

STATEMENT OF ENVIRONMENTAL EFFECTS

For class 1 and 10 buildings

NOTE: THIS FORM SHOULD BE LODGED WITH AN [APPLICATION FOR DEVELOPMENT](#) & THE RELEVANT [CHECKLIST](#).

APPLICANT DETAILS				
Applicant's name(s):				
LAND DETAILS				
No.:		Street/road:		
Town:		Lot no.:		Deposited/Strata Plan:
DETAILS OF DEVELOPMENT				
Provide a description of the development.				
Provide a brief analysis of the site, including: <ul style="list-style-type: none"> a general description of the site and its surroundings the size and scale of adjacent properties and the materials they are constructed from. 				
Describe what steps you have taken to ensure that the proposal sits comfortably within the surrounding area described above.				
SUITABILITY OF LAND				
Is the site affected by flooding, drainage, land slip, soil erosion or similar constraints?				YES <input type="checkbox"/> NO <input type="checkbox"/>
If YES , specify which.				
What will be done to overcome these constraints?				
COMPLIANCE WITH COUNCIL REQUIREMENTS				
Council will assess your proposal against the relevant policies within the Local Environmental Plan (LEP) and Development Control Plan (DCP). You can refer to Council's LEP and DCP web pages to check which plan and DCP applies to your land.		If you answered 'NO', provide justification:		
If your proposal is not in accordance with all of the policy requirements, then you should provide a justification as to why (making reference to the policies). <ul style="list-style-type: none"> Demonstrate compliance with the acceptable solution(s) and/or justification of how the development meets performance criteria. You may wish to attach a full review of the DCP and LEP, or refer to the claim against performance criteria form. 				

PRIVACY, VIEWS, OVERSHADOWING, NOISE AND IMPACT			
What development exists on neighbouring properties?			
How does the proposal ensure that there is no:			
a) loss of privacy to neighbouring properties? <i>(Consider: placement of windows; views between main rooms and private areas, ie, yard; use of screening, planting & fences to improve privacy; decks, terraces & balconies can be intrusive if not sensitively designed).</i>			
b) unacceptable noise impact on neighbouring properties? <i>(Consider: distances between buildings; location of new outdoor areas; vehicular movement; placement of air conditioners, pumps & new room windows that could open; acoustic treatment such as pump rooms or fencing).</i>			
c) overshadowing of neighbouring properties? <i>(Consider: analysis of shadowing, including diagrams to show effects on adjoining properties; distances between buildings; existing shadowing from existing buildings or structures).</i>			
d) loss of views from neighbouring properties? <i>(Consider: impact of development on views from adjoining or nearby buildings; design options for protecting views).</i>			
Is the proposal compatible with the bulk, scale and character of the neighbourhood? YES <input type="checkbox"/> NO <input type="checkbox"/>			
If NO to the above, what measures have been taken to minimise the effect of this impact?			
VEGETATION REMOVAL/BIODIVERSITY ASSESSMENT REPORT			
In accordance with cl 28 of the <i>Environmental Planning and Assessment Regulations 2021</i> , is your DA biodiversity compliant development in accordance with the <i>Biodiversity Conservation Act 2016</i> ? List the reasons the development is biodiversity compliant development.			
A vegetation removal plan must be included in your application and must include m ² of clearing, including the entire APZ and associated clearing, ie, access roads, fencing etc, required for your development. YES <input type="checkbox"/> NO <input type="checkbox"/>			
Are you exceeding the Biodiversity Offsets Scheme thresholds or is your property mapped on the Biodiversity Values Map ? If yes to either, a Biodiversity Assessment Report must be supplied with this application. YES <input type="checkbox"/> NO <input type="checkbox"/>			
For more information, refer to ' Biodiversity Offsets Scheme ' information under 'Step 2' on our web page.			
ACCESS AND TRAFFIC			
Estimate the amount of traffic generated by the development:		Vehicles per day:	
Does the proposal involve any new access arrangements to the site? If YES , please provide details of the new arrangements and ensure they are clearly marked on the plans.			

ACCESS AND TRAFFIC - CONTINUED

What provisions have been made for:	
a) entrances/exits on the site?	
b) car parking and manoeuvring areas?	
c) number of parking spaces to be provided?	
d) loading/unloading areas?	
e) waste collection areas?	
Does the proposal introduce new vehicle types to the site? If YES , please provide details.	
NB: a traffic statement or study may be required for certain types of development.	
SERVICES	
Are the following services available and adequate for the proposed development? If NO , provide details of action to be taken (if insufficient space, please provide further details on separate sheet).	
Water: <input type="checkbox"/> YES <input type="checkbox"/> NO	
Power: <input type="checkbox"/> YES <input type="checkbox"/> NO	
Electricity: <input type="checkbox"/> YES <input type="checkbox"/> NO	
Drainage: <input type="checkbox"/> YES <input type="checkbox"/> NO	
Phone: <input type="checkbox"/> YES <input type="checkbox"/> NO	
STORMWATER AND SEWERAGE	
How will stormwater be disposed of - existing Council drainage system or other? <i>(Please ensure that details are provided on the plans as required).</i>	
How will sewerage be disposed of - to existing sewer or onsite system (ie, septic tank)? How will this onsite system be disposed of? <i>(Please provide details on how it will be moved off-site both in this document and on your plans).</i>	

CONTAMINATION	
Have there been any activities or historic uses that could have contaminated the site to the best of your knowledge? YES <input type="checkbox"/> NO <input type="checkbox"/>	
If so, please provide details, providing as much information as possible.	
Have there been any attempts to address this contamination? If so, please provide details.	
DEMOLITION AND ASBESTOS (IF APPLICABLE)	
Does the proposal involve the demolition of any buildings or other structures? YES <input type="checkbox"/> NO <input type="checkbox"/>	
If YES , please describe what is being demolished.	
How will the waste material be disposed of?	
Is there any known asbestos material on the site that will be disturbed as a result of the demolition works? If YES , please provide details of how this will be disposed of.	
CUT AND FILL (IF APPLICABLE)	
Does the proposal involve any cut and fill of more than 600mm across the site? YES <input type="checkbox"/> NO <input type="checkbox"/>	
If YES , please provide details on the extent of the cut and fill and ensure that this is shown clearly on the plans.	
How will the importing or removal of material to the site be managed?	
Please provide details of how any surface of stormwater arising from the cut and fill will be dealt with within the site.	
CONSTRUCTION MANAGEMENT PLAN	
Please provide details on how any potential impacts during construction will be reduced (<i>please consider noise, dust, traffic, hours of work and deliveries</i>).	
Please provide any other details that you consider will be relevant to the determination of your application that have not been covered elsewhere.	
ONGOING WASTE MANAGEMENT	
Please provide details of the likely ongoing waste management arrangements for the proposal. This includes bin storage area and access, bin types and whether onsite or kerbside pickup.	
OTHER DETAILS	
Please provide any other details that you consider will be relevant to the determination of your application that have not been covered elsewhere.	