



Statement of Environmental Effects

Applicable Development Types	
	Single Residential Dwelling (single storey in a residential zone).
	Residential Alterations and Additions
	Other Domestic Buildings and Structures (e.g. swimming pools, sheds, carports etc.)
	Small Scale Commercial and Industrial Development

Note: other development proposals must be accompanied by a detailed site specific statement.

Application Details

Applicants Name: _____

Lot/DP: _____

Street No: _____ **Street:** _____

Suburb: _____

Development Description

(Include where applicable a description of the proposed building, nature of use, details of any demolition etc.)

(Provide a description of the proposed materials and colours of the development)

Description	Materials and Finishes; Provide Details:
Walls	
Roof	
Fences	
Other	

(Provide a description of the proposed materials and colours of the development)

Site Description

(Include where applicable a description of the physical features of the site such as shape, slope, vegetation and waterways)

Site Context & Suitability

Will the development be:

- Inconsistent with the character and amenity of the area? Yes No
- Visually prominent in the surrounding area? Yes No
- Inconsistent with surrounding land uses? Yes No
- Impacting on any item of heritage or cultural significance? Yes No

Comments: _____

Present and Previous Site Uses

Provide details of the present use of the site? _____

Provide details of any previous uses of the site? _____

Provide details of the present and past uses of the adjoining sites? _____

Based on past uses is the site potentially contaminated? Yes No

Provide details: _____

Traffic, Access and Utilities

Will additional road access be required? Yes No

Will the development increase local traffic movements and volumes? Yes No

Comment: _____

Will services (water, gas, electricity, sewer, telephone) need to be provided? Yes No

What services are currently available at the site? _____

Privacy, Views and Overshadowing

Will the development result in:

- Any privacy issues between adjoining properties as a result of the placement of windows, decks, pergolas, private open space etc.? Yes No
- The overshadowing of adjoining properties? Yes No
- Any acoustic issues between adjoining properties as a result of the placement of active use outdoor areas, vehicular movement, air conditioners, pumps, bedroom and living room windows etc.? Yes No
- Loss of views enjoyed from adjoining properties and public spaces such as parks, roads and footpaths? Yes No

Comments: _____

Environmental Impacts

(If yes is answered to any of the following provide details)

Is the development likely to result in any form of?

Could the proposal result in erosion and/or sedimentation of watercourses during or after construction,

Yes No

If you answered yes to any of the above provide details of erosion and sedimentation controls? _____

Stormwater and Effluent Disposal

How will stormwater be disposed of?

Existing council drainage system

Other (if other provide details)

How will effluent be disposed of?

To sewer

On-site; provide details:

Waste Disposal

Will the proposal generate any waste?

Yes No

If so please provide details of how waste materials will be managed on site: _____

Is the proposal likely to generate hazardous wastes such as asbestos?

Yes No

If so provide details on amount, proposed disposal, location, details of licensed asbestos removal contractors to be used etc: _____

For rural dwellings how will household waste be disposed of? Provide details: _____

Social and Economic Impacts

Will the proposal have any economic consequences in the area?

Yes No

Will the proposal create an increase in the demand for community services and/or infrastructure?

Yes No

Will the proposal have any safety, security or crime prevention issues?

Yes No

Will the development impact on public or open spaces?

Yes No

If answered yes to any of the above provide details: _____

Sheds-Outbuildings

(This section is only relevant to sheds, outbuildings, carports etc.)

What is the intended use(s) of the building? _____

What type of vehicle/s will be housed and/or what will be stored in the building? (Include any flammable or hazardous materials and the quantity). _____

Energy Efficiency

Legal Reference:

Section 78A(9) of the *Environmental and Assessment Act 1979* states that the regulations may specify what is required to be submitted with a development application.

Section 50(1)(a) of the *Environmental Assessment Regulation 2000* states that development applications must contain information and documents specified in schedule 1, part 1.

Schedule 1, part 1, sub clause 2(1) (c) of the *Environmental Planning and Assessment Regulation 2000* states:

- (1) A development application must be accompanied by the following documents:
- (c) a statement of environmental effects (in the case of development other than designated development),

Schedule 1, part 1, sub clause 4 of the *Environmental Planning and Assessment Regulation 2000* states:

- (4) A statement of environmental effects referred to in sub clause (1) (c) must indicate the following matters:
 - (a) the environmental impacts of the development,
 - (b) how the environmental impacts of the development have been identified,
 - (c) the steps to be taken to protect the environment or to lessen the expected harm to the environment,
 - (d) any matters required to be indicated by any guidelines issued by the Director-General for the purposes of this clause

