

Statement of Environmental Effects

SINGLE DWELLING HOUSES, RESIDENTIAL ANCILLARY & OUTBUILDING DEVELOPMENTS ONLY

LAST UPDATED 15 AUGUST 2023

INTRODUCTION

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.

This Statement of Environmental Effects is not exhaustive and should be augmented where appropriate. If insufficient space not has been provided, please attach additional sheets.

Please place a tick (v) in the appropriate box.

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)		

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PRESENT AND PREVIOUS USES

What is the current use of the site?

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Has there been any other land use other than that listed above?

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What is the use of the adjoining land?

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	YES	NO
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"/>
• Asbestos or asbestos products	<input type="checkbox"/>	<input type="checkbox"/>
• Other - Refer to State Environmental Planning Policy (Resilience and Hazard) 2021	<input type="checkbox"/>	<input type="checkbox"/>

If a "Yes" answer is given above, please provide details:

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Could the proposal result in soil contamination? YES NO

ELECTRICITY

Where will electricity be accessed from?

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ACCESS AND TRAFFIC

	YES	NO
Is there adequate provision for vehicle access to a public road?	<input type="checkbox"/>	<input type="checkbox"/>
Will the proposal generate traffic? If "yes" a traffic impact assessment report should be prepared and submitted.	<input type="checkbox"/>	<input type="checkbox"/>
What road will the site be accessed from? (road name, existing entrance location, etc)		
.....		
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"/>
Is there an attached garage with a minimal 2 spaces or has parking arrangements been made for such spaces parking?	<input type="checkbox"/>	<input type="checkbox"/>
What is the current formation of the existing access?		
.....		

WATER AND DRAINAGE

	YES	NO
Where will water be sourced from?		
• Town Supply	<input type="checkbox"/>	<input type="checkbox"/>
• Rainwater Tank	<input type="checkbox"/>	<input type="checkbox"/>
• Bore	<input type="checkbox"/>	<input type="checkbox"/>
How will stormwater be disposed from the site?		
• Street	<input type="checkbox"/>	<input type="checkbox"/>
• Onsite retention	<input type="checkbox"/>	<input type="checkbox"/>
Are inter-allotment drainage easement across a downstream property required?	<input type="checkbox"/>	<input type="checkbox"/>
Will the proposed design increase stormwater runoff or adversely affect flooding on other land?	<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.		
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.....		
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"/>

PRIVACY, VIEWS AND SUNLIGHT

	YES	NO
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"/>

WASTE MANAGEMENT SYSTEM

	YES	NO
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 other wastes be generated by this development?	<input type="checkbox"/>	<input type="checkbox"/>
Does the site plan include the location of any proposed onsite waste management system?	<input type="checkbox"/>	<input type="checkbox"/>

HERITAGE

	YES	NO
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"/>

ENVIRONMENTAL IMPACTS

SOIL

YES NO

- Will excavation and/or filling be required?
- Slopes of greater than 15% require a geotechnical report. Is the slope is greater than 15%?
- Are suitable retaining walls or vegetated earth batters to be installed?

HABITAT

- Will the proposal involve the removal of vegetation?
- If vegetation is to be removed, how much area of vegetation will be removed?
(this area should be measured based on canopy size and includes areas that may be affected by access driveways, installation of services, operation of Onsite Sewerage Management Systems, APZ, etc)
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- Could the proposal affect native vegetation or animal habitats?
- (Zones other than RU1, RU4, RU6 and C3)*
- Does the development have low or nil impact on koalas or koala habitat?
- Refer to *State Environmental Planning Policy (Biodiversity and Conservation) 2021, Clause 4.9*
- For lots within the RU1, RU4, RU6 and C3 zones a Koala Assessment Report is Required in accordance with Chapter 3 of State Environmental Planning Policy (Biodiversity and Conservation) 2021*

HAZARDS

YES NO

- Is the site subject to natural hazards such as:
- Subsidence
 - Other

FLOOD PRONE LAND

YES NO

- Is the site subject to flooding?
- If "yes", detailed levels are to be provided with the application as part of a Flood Survey Plan.

AQUACULTURE

YES NO

- Is the development located closer than 40m from a natural water course or body of water?

BUSHFIRE PRONE LAND

YES NO

- 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).

SIGNED

Author's Name:

Author's Signature: Date: