



Statement of Environmental Effects

Residential Development

A completed Statement of Environmental Effects (SoEE) is required to accompany all development applications except designated development which requires an environmental impact statement (EIS).

About This Form: This SoEE template is designed to form an attachment to the Development Application. It can only be used for the following development types:

- Dwellings in R1, RU1, RU5 and R5 zones
- Residential Alterations and Additions
- Ancillary residential buildings and structures such as verandahs, carports, garages, sheds, pergolas, swimming pools.

APPLICATION DETAILS

APPLICANT

PROPERTY DETAILS

House No:

Street Name:

Town:

Lot:

DP/SP:

Section:

Please use this link to find your property on the NSW Planning Portal spatial viewer & access information on zoning and planning controls: [NSW Planning Portal Spatial Viewer](#)

PLANNING CONTROLS

Is your proposal permissible in the zone under the Bogan LEP 2011?

☐

Yes

☐

No

Is your proposal consistent with the zone objectives?

☐

Yes

☐

No

Is your proposal in accordance with the relevant Bogan DCP 2012?

☐

Yes

☐

No

Note: If you answered no to any of the above questions, please discuss your application with Council staff

☐ Yes ☐ No

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Provide a physical description of the building, proposed building materials, nominated colour scheme, nature of use, details of any demolition etc

Describe the physical features such as shape, slope, vegetation etc

What is the present use and previous uses of the site?

Is the development site subject to any of the following natural hazards?

Bushfire Prone ☐ Yes ☐ No

Flooding ☐ Yes ☐ No

Storm Water Inundation ☐ Yes ☐ No

Note: If the site is identified as Bushfire Prone it will be necessary to address the Planning for Bushfire Protection Guidelines. For further information please consult the NSW Rural Fire Service website www.rfs.nsw.gov.au

How will you mitigate the impact of the natural hazards for this development?

Is the site constrained by any of the following

Terrestrial Biodiversity

☐ Yes

☐ No

Riparian Land and Watercourses

☐ Yes

☐ No

Groundwater Vulnerability

☐ Yes

☐ No

Wetlands

☐ Yes

☐ No

Item of Environmental Heritage or in a conservation area

☐ Yes*

☐ No

How will you mitigate the impact of the development on these constraints?

**Note: a heritage impact statement may be required. Please discuss with Council*

What type of land use and development exist on the surrounding land?

Will the development be....

Visually prominent in the surrounding area? ☐ Yes ☐ No

Inconsistent with the existing streetscape? ☐ Yes ☐ No

Out of character with the surrounding area? ☐ Yes ☐ No

Inconsistent with surrounding land uses? ☐ Yes ☐ No

Vary a building line setback? ☐ Yes ☐ No

If you answered yes to any of the above, please provide details and justification for the proposal

PRIVACY, VIEWS AND OVERSHADOWING

Will the development result in any privacy issues between adjoining properties as a result of the placement of windows, decks, pergolas, private open space etc? ☐ Yes ☐ No

Will the development result in the overshadowing of adjoining properties resulting in adverse impact on solar access? ☐ Yes ☐ No

Will the development result in any acoustic issues between adjoining properties as a result of the placement of active outdoor areas, vehicular movement areas, air conditioners, bedroom and living room windows etc? ☐ Yes ☐ No

Will the development impact on views enjoyed from adjoining or nearby properties and public places such as parks, roads or footpaths? ☐ Yes ☐ No

If yes, please provide details of the issue. Some issues will require plans (i.e. overshadowing)

ACCESS AND TRAFFIC

Is legal and practical access available to the development?

☐ Yes

☐ No

Will the development increase traffic movements/volumes?

☐ Yes

☐ No

If Yes by how much and what types of vehicles?

Are additional access points to a road network required?

☐ Yes

☐ No

Has vehicle manoeuvring and onsite parking been address in the design

☐ Yes

☐ No

Are electricity, sewer and telecommunications services readily available?

☐ Yes

☐ No

Comments

ENVIRONMENTAL IMPACTS

*Is the development likely to result in any form of air pollution
(smoke, dust, odour etc)?*

☐ Yes ☐ No

*Does the development have the potential to result in any form of
water pollution (i.e. sediment from runoff)?*

☐ Yes ☐ No

*Will the development have any noise impacts above background
noise levels (e.g. air conditioner units, pool pumps)?*

☐ Yes ☐ No

*Does the development involve any significant excavation or
filling?*

☐ Yes ☐ No

*Could the development cause erosion or sediment runoff
(including during construction)?*

☐ Yes ☐ No

*Is there a likelihood of the development resulting in site
contamination?*

☐ Yes ☐ No

*Is the development situated in a heritage conservation area or
likely to have an impact on any heritage item or item of cultural
significance?*

☐ Yes ☐ No

*Is the development likely to disturb any aboriginal artefacts or
relics?*

☐ Yes ☐ No

Comments

FLORA AND FAUNA IMPACTS

Will the development result in the removal of any native vegetation from the site?

☐ Yes

☐ No

Is the development likely to have any impact on threatened species or native habitat?

☐ Yes

☐ No

If the answer is yes to either of the above questions it may be necessary to have further information completed to assess the impact on threatened species – please contact Council for further information.

Comments (please attach)

WASTE AND STORMWATER DISPOSAL

How will effluent be disposed of

☐

Sewer

☐

Onsite*

How will stormwater (from road and hard stand areas) be disposed of?

☐

Street

☐

Other

Will the development result in any hazardous waste or other waste disposal issue?

☐

Yes

☐

No

Does the development propose to have rainwater tanks?

☐

Yes

☐

No

Have all potential overland stormwater risks been considered in the design of the development?

☐

Yes

☐

No

Comments

**Note, if onsite effluent disposal is proposed, Council will require a geotechnical report from a qualified and practicing consultant outlining the size and design of the tank and disposal area. Alternatively, if an aerated system is proposed, details of the system are to be provided. No geotechnical report is required.*

SOCIAL AND ECONOMIC IMPACTS

Will the proposal have any economic consequences in the area? ☐ Yes ☐ No

Will the proposal have any social consequences in the area? ☐ Yes ☐ No

Has the development addressed any safety, security or crime prevention issues? ☐ Yes ☐ No

Comments

OTHER RELEVANT MATTERS

Please provide further details below or attach additional pages if required

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