

# Statement of Environmental Effects

**A Statement of Environmental Effects must be submitted with all Development Applications in accordance with Schedule 1 of the *Environmental Planning & Assessment Regulations 2000*.**

If an answer requires additional details to be provided on likely impact(s) and the proposed means of mitigating or reducing such impact(s), additional space is provided on the last page. This Statement of Environmental Effects is not exhaustive and should be expanded where appropriate. *If more space is required, attach additional sheets.* In accordance with Section 148B of the *Environmental Planning and Assessment Act*, it is an offence to provide information that is false or misleading.

## 1 Author

Name:	Date:
Company (if applicable):	

## 2 Relevant Planning Instrument

<input type="checkbox"/> Bombala LEP & DCP 2012	<input type="checkbox"/> Cooma Monaro LEP & DCP 2013	<input type="checkbox"/> Snowy River LEP & DCP 2013
<input type="checkbox"/> The proposal complies with the development standards of the relevant planning instrument		
<input type="checkbox"/> Variation Requested ( <i>include section here</i> ):		

## 3 Proposal

Proposal:	<input type="checkbox"/> New Dwelling <input type="checkbox"/> Dual Occupancy or Secondary Dwelling <input type="checkbox"/> Residential Flat Building <input type="checkbox"/> Multi Dwelling Housing	<input type="checkbox"/> Ancillary Outbuilding (ie garages and sheds) <input type="checkbox"/> Additions and Alterations <input type="checkbox"/> Change of Use (not involving building works) <input type="checkbox"/> Other:
Describe the development ( <i>include details</i> )		
Number of dwellings/units proposed:		
Area of dwellings/units proposed:		
Number of bedrooms proposed:		
Number of storeys proposed:		
Proposed parking arrangements:		
Type and extent of landscaping proposed:		
Proposed materials:	External Wall finishes ( <i>include proposed colours</i> )	
	Roof finishes	
	Internal driveways/parking	
	Fences/privacy screens	
	Others	

**4 Site & Surrounding Area**

**4.1 Site Analysis**

Property address	
Lot/DP/SP	
Site area (m <sup>2</sup> /ha)	
Existing vegetation cover	
Existing structures	
Existing access arrangements	
Describe how water is supplied to the site	
Describe how effluent is currently managed	
Describe how stormwater is currently managed	
Describe how electricity and/or gas is supplied to the site	

**Note: This information is also to be shown the submitted plans**

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## 4.2 Surrounding Area Analysis

Describe the types of development within the surrounding area
Outline the distances to neighboring dwellings/structures
Describe any Heritage items within the surrounding area
Describe the existing streetscape (ie landscaping, fences and building facades)
If applicable outline the predominant Heritage style within any conservation areas

**Note: This information is also to be shown the submitted plans**

## 5 Environmental Impacts

### 5.1 Traffic & Utility Services

Describe the type/number of vehicles expected to be parked on-site
Describe how the development will gain legal vehicular access
Describe how water will be supplied to the development

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Describe how effluent associated with the development will be managed

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Describe how stormwater associated with the development will be managed

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Describe how electricity and/or gas will be supplied to the development

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**Note: This information is also to be shown the submitted plans**

### 5.2 Neighbourhood Amenity

Describe proposed measures to minimise privacy, noise and security impacts (ie fencing/privacy screens, landscaping, etc)

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Describe proposed measures to minimise the overshadowing of neighbouring living areas (shadow diagram must be supplied for buildings over two storeys)

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Describe how the proposed development will address the existing streetscape (ie front fences, landscaping, building facade etc)

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If applicable describe how development will complement the existing Heritage items or conservation area

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## 5.3 Natural Environment

Describe how the proposed development will impact upon native flora and fauna (including the removal of vegetation for bushfire protection etc)
Describe proposed measures to minimise the impacts outlined above (ie Property Vegetation Plan, Biobanking etc)
Outline proposed measures to minimise any impacts on natural waterways (i.e. diversion banks, separation etc)
Outline proposed measures to minimise any potential contamination (i.e. storage of chemicals, bunded areas etc)
Outline the levels of excavation/fill associated with the development
If applicable/appropriate describe how the development will manage flood waters (levy banks, construction etc)
If applicable/appropriate describe how the development will manage bushfire events (asset protection zones, construction etc)

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## 5.4 Construction Issues

Describe erosion and sediment control measures proposed (ie silt fences, hay bales etc)				
Outline the expected duration of construction				
Total Days:				
Hours:	Monday - Friday		Saturday - Sunday	
	am	pm	am	pm
Outline how the site will be secured during the construction process				
Outline any demolition proposed as part of the development (including the removal of any asbestos materials)				
Outline how building materials will be stored on the site during construction (ie storage sheds/containers etc)				
Describe how waste generated during construction will be managed				
<p><b>Waste Management Plan</b></p> <p>Complete a Waste Disposal Plan for all developments that include construction and/or demolition works. You may attach a Plan or use the table below. Waste includes, but is not limited to vegetation, trees, soil, construction waste, demolition waste, timber, asbestos, metals</p>				

**Note: This information is also to be shown the submitted plans**

**5.5 Waste Management Plan**

Type of waste	Estimated Amount/Volume	Where/how it will be stored on site	Where it will be disposed	Method of transportation/disposal

**PRIVACY INFORMATION:** The information you provide in this Statement will enable your application to be assessed by Council and any relevant state agency. If the information is NOT provided, your application may not be accepted. Your application will be publicly notified in accordance with Clause 8 of Snowy Monaro Regional Council’s Development Control Plan 2013. The application details will also be kept by Council in a register that may be viewed by the public at any time. The Act provides that for the purposes of public notification, specific internal layouts of a dwelling maybe excluded from a plan prepared for such exhibition.

