



Bogan Shire Council
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STATEMENT OF ENVIRONMENTAL EFFECTS

LEGISLATION

In accordance with Schedule 1 of the *Environmental Planning and Assessment Act Regulation 2000*, a development application **must** be accompanied by a Statement of Environmental Effects (SEE).

This SEE is suitable for minor impact developments such as dwellings, subdivisions, dwelling alterations, additions and outbuildings. It may be necessary for Council to request additional information depending on the nature and impacts of a proposal. Larger scale developments should be accompanied by a detailed and specific *Statement of Environmental Effects* prepared by a suitably qualified consultant.

(Please provide additional comment if answering 'yes' to any of the questions. If necessary attach additional information)

ASSISTANCE

The Development Application and Construction Certificate Guide Section 5.3 Page 15 provides detailed information on each aspect of the Statement of Environmental Effects.

PROPERTY DETAILS

Page 19 of the Guide will help you to fill in the following details correctly

Assessment No. _____ County _____ Parish _____
Lot No. _____ Section _____ DP/SP _____
Property No. _____ Street Name _____
Property Name _____ Town/Locality _____ Post Code _____

APPLICANT DETAILS

Page 19 of the Guide will help you to fill in the following details correctly

Name/s _____
Postal Address _____
Town/Locality _____ Post Code _____
Daytime Phone _____ Mobile _____
Email _____ Fax _____

DESCRIPTION OF DEVELOPMENT

Page 19 of the Guide will help you to fill in the following details correctly

Please include the physical description of the building, proposed building materials, nominated building materials, nominated colour, scheme, nature of use, details of any demolition, details of subdivision, etc.

DEVELOPMENT STANDARDS

Page 15 of the Guide will help you to fill in the following details correctly

- 1. What is the zoning of the land? _____
- 2. Is the proposal permissible within this zone? (Please refer to the LEP) Yes No
- 3. Is the proposal consistent with the zone objectives? (Please refer to the LEP) Yes No
- 4. Is the proposal permissible under another EPI (i.e. SEPP)? No Yes – if yes, please list below ↓

- 5. Please list the relevant Development Control Plans that apply to the development/site? A list of DCPs is available on Council's website or from Council. If you are unclear please check with Council Staff. _____
- 6. Is your proposal consistent with the selected Development Control Plans? Yes No - If no, please indicate how the development is not consistent and provide justification as to why the departure should be supported below ↓

SITE SUITABILITY

Page 15 of the Guide will help you to fill in the following details correctly

- 7. Is the development in an area that would be prone to natural hazards as shown on Council's mapping or detailed on the 149 Certificate?
 Bushfires Yes No
 Flooding Yes No
- 8. Describe the physical features of the site such as, slope, vegetation, any waterways

Comments:

CURRENT AND PREVIOUS USES

Page 15 of the Guide will help you to fill in the following details correctly

- 9. What is the current use of the site? _____
- 10. Date present use commenced _____
- 11. Previous known uses on site _____
- 12. What is the present use(s) of the adjoining land? _____
- 13. Has the site or is the site being used for a purpose outlined in table 1 in the Development Application Guide) Yes No

CONTEXT AND SETTING

Page 16 of the Guide will help you to fill in the following details correctly

24. Will the development:-

- be visually prominent in the surrounding area? Yes No
- be inconsistent with the existing streetscape or council setback policies? Yes No
- be out of character with the surrounding area? Yes No

25. Is there any impact on neighbouring properties relating to:

• Visual Privacy Yes No *If yes please comment ↓*

• Acoustic Privacy Yes No *If yes please comment ↓*

• Views Yes No *If yes please comment ↓*

• Overshadowing Yes No *If yes please comment ↓*

Comments:

ENVIRONMENTAL IMPACTS

Page 16 of the Guide will help you to fill in the following details correctly

AIR AND NOISE

26. Will any form of air pollution be created from the development? (e.g. dust, particulates, odour) No Yes - *If yes please comment ↓*
27. Will the development create any noise impacts? No Yes - *If yes please comment ↓*

Comment:

SOIL AND WATER

28. Where does the development obtain its water supply from?
-
29. Where is the waste water discharged to? (i.e. roof water, not sewer)
-
30. Does the development have the potential to result in any form of water pollution? Yes No
31. Will the development require any significant excavation or filling? Yes No
32. During & after construction could the development cause erosion or sediment run-off? Yes No

Comments:

HERITAGE

33. Is the development a heritage item as listed in Council's LEP or DCP? Yes No
34. Is the development located in a heritage conservation area? Yes No
35. Will the development be adjoining a heritage item? Yes No
36. Will the development have an impact on any heritage item or item of cultural significance? Yes No
37. Will the development disturb any known Aboriginal artefacts? Yes No

If yes, list artefact _____

38. If yes to any of the above questions a *Heritage Impact Statement* is required for any work to a heritage item or a building within a Heritage Conservation Area that requires consent under Council's Local Environment Plan. Where a Heritage Impact Statement is required it must be prepared by a suitably qualified heritage advisor/consultant.

The statement must address:

- Historical development of the site
- Description of the item and its setting (e.g. garden, fences, ancillary buildings, etc)
- Contribution to the streetscape: height, scale, mass, setback, fenestration, architectural style and period
- Heritage significance (use heritage manual criteria/state heritage inventory)
- Affect of proposal on the heritage significance of the building and its setting
- Design options and rationale for the preferred option
- Relevant conservation principles in accordance with ICOMOS Burra Charter

The NSW Heritage Manual and the Burra Charter can be obtained from Department of Planning - NSW Heritage Branch. Sites adjoining a listed heritage item will require assessment in relation to the impact of any proposed development on the heritage item.

Comments:

FLORA AND FAUNA

Will the development:

39. Result in any removal of vegetation on the site? Yes No
40. Be likely to have an impact on threatened species or a native habitat? Yes No
41. Be subject to any landscaping treatments? Yes No
42. Is the development in a koala habitat? Yes No

Comments:

WASTE

43. Please describe how the development will provide for storage of solid waste on site?

44. How will solid waste be removed from site? (i.e. Council collection)

45. Is sewage to be managed on site? No Yes

Note, an Effluent Disposal Report is required to be submitted to demonstrate the site is capable of supporting the effluent generated by the development.

ENERGY

46. Please provide details of the energy savings measures included in the development

Comments:

DECLARATION

I declare to the best of my knowledge and belief that all particulars herein are correct in every detail and all information required has been supplied.

Applicant's Signature: _____

Date: _____