

STATEMENT OF ENVIRONMENTAL EFFECTS FOR MINOR DEVELOPMENT ONLY

Property details

Landowner name:

Address of land on which activity is to be carried out

Lot: Deposited Plan/Strata Plan

No: Street:

Suburb:

Landowner's signature:

Details of proposed works

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Local Environmental Plan permissibility and development standards

What is the zone of the property?

Is your proposal permissible in the zone? Yes ☐ No ☐

Is the proposal consistent with the Height of Buildings map? Yes ☐ No ☐

Is the proposal consistent with the Floor Space Ratio map? Yes ☐ No ☐

Does the proposal require a variation to a LEP standard under Clause 4.6? Yes ☐ No ☐

Development Control Plan standards

Have you reviewed the relevant DCP requirements? Yes ☐ No ☐

Setbacks under the DCP

| Required | Proposed |
|-------------|-------------|
| Front | Front |
| Side | Side |
| Rear | Rear |

Private Open Space

| Required | Proposed |
|----------------------|----------------------|
| m ² | m ² |

Bushfire prone land

Is the site bushfire prone land? Yes ☐ No ☐

If the site is bushfire prone land, have you

a) Undertaken a bushfire assessment? Yes ☐ No ☐

b) Is it attached? Yes ☐ No ☐

What is the bushfire attack level of the site?

☐ BAL12.5 ☐ BAL19 ☐ BAL29 ☐ BAL40 ☐ BALFZ

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|---|--------|-----------------|--|
| What is the calculated Asset Protection Zone (APZ)? Please show APZ on plans? | | | |
| Inner APZ | metres | Outer APZ | metres |
| Building and site details | | | |
| What external materials will be used for construction and what is the proposed colour scheme? | | | |
| | | | |
| What is the proposed height of the structure? metres | | | |
| How much cut and fill is proposed? Please show on plans Refer to Chapter 16 of the Bathurst Regional DCP for details | | Cut | m |
| | | Fill | m |
| Where will the stormwater from the works drain to? | | | |
| | | | |
| Is a BASIX Certificate required? | | Yes | <input type="checkbox"/> No <input type="checkbox"/> |
| Are demolition works proposed? | | Yes | <input type="checkbox"/> No <input type="checkbox"/> |
| Does the proposal involve the removal of asbestos? | | Yes | <input type="checkbox"/> No <input type="checkbox"/> |
| If yes, detail the proposed demolition works. | | | |
| | | | |
| Are there any restrictions/easements/covenants on the site? | | Yes | <input type="checkbox"/> No <input type="checkbox"/> |
| If yes, detail the restrictions/easements/covenants? | | | |
| | | | |
| Is the development likely to cause overshadowing of adjoining land? | | Yes | <input type="checkbox"/> No <input type="checkbox"/> |
| Diagrams are required to be lodged. | | | |
| If yes, shadow details: | | | |
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|--|-----|--------------------------|----|--------------------------|
| Is the development likely to result in loss of privacy to an adjoining property? | Yes | <input type="checkbox"/> | No | <input type="checkbox"/> |
| Details (including any mitigation methods): | | | | |
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|--|-----|--------------------------|----|--------------------------|
| Is the development likely to impact on views to and from adjoining land? | Yes | <input type="checkbox"/> | No | <input type="checkbox"/> |
| Details (including any mitigation methods) | | | | |
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| Will noise affect the amenity of the area? (An acoustic report may be required) | Yes | <input type="checkbox"/> | No | <input type="checkbox"/> |
| Details (include operating hours, proposed mitigation methods) | | | | |
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|---|-----|--------------------------|----|--------------------------|
| Does the proposal require a wastewater treatment system (ie septic system)? | Yes | <input type="checkbox"/> | No | <input type="checkbox"/> |
| A geotechnical report <u>is</u> required to accompany the application | | | | |
| Is it attached? | | | | |
| Yes <input type="checkbox"/> No <input type="checkbox"/> | | | | |
| Details | | | | |
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|--|-----|--------------------------|----|--------------------------|
| Does the proposal involve site disturbance (cut/fill, new access road, steep slopes) | Yes | <input type="checkbox"/> | No | <input type="checkbox"/> |
|--|-----|--------------------------|----|--------------------------|

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|--|-----|--------------------------|----|--------------------------|
| Have you considered erosion and sediment control measures? | Yes | <input type="checkbox"/> | No | <input type="checkbox"/> |
|--|-----|--------------------------|----|--------------------------|

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|--|-----|--------------------------|----|--------------------------|
| If yes, has an erosion and sediment control plan been included with the application? | Yes | <input type="checkbox"/> | No | <input type="checkbox"/> |
|--|-----|--------------------------|----|--------------------------|

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|---|-----|--------------------------|----|--------------------------|
| Vegetation | | | | |
| Does the proposal require the removal of any trees? | Yes | <input type="checkbox"/> | No | <input type="checkbox"/> |
| Has an application to remove the trees been lodged/approved by Council? | | | | |
| Yes <input type="checkbox"/> No <input type="checkbox"/> | | | | |
| If yes, how many trees will be removed? | | | | |
| | | | | |
| List below the species to be removed | | | | |
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| The plans are to clearly show any tree removal. | | | | |

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|-------------------|-------------------------|--------------------------|-------------|
| Ref: 08.00016/497 | Issue Date: 1 June 2015 | Review Date: As required | Page 4 of 6 |
|-------------------|-------------------------|--------------------------|-------------|

Any other comments

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The information on this form is being collected to allow Council to process your application and/or carry out its statutory obligations. All information collected will be held by Council and will only be used for the purpose for which it was collected. An individual may view their personal information and may correct any errors.

GENERAL INFORMATION

What is a Statement of Environmental Effects?

A Statement of Environmental Effects (SEE) is a report outlining the likely impacts of a proposed development and the proposed measures that are proposed to mitigate or minimise those impacts. The SEE includes written information about the proposal that cannot readily be shown on plans or drawings. Identifying adverse impacts in a SEE does not mean that your application will be refused. Rather, the SEE is your opportunity to demonstrate that the environment has been considered in the design stage by highlighting concerns and the best means proposed to avoid, minimise, mitigate or manage them.

About this form

A Statement of Environmental Effects is required to accompany all development applications. This template is designed to help you prepare a SEE which must be included with your development application. This template is not exhaustive and you are encouraged to expand on anything relevant to your project. A purpose written SEE will be required for more complex development types.

This template will generally be of assistance for the following development types:

- ☐ Single dwelling house
- ☐ Dual occupancy – not involving demolition within a Heritage Conservation Area
- ☐ Multi unit residential – not involving demolition within a Heritage Conservation Area
- ☐ Residential additions and alterations
- ☐ Other ancillary residential buildings or structures (swimming pools, sheds, carports, garages)
- ☐ Change of use applications

How to complete this form

1. Ensure that all fields have been filled out correctly with as much information that you are able to provide.
 - a. The SEE must address all impacts that are relevant to the proposal.
 - b. You are encouraged to expand upon the material provided in any way you consider relevant.
 - c. **Where potential impacts are identified, please ensure that you provide relevant comments and information on the measures that are proposed in order to mitigate against or minimise those impacts. You may need to provide additional documentation/photos/maps as an attachment to the SEE.**
2. Once completed, this form is to be submitted with the Development Application.
 - a. Failure to provide the required information will delay processing of the development application and may result in the application being returned to you for completion, not accepted for lodgement or additional information requests being forwarded to you.