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

<table>
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<tr>
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Is the development compatible with the land zoning?

Is the development compatible with adjoining development?

Does your application include a site plan illustrating the topography of the development site?

Describe the topography of the site (eg slope of the land, existing vegetation, groundwater issues, orientation of dwelling, streetscape and setbacks etc)

PRESENT AND PREVIOUS USES

What is the present use of the site?

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

What is the use of the adjoining land?
Is the present use a potentially contaminated activity?  

Yes ☐  No ☐

Was the previous use a potentially contaminated activity?  

Yes ☐  No ☐

Has there been any testing or assessment of the site for land contamination?  

Yes ☐  No ☐

Have any of the following land uses or activities been undertaken on the site:

- Service station ☐  ☐
- Sheep or cattle dip ☐  ☐
- Intensive agriculture ☐  ☐
- Mining or extractive industry ☐  ☐
- Waste storage or waste treatment ☐  ☐
- Manufacture of chemicals ☐  ☐
- Asbestos or asbestos products ☐  ☐
- Other - Refer to State Environmental Planning Policy No 55 – Remediation of Land ☐  ☐

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

Is there adequate provision for vehicle access to a public road?  

Yes ☐  No ☐

Will the proposal generate traffic?  

Yes ☐  No ☐

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?  

Yes ☐  No ☐

Is existing servicing inadequate?  

Yes ☐  No ☐

Will additional access requirements be needed?  

Yes ☐  No ☐

Will a Traffic Study be required?  

Yes ☐  No ☐

Have parking arrangements been allocated for residents, staff, customer, client and visitor parking?  

Yes ☐  No ☐

What is the current formation of the existing access?

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### WATER AND DRAINAGE

Where will water be sourced from?

- Town Supply
- Rainwater Tank
- Bore

How will stormwater be disposed from the site?

- Street
- Onsite
- Onsite retention

Does the development site contain an existing rainwater tank that is currently being utilised?

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)

Will the proposed design increase stormwater runoff or adversely affect flooding on other land?

Are inter allotment drainage easement across a downstream property required?

### PRIVACY, VIEWS AND SUNLIGHT

Will the proposal affect the amenity of surrounding residences by:

- Overshadowing
- Loss of privacy
- Increased noise
- Vibration

### WASTE MANAGEMENT SYSTEM

How will effluent be disposed of?

- Onsite
- Sewer

Will the proposal lead to direct discharges of stormwater or waste water into a natural water system?

Will Trade Waste be discharged to Council’s sewer?

Will other wastes be generated by this development?

Does the site plan illustrate the proposed location of the onsite waste management system?
### HERITAGE

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<tbody>
<tr>
<td><img src="image" alt="Heritage Item" /></td>
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- Is a heritage item located on the development site?  
- Is the development site located in a heritage conservation area?  
- Is the development site an archaeological or potential archaeological site? (eg having Aboriginal Heritage significance)

### ENVIRONMENTAL IMPACTS

#### SOIL

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- Could the proposal result in soil contamination?  
- Will excavation and/or filling be required?  
- Slopes of greater than 15% require a geotechnical report. Is the slope is greater than 15%?  
- Could the proposal cause erosion and/or sedimentation of watercourses during construction or after completion?

#### POLLUTION

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- Will the proposal emit fumes, steam, smoke, vapour or dust?

#### HABITAT

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- Will the proposal involve the removal of vegetation?  
- Could the proposal affect native vegetation habitats?  
- Could the proposal affect native animal habitats?  
- Does the development site contain a core koala habitat?  
  - If “Yes”, additional information is required with the application.  
  - Refer to *State Environmental Planning Policy No 44 – Koala Habitat Protection*.

#### HAZARDS

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- Is the site subject to natural hazards such as:  
  - Subsidence  
  - Other  

- Are there technological hazards associated with the proposal:  
  - Toxic Waste  
  - Dangerous Goods  
  - Radiation  
  - Hazardous Chemicals

### FLOOD PRONE LAND

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- Is the site subject to flooding?  
  - If “yes”, detailed levels are to be provided with the application.
## AQUACULTURE

Does your proposal involve the cultivation of fish, shellfish or other aquatic organisms for commercial purposes (not including a pet shop or aquarium)?

If “yes”, you will need a permit under Section 144 of the Fisheries Management Act 1994 from NSW Department of Primary Industries.

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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.

If “yes”, you will need a permit under Section 201 of the Fishers Management Act 1994 from NSW Department of Primary Industries.

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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)?

If “yes”, you will need a permit under Section 144 of the Fisheries Management Act 1994 from NSW Department of Primary Industries.

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## BUSHFIRE PRONE LAND

Has the land been identified as Bushfire Prone Land on the Gunnedah LGA in accordance with the Bushfire Prone Land Map 2003?

If “yes”, the development will need to take into consideration the policy “Planning for Bushfire Protection” (NSW Rural Fire Service).

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## SIGNED

Author’s Name: ……………………………………………………………………………………………………………………………………………… ……

Author’s Signature: ………………………………………………………………….... Date: ………………………………………………..