
STATEMENT OF ENVIRONMENTAL EFFECTS

For new/alterations/additions to single dwellings and outbuildings only.

APPLICATION DETAILS

Applicants Name: _____
Location of Development: Lot: _____ Sec: _____ DP: _____
No: _____ Street: _____
Locality: _____

DEVELOPMENT DETAILS

What is the development? _____
What is the current use of the site? _____
What is the previous use of the site? _____
What is the dominant use in the area? _____
What is the wall material and colour? _____
What is the roof material and colour? _____
Is any demolition required? If so what? _____

SITE DETAILS

What is the slope of the land? _____
How much cut/fill is required? _____
What sediment and erosion control measures will be used? _____
What is the distance to the nearest river/creek/gully/etc.? _____
Are any trees to be removed? What? How many? _____

SETBACKS/STREETSCAPE

What is the proposed front boundary setback? _____
What is the existing front boundary setback? _____
What are the adjoining front boundary setbacks? _____
What is the proposed development height? _____
What is the existing development height? _____
What are the similar adjoining development heights? _____
What are the side boundary setbacks? _____
What is the rear boundary setback? _____
What is the setback to a secondary road/rear lane? _____

AMENITY

Will window/deck/etc. overlook an adjoining property? Which parts? _____
Will height/setbacks cause a shadow on adjoining land? How much? _____
How will any noise (air con, pool pump) be controlled? Location? _____

ACCESS

Where/how is access taken? _____
Is a new access crossing required? _____
Is the existing/proposed access bitumen, concrete or granite? _____
What type of vehicles access the site? _____
How many vehicle movements (entry/exit) will occur per day? _____

SERVICES

What services are already connected? _____

What services are proposed to be connected? _____

Where will waste from construction be disposed? _____

Where will waste from ongoing use be disposed? _____

Where is existing storm water disposed? _____

Where is proposed storm water to be disposed? _____

How is effluent disposed (sewer, septic, etc.)? _____

HERITAGE

Does the site contain a heritage item? _____

Is the site within a Heritage Conservation Zone? _____

Where does the proposed development take place on the site in relation to the heritage item? _____

How does the development comply with Council's DCP Chapter 7 Heritage? _____

BUSH FIRE

Is the site mapped as bush fire prone? _____

What is the distance to the nearest vegetation? _____

How much clearance is around the development? _____

What water is/will be available for firefighting? _____

FLOODING

Is the site mapped as flood prone? _____

Has the development been certified by an engineer? If no, why not? _____

What are the 1991 and 1976 flood levels? _____

What is the finished floor level? _____

How does the development comply with Council's DCP Chapter 6 Flood Prone Land? _____

Applicant Signature: _____ Date: _____

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PRIVACY POLICY - This information is required under the Environmental Planning and Assessment Act and Regulation to process your application. Your information would comprise part of a public register related to this purpose. This information will be kept by Council and disposed of in accordance with the Local Government Disposal Authority. You are entitled to review your personal information at any time by contacting Inverell Shire Council.

LEGISLATION - In accordance with Schedule 1 of the *Environmental Planning and Assessment Regulations 2000* a Development Application must be accompanied by a Statement of Environmental Effects (except for designated development which is accompanied by an Environmental Impact Statement).

QUALIFIER - This Statement of Environmental Effects Template has been produced to assist applicants identify the environmental impacts of a development. It may be necessary for Council to request additional information depending on the nature and impacts of a proposal and the completeness of the document.