

A Statement of Environmental Effects is to be submitted with all development applications other than 'designated development' or proposals having negligible environmental impact, e.g. internal alterations. **This pro forma may only be used for small scale developments. Development Applications which are of a larger scale will require a more detailed Statement of Environmental Effects addressing each category as listed in the Development Application Guide** (see over for further information).

If a 'YES' answer is given to any of the issues below, details of likely impact(s) and the proposed means of mitigating or reducing such impact(s) must be given on additional sheets. This Statement of Environmental Effects is not exhaustive and where insufficient information has been provided Council reserves the right to place a hold on application pending the submission of more detailed information.

CONTEXT AND SETTING (site analysis)

Will the development:

- I. Be visually prominent within the existing landscape? Yes No
- II. Impact on any item of heritage or cultural significance? Yes No

VEHICLE ACCESS

Will additional requirements to provide access be required? Yes No

Provide details of new access on a site plan. Ensure you show footpath crossings, driveways etc

WASTE DISPOSAL

How will effluent be disposed of? N/A Sewer Onsite

Will the proposal lead to direct discharge of stormwater or waste into a natural water system? Yes No

SOCIAL AND ECONOMICAL IMPACTS

Will the proposal affect the amenity of surrounding residences by overshadowing, loss of privacy, increased noise or vibration? Yes No

ENVIRONMENTAL IMPACTS (air, soil, water, flora, fauna)

Could the proposal result in soil contamination? Yes No

Could the proposal cause erosion and/or sedimentation of watercourse during construction of or after completion? Yes No

Will excavation and/or filling be required? Yes No

If yes, provide details of levels and retaining walls:

Maximum and minimum depth of excavation: mm to mm

Maximum and minimum depth of fill: mm to mm

Provide details on a site plan indicating location of retaining walls, cut and fill areas and extent batters as appropriate.

Will the proposal:

- I. Involve removal of vegetation? If yes, show on site plan vegetation that will be removed. Yes No

Could the proposal affect native habitat? Yes No

Could the proposal disturb any aboriginal artefacts or relics? Yes No

Is the site subject to natural hazards such as:

Bushfire Mine Subsidence Flooding Other.....

NOTE:

1. For dwellings and dwelling alterations/additions on bushfire affected land, a Bush Fire Assessment Report must be submitted with the Development Application. A sample report can be obtained from the NSW Rural Fire Service website and for simple developments, completed by the owner or owner's representative.
2. Development such as new dwellings and dwelling additions that are located in a Mine Subsidence affected area will have to obtain approval from Subsidence Advisory NSW, the government department that deals with mine subsidence issues.
3. Developments on flood affected land may need engineer's certification prior to release of the construction certificate and/or a minimum floor level for habitable rooms.

Have any of the following land use or activity been undertaken on the site (service station or a sheep or cattle dip, intensive agriculture, mining or extractive industry or waste storage of waste treatment) where the proposed development will involve any disturbance of soil? Yes No

How will stormwater be disposed of? E.g. to street gutter, stormwater easement or rubble trench

Provide details of stormwater pipe layout on plans including point of final disposal.

EXAMPLES OF PROPOSALS WHERE PRO-FORMA MAY BE USED

- Carport
- Dwelling House
- Dwelling Alterations/Additions
- Fence/Retaining Wall
- Garage Swimming Pool Shed
- Water Tank

There may be some instances when assessing applications for the above proposals whereby further information is required, e.g. if the land is located in an environmentally sensitive area. If this is the case, Council reserves the right to place a hold on any applications pending the submission of additional information.

EXAMPLES OF PROPOSALS WHERE PRO-FORMA MAY NOT BE USED

- Any development involving a Heritage listed property
- Animal Establishment Bed & Breakfast Brothel
- Bulky Goods Development
- Change of Use
- Child Care Centre
- Commercial Alterations/Additions
- Depot
- Dual Occupancy Educational Establishment Entertainment Facility Exhibition Home
- Extractive Industry
- Group Home Hazardous Industry Home Based Child Care Industry/Factory
- Medium Density Housing
- Mining
- Motel
- Office Premises
- Place of Assembly/Worship
- Place of Public Entertainment
- Recreation Facility Sign Application Service Station Storage Shed Subdivision
- Tourist Accommodation
- Transport Depot Utility Undertaking Vehicle Repair Station
- Warehouse or Distribution Centre