

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:

Company (if applicable):

2 Proposal

Proposal	<input type="checkbox"/> Torrens <input type="checkbox"/> Strata
Number of allotments proposed	
Size of allotments proposed	
Proposed Access Arrangements	
Type and extent of Landscaping proposed	

3 Site & Surrounding Area

3.1 Site Analysis

Property Address	
Lot/DP/SP	
Size of Site (m ² /Ha)	
Existing Vegetation Cover	

Statement of Environmental Effects

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

3.2 Surrounding Area Analysis

Describe the types of development within the surrounding area	
Outline the distances to neighbouring dwellings/structures	
Describe any Heritage items within the surrounding area	
Describe the existing streetscape (i.e. 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

4 Environmental Impacts

4.1 Traffic & Utility Services

Describe how each allotment will gain legal vehicular access	
Describe how is water will be supplied to each allotment	
Describe how effluent associated with each allotment will be managed	
Describe how stormwater associated with each allotment will be managed	

Statement of Environmental Effects

Describe how electricity and/or gas will be supplied to each allotment

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

4.2 Local Amenity

Describe measures proposed to minimize future privacy and noise impacts (ie location of building envelopes, distances to neighbours, landscaping etc)

Describe how the proposed development will address the existing allotment pattern (ie shape & size of allotments, location of building envelopes etc)

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

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

4.3 Natural Environment

Describe how the proposed development will impact upon native flora & fauna (ie location of building envelopes & driveways etc)

Describe measures proposed to minimise the impacts outlined above (ie Property Vegetation Plan, Biobanking etc)

Outline measures proposed to minimise any impacts on natural waterways (ie location of building envelopes & effluent disposal areas etc)

Outline measures proposed to minimise any potential contamination (ie 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)

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

Statement of Environmental Effects

4.4 Construction Issues (if applicable)

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>Waste Management Plan</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. Wastes include, but are 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

Waste Management Plan

Type of waste	Estimate Amount/Volume	Where/how it will be stored on site	Where it will be disposed	Method of transport/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 Cooma-Monaro Shire 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.

