

STATEMENT OF ENVIRONMENTAL EFFECTS

(Minor forms of Residential Development)

This form is designed to assist in the lodgement of Development Applications **for minor forms of residential development** including new dwellings and additions and alterations to existing dwellings. Other forms of development will require the preparation of a more detailed Statement of Environmental Effects (SoEE). If the question is not relevant or you are unsure, please indicate **NOT APPLICABLE** or **UNSURE**.

By completing this form or submitting your own Statement of Environmental Effects, you are demonstrating you have considered the impacts of your proposed development.

If you do not provide sufficient information, the Development Assessment Planner will require additional information which can result in delays in obtaining an outcome. If unsure about any of the details required it is recommended that you contact Council's Planning Department by telephoning **(02) 6746 1755** or emailing planning@liverpoolplains.nsw.gov.au to discuss your proposal.

APPLICATION DETAILS

Applicant's Name(s):

Location of Development: Lot: DP

No. Street: Locality: Postcode:

Total Land Area: m² hectares (Please tick)

DESCRIPTION OF THE DEVELOPMENT

(Note: if the development is a shed, garage or the like, please describe the use of the building i.e. what items are to be stored and who the items belong to, and whether the building is to be used for residential occupation).

Proposed Minor Development Activities

(Tick all that is applicable)

Alteration/Addition to Existing Building (Please specify)

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Demolition (Please specify)

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Signage (Please specify type and number)

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Swimming Pool or Spa

Carport

Garage, Shed or Farm Building

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Dwelling

Secondary Dwelling (i.e. Granny Flat)

Dwelling Entitlement

(Please attach Council correspondence)

Rainwater Tank(s) Total Number:

Fence

Retaining Wall (greater than 600mm)

Awning/Canopy

Shipping Container

Other (Please specify)

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The above activities are considered minor development. A more comprehensive SoEE will be required if your answer is 'other'.

Total Floor Area of Development(s) m²

DESCRIPTION OF THE SITE

Land Zone (Tick all that is applicable)

To check the land zone of your property, visit www.planningportal.nsw.gov.au/find-a-property

- Zone RU1 Primary Production Zone RU5 Village Zone RU6 Transition Zone R1 General Residential
 Zone R5 Large Lot Residential Zone E3 Environmental Management Other (please specify)

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How is your proposal suitable for its land zone?

To check the objectives of your zone, see the [Liverpool Plains Local Environmental Plan 2011](#)

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Are there any existing buildings/structures?

- Yes No, land is vacant (Please specify all)

Example: - 257m² brown brick veneer dwelling & grey colorbond roof and 28m² colorbond shed.

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Is the lot or property heritage listed?

- Yes No

Will you be carrying out excavations?

- Yes (If a retaining wall will be required, please show depth on site plans and attach engineering drawings) No

Has the land been used for any potentially contaminating land uses in the past? Yes No Unsure

Examples: service stations, sheep dips, farm dumps, sites where asbestos or lead-based paint was present, sites containing fill from another site.

SITE SUITABILITY

(If YES, provide details on measures to be taken to manage controls)

Is the land affected by site constraints?

- | | | | |
|----------|--|---------------------|--|
| Flooding | Yes <input type="checkbox"/> No <input type="checkbox"/> | Bushfire prone land | Yes <input type="checkbox"/> No <input type="checkbox"/> |
| Salinity | Yes <input type="checkbox"/> No <input type="checkbox"/> | Steep Slopes >18° | Yes <input type="checkbox"/> No <input type="checkbox"/> |
| Landslip | Yes <input type="checkbox"/> No <input type="checkbox"/> | Subsidence | Yes <input type="checkbox"/> No <input type="checkbox"/> |

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If the land is Bushfire Prone please attach [Bushfire Self-Assessment](#) or [BAL/BPAD Certificate](#) to ensure compliance with *Planning for Bushfire Protection 2019* and AS3959.

Is the proposed development within 40m of a watercourse?

Yes

No

(If YES, describe how you will protect water quality and riparian areas)

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ACCESS & PARKING

Is access to the site adequate?

(If NO, provide details)

Legal Access

Yes

No

All weather vehicle access

Yes

No

Waste collection access

Yes

No

Emergency/bushfire access

Yes

No

Car parking

Yes

No

Surrounding road system

Yes

No

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If new access is required please submit a [Section 138 Works & Structures Application](#) through the NSW Planning Portal as required under the *Roads Act 1993*.

Number of on-site parking spaces Is parking provision in front or behind the building line

PRIVACY, VIEWS AND OVERSHADOWING

Are there any impacts on neighbours?

Privacy

Yes

No

Overshadowing

Yes

No

Views

Yes

No

Noise

Yes

No

Odours

Yes

No

Bright light/glare

Yes

No

(If YES, describe measure to reduce impacts, such as setbacks, fencing, screening, odour controls)

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Are there any impacts on local amenity?

Character

Yes

No

Height/density

Yes

No

Streetscape

Yes

No

Appearance

Yes

No

Colour

Yes

No

Landscaping

Yes

No

(If YES, describe measure to reduce impacts, such as architectural & landscape design)

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NATURAL RESOURCES

Are any trees or vegetation to be removed?

(If YES, describe how you will mitigate impacts on habitat and species. E.g. areas to be fenced off, replanting, regeneration)

Trees

Yes No

(Number, size & species to be removed)

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Native Vegetation

Yes No

(Area affected, type of vegetation)

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Mitigation measures

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If your proposal involves clearing vegetation, you may require a [Biodiversity Development Assessment Report](#) as per the *Biodiversity Conservation Act 2016*.

UTILITIES

Are utility services adequate?

Water	Yes <input type="checkbox"/>	No <input type="checkbox"/>	Sewer	Yes <input type="checkbox"/>	No <input type="checkbox"/>
Electricity	Yes <input type="checkbox"/>	No <input type="checkbox"/>	Telephone	Yes <input type="checkbox"/>	No <input type="checkbox"/>

(If NO, Provide details. e.g. existing septic system details)

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How will stormwater be managed?

Connection to Street gutter	Yes <input type="checkbox"/>	No <input type="checkbox"/>
Infiltration trench	Yes <input type="checkbox"/>	No <input type="checkbox"/>
Water tank	Yes <input type="checkbox"/>	No <input type="checkbox"/>
Other (Please specify)	Yes <input type="checkbox"/>	No <input type="checkbox"/>
Not Applicable		<input type="checkbox"/>

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If sewer /septic, water and stormwater work is required (i.e. S.68 Approval), please apply through the [NSW Planning Portal](#).

SOIL & WATER

Will the ground surface be disturbed?

Yes No

Are there proposed sediment and erosion controls?

Yes No

If your proposal involves disturbance of the ground an [Erosion and Sediment Control Plan](#) may be required to be included as per the *Local Government Act 1993*.

DECLARATION

I acknowledge that all the information in the application is, to the best of my knowledge, complete, true and correct. I also understand that if the information is incomplete the application may be delayed, rejected or more information may be requested.

Completed by: (Tick all that is applicable)

- Agent
- Applicant
- Owner

Name:

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Company: (If applicable)

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Date:

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Disclaimer: The information provided by you on this form will be used by Liverpool Plains Shire Council to process this application. Once collected by Council, the information can be accessed in accordance with *Government Information (Public Access) Act 2009*.

LODGEMENT

Please submit your Statement of Environmental Effects (SoEE) and supporting documents, with your Development Application via the **NSW Planning Portal** at www.planningportal.nsw.gov.au.