"/>
Does the site plan illustrate the proposed location of the onsite waste management system?	<input type="checkbox"/>	<input type="checkbox"/>
9. HERITAGE		
Is a heritage item located on the development site?	<input type="checkbox"/>	<input type="checkbox"/>
Is the development site located in a heritage conservation area?	<input type="checkbox"/>	<input type="checkbox"/>
Is the development site an archaeological or potential archaeological site? (eg having Aboriginal Heritage significance)	<input type="checkbox"/>	<input type="checkbox"/>
10. ENVIRONMENTAL IMPACTS		
<u>SOIL</u>		
Could the proposal result in soil contamination?	<input type="checkbox"/>	<input type="checkbox"/>
Could the proposal cause erosion and/or sedimentation of watercourses during construction or after completion?	<input type="checkbox"/>	<input type="checkbox"/>
Will excavation and/or filling be required?	<input type="checkbox"/>	<input type="checkbox"/>
Slopes of greater than 15% require a geotechnical report. Is the slope is greater than 15%?	<input type="checkbox"/>	<input type="checkbox"/>
<u>POLLUTION</u>		
Will the proposal emit fumes, steam, smoke, vapour or dust?	<input type="checkbox"/>	<input type="checkbox"/>
<u>HABITAT</u>		
Will the proposal involve the removal of vegetation?	<input type="checkbox"/>	<input type="checkbox"/>
Could the proposal affect native vegetation habitats?	<input type="checkbox"/>	<input type="checkbox"/>
Could the proposal affect native animal habitats?	<input type="checkbox"/>	<input type="checkbox"/>
Is your allotment greater than 1ha and does the development site contain a potential or core koala habitat? <i>Refer to State Environmental Planning Policy No. 44 – Koala Habitat Protection</i>	<input type="checkbox"/>	<input type="checkbox"/>
If "Yes", additional information is required with the application.		

YES **NO**

HAZARDS

Is the site subject to natural hazards such as:

Subsidence

<input type="checkbox"/>	<input type="checkbox"/>
<input type="checkbox"/>	<input type="checkbox"/>

Other

Are there technological hazards associated with the proposal:

Toxic Waste

<input type="checkbox"/>	<input type="checkbox"/>
<input type="checkbox"/>	<input type="checkbox"/>
<input type="checkbox"/>	<input type="checkbox"/>
<input type="checkbox"/>	<input type="checkbox"/>

Dangerous Goods

Radiation

Hazardous Chemicals

11. FLOOD PRONE LAND

Is the site subject to flooding?

<input type="checkbox"/>	<input type="checkbox"/>
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If "yes", detailed levels are to be provided with the application.

12. BUSHFIRE PRONE LAND

Has the land been identified as Bushfire Prone Land on the Gunnedah LGA in accordance with the Bushfire Prone Land Map 2003?

<input type="checkbox"/>	<input type="checkbox"/>
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If "yes", the development will need to take into consideration the policy "Planning for Bushfire Protection" (NSW Rural Fire Service).

APPLICANT'S NAME

(Please Print)

APPLICANT'S SIGNATURE

DATE
