

# Statement of Environmental Effects

## Residential Development

**A completed Statement of Environmental Effects (SoEE) is required to accompany all development applications except designated development which requires an environmental impact statement (EIS).**

**About This Form:** This SoEE template is designed to form an attachment to the Development Application. It can only be used for the following development types:

- Dwellings in R1, RU1, RU5 and R5 zones
- Residential Alterations and Additions
- Ancillary residential buildings and structures such as verandahs, carports, garages, sheds, pergolas, swimming pools.

### APPLICATION DETAILS

**APPLICANT**

### PROPERTY DETAILS

**House No:**

**Street Name:**

**Town:**

**Lot:**

**DP/SP:**

**Section:**

### PLANNING CONTROLS

Is your proposal permissible in the zone under the Bland LEP 2011?  Yes  No

Is your proposal consistent with the zone objectives?  Yes  No

Is your proposal in accordance with the relevant sections of the Bland DCP 2012?  Yes  No

*Note: If you answered no to any of the above questions please discuss your application with Council staff*

Are there any other planning controls relevant to your proposal  Yes  No

If yes, please list controls and how the application complies:

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**PROPOSED DEVELOPMENT**

*Provide a physical description of the building, proposed building materials, nominated colour scheme, nature of use, details of any demolition etc*

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**DESCRIPTION OF THE SITE**

*Describe the physical features such as shape, slope, vegetation etc*

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*What is the present use and previous use(s) of the site?*

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*Is the development site subject to any of the following natural hazards?*

*Bushfire Prone*  Yes  No

*Flooding*  Yes  No

*Storm Water Inundation*  Yes  No

*Note: If the site is identified as Bushfire Prone it will be necessary to address the Planning for Bushfire Protection Guidelines. For further information please consult the NSW Rural Fire Service website [www.rfs.nsw.gov.au](http://www.rfs.nsw.gov.au)*

*How will you mitigate the impact of the natural hazards for this development?*

*Is the site constrained by any of the following*

*Terrestrial Biodiversity*  Yes  No

*Riparian Land and Watercourses*  Yes  No

*Groundwater Vulnerability*  Yes  No

*Wetlands*  Yes  No

*Item of Environmental Heritage or in a conservation area*  Yes\*  No

*How will you mitigate the impact of the development on these constraints?*

*\* Note: A heritage impact statement may be required. Please discuss with Council.*

What type of land use and development exist on the surrounding land?

## CONTEXT AND SETTING

### Will the development be....

- Visually prominent in the surrounding area?  Yes  No
- Inconsistent with the existing streetscape?  Yes  No
- Out of character with the surrounding area?  Yes  No
- Inconsistent with surrounding land uses?  Yes  No
- Vary a building line setback?  Yes  No

If you answered yes to any of the above, please provide details and justification for the proposal

## 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
- Will the development result in the overshadowing of adjoining properties resulting in adverse impact on solar access?  Yes  No
- Will the development result in any acoustic issues between adjoining properties as a result of the placement of active outdoor areas, vehicular movement areas, air conditioners, bedroom and living room windows etc?  Yes  No
- Will the development impact on views enjoyed from adjoining or nearby properties and public places such as parks, roads or footpaths?  Yes  No

If yes, please provide details of the issue. Some issues will require plans (i.e. overshadowing)

## ACCESS, TRAFFIC AND UTILITIES

Is legal and practical access available to the development?  Yes  No

Will the development increase traffic movements/volumes?  Yes  No

If Yes by how much and what types of vehicles?

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Are additional access points to a road network required?  Yes  No

Has vehicle manoeuvring and onsite parking been address in the design?  Yes  No

Are electricity, sewer and telecommunications services readily available to the site?  Yes  No

Comments

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## ENVIRONMENTAL IMPACTS

Is the development likely to result in any form of air pollution (smoke, dust, odour etc)?  Yes  No

Does the development have the potential to result in any form of water pollution (i.e. sediment from runoff)?  Yes  No

Will the development have any noise impacts above background noise levels (e.g. air conditioner units, pool pumps)?  Yes  No

Does the development involve any significant excavation or filling?  Yes  No

Could the development cause erosion or sediment runoff (including during construction)?  Yes  No

Is there a likelihood of the development resulting in site contamination?  Yes  No

Is the development situated in a heritage conservation area or likely to have an impact on any heritage item or item of cultural significance?  Yes  No

Is the development likely to disturb any aboriginal artefacts or relics?  Yes  No

Comments

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## FLORA AND FAUNA IMPACTS

Will the development result in the removal of any native vegetation from the site?  Yes  No

Is the development likely to have any impact on threatened species or native habitat?  Yes  No

If the answer is yes to either of the above questions it may be necessary to have a formal seven part test completed to assess the impact on threatened species – please contact Council for further information.

Comments \_\_\_\_\_

## WASTE AND STORMWATER DISPOSAL

How will effluent be disposed of  Sewer  Onsite

How will stormwater (from road and hard stand areas) be disposed of?  Street  Other

Will the development result in any hazardous waste or other waste disposal issue?  Yes  No

Does the development propose to have rainwater tanks?  Yes  No

Have all potential overland stormwater risks been considered in the design of the development?  Yes  No

Comments \_\_\_\_\_

## SOCIAL AND ECONOMIC IMPACTS

Will the proposal have any economic consequences in the area?  Yes  No

Will the proposal have any social consequences in the area?  Yes  No

Has the development addressed any safety, security or crime prevention issues?  Yes  No

Comments \_\_\_\_\_

