

### Statement of Environmental Effects

**SINGLE DWELLING HOUSES, RESIDENTIAL ANCILLARY & OUTBUILDING DEVELOPMENTS ONLY**

*LAST UPDATED 13 MAY 2019*

Date: .....

#### 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 present use of the site?

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List any previous uses not consistent with the present use of site

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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 - <i>Refer to State Environmental Planning Policy No 55 – Remediation of Land</i>	<input type="checkbox"/>	<input type="checkbox"/>
If a “Yes” answer is given above, please provide details:		
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.....		

### 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?	<input type="checkbox"/>	<input type="checkbox"/>
If “yes” a traffic impact assessment report should be prepared and submitted.		
What road will the site be accessed from? (road name, existing entrance location, etc)		
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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"/>
Have parking arrangements been allocated for residents, staff, customer, client and visitor 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	<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.		
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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"/>
Will the proposed design increase stormwater runoff or adversely affect flooding on other land?	<input type="checkbox"/>	<input type="checkbox"/>
Are inter allotment drainage easement across a downstream property required?	<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"/>
• Increased noise	<input type="checkbox"/>	<input type="checkbox"/>
• Vibration	<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 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"/>

### 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

<u>SOIL</u>	YES	NO
Could the proposal result in soil contamination?	<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"/>
Could the proposal cause erosion and/or sedimentation of watercourses during construction or after completion?	<input type="checkbox"/>	<input type="checkbox"/>

#### POLLUTION

Will the proposal emit fumes, steam, smoke, vapour or dust?	<input type="checkbox"/>	<input type="checkbox"/>
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#### HABITAT

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"/>
Does the development site contain a core koala habitat? If "Yes", additional information is required with the application. Refer to <i>State Environmental Planning Policy No 44 – Koala Habitat Protection</i> .	<input type="checkbox"/>	<input type="checkbox"/>

#### HAZARDS

	YES	NO
Is the site subject to natural hazards such as:		
• Subsidence	<input type="checkbox"/>	<input type="checkbox"/>
• Other	<input type="checkbox"/>	<input type="checkbox"/>
Are there technological hazards associated with the proposal:		
• Toxic Waste	<input type="checkbox"/>	<input type="checkbox"/>
• Dangerous Goods	<input type="checkbox"/>	<input type="checkbox"/>
• Radiation	<input type="checkbox"/>	<input type="checkbox"/>
• Hazardous Chemicals	<input type="checkbox"/>	<input type="checkbox"/>

### FLOOD PRONE LAND

	YES	NO
Is the site subject to flooding? If "yes", detailed levels are to be provided with the application.	<input type="checkbox"/>	<input type="checkbox"/>

### AQUACULTURE

	YES	NO
<p>Does your proposal involve the cultivation of fish, shellfish or other aquatic organisms for commercial purposes (not including a pet shop or aquarium)?</p> <p>If “yes”, you will need a permit under Section 144 of the Fisheries Management Act 1994 from NSW Department of Primary Industries.</p>	<input type="checkbox"/>	<input type="checkbox"/>
<p>Does your proposal involve the excavation or filling of the bed of a natural or semi natural Waterway whether permanently or intermittently inundated or flowing (including an estuary, lake, river, creek, lagoon or wetland), with any earth, soil, rock, rubble, concrete, timber or bricks etc? This does not include works with farm dams, urban ponds, irrigation channels, stormwater ponds, sewerage treatment ponds etc.</p> <p>If “yes”, you will need a permit under Section 201 of the Fishers Management Act 1994 from NSW Department of Primary Industries.</p>	<input type="checkbox"/>	<input type="checkbox"/>
<p>Does your proposal involve the construction of any structure such as a weir, dam, floodgate, culvert or causeway across any natural or semi-natural waterway whether permanently or intermittently inundated or flowing (including an estuary, lake, river, creek, lagoon or wetland)?</p> <p>If “yes”, you will need a permit under Section 144 of the <i>Fisheries Management Act 1994</i> from NSW Department of Primary Industries.</p>	<input type="checkbox"/>	<input type="checkbox"/>

### BUSHFIRE PRONE LAND

	YES	NO
<p>Has the land been identified as Bushfire Prone Land on the Gunnedah LGA in accordance with the Bushfire Prone Land Map 2003?</p> <p>If “yes”, the development will need to take into consideration the policy “Planning for Bushfire Protection” (NSW Rural Fire Service).</p>	<input type="checkbox"/>	<input type="checkbox"/>

### SIGNED

Author’s Name: .....

Author’s Signature: ..... Date: .....