

# 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?

Is the development compatible with adjoining development?

Does your application include a site plan illustrating the topography of the development site?

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?

Was the previous use a potentially contaminated activity?

Has there been any testing or assessment of the site for land contamination?

Have any of the following land uses or activities been undertaken on the site:

Service station

Sheep or cattle dip

Intensive agriculture

Mining or extractive industry

Waste storage or waste treatment

Manufacture of chemicals

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

**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?


Are interallotment drainage easements across a downstream property required?

**6. PRIVACY, VIEWS AND SUNLIGHT**

Will the proposal affect the amenity of surrounding residences by:

Overshadowing


Loss of privacy

Increased noise

Vibration

**7. WASTE MANAGEMENT SYSTEM**

How will effluent be disposed of?

Onsite


Sewer

Will the proposal lead to direct discharges of stormwater or waste water into a natural water system?


Will Trade Waste be discharged to Council's sewer?

Will other wastes be generated by this development?

Does the site plan illustrate the proposed location of the onsite waste management system?

**9. HERITAGE**

Is a heritage item located on the development site?


Is the development site located in a heritage conservation area?


Is the development site an archaeological or potential archaeological site? (eg having Aboriginal Heritage significance)

--	--

**10. ENVIRONMENTAL IMPACTS**

**SOIL**

Could the proposal result in soil contamination?

--	--

Could the proposal cause erosion and/or sedimentation of watercourses during construction or after completion?


Will excavation and/or filling be required?

**POLLUTION**

Will the proposal emit fumes, steam, smoke, vapour or dust?

--	--

**HABITAT**

Will the proposal involve the removal of vegetation?


Could the proposal affect native vegetation habitats?

Could the proposal affect native animal habitats?


Does the development site contain a core koala habitat?

If "Yes", additional information is required with the application.

Refer to State Environmental Planning Policy No 44 – Koala Habitat Protection.

YES NO

**HAZARDS**

Is the site subject to natural hazards such as:

Subsidence


Other

Are there technological hazards associated with the proposal:

Toxic Waste


Dangerous Goods

Radiation

Hazardous Chemicals

**11. FLOOD PRONE LAND**

Is the site subject to flooding?

--	--

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?

--	--

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

---