

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: Local	ality:Postcode:					
Total Land Area: □ m² □ hectares (Pleas	e tick)					
DESCRIPTION OF TH	IE DEVELOPMENT					
(Note: if the development is a shed, garage or the like, please describe items belong to, and whether the building is to be used for residential						
Proposed Minor Development Activities						
(Tick all that is applicable)						
☐ Alteration/Addition to Existing Building (Please specify)	☐ Dwelling					
	☐ Secondary Dwelling (i.e. Granny Flat)					
	☐ Dwelling Entitlement					
□ Domelition (Please specify)	(Please attach Council correspondence)					
☐ Demolition (Please specify)	☐ Rainwater Tank(s) Total Number:					
	□ Fence					
	☐ Retaining Wall (greater than 600mm)					
☐ Signage (Please specify type and number)	☐ Awning/Canopy					
	☐ Shipping Container					
	☐ Other (Please specify)					
☐ Swimming Pool or Spa						
☐ Carport						
☐ Garage, Shed or Farm Building	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) m ²					

Estimated Cost of Works

The estimated cost of works is the total the market rate and materials (Division		the proposed development including labour costs based on ing Assessment Regulation 2021)			
\$	GST excl)				
A Cost Summary Report may be requested	by the Development Assessi	ment Planner to support the stated estimate cost of works.			
Height from Existing Natural Ground I	Level	Colour(s) (Please specify and denote on plans)			
Total Height (Height to Ridge)	metres				
Maximum Height to Ceiling	metres	Finish (Tick all that is applicable)			
Setback		☐ Matte☐ Reflective☐ Flashing☐ Illuminated☐ Other (please specify)			
Minimum distance to front boundary	metres				
Minimum distance to rear boundary	metres				
Minimum distance to side boundary	metres	What is the purpose of the proposal?			
Materials					
☐ Aluminium	☐ Brick				
☐ Colorbond	☐ Concrete				
☐ Glass	☐ Steel				
☐ Timber	☐ Zincalume				
☐ Other (Please specify)					
Control Plan 2012 ☐ Yes, it complies with all the local con		ght and site coverage. Check the <u>Liverpool Plains Development</u> ing a variation(s) (Please explain why a variation is required)			
If you need additional space, please us	e the space provided on	page 6 or add extra pages			

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DESCRIPTION OF THE SITE

Land Zone (Tick all that is applicable)						
To check the land	zone of your pro	perty, visit <u>www.plannir</u>	ngportal.nsw.gov.au/find	-a-property		
☐ Zone RU1 Prima	ary Production	☐ Zone RU5 Village	☐ Zone RU6 Transitio	n □ Zone R1 G	ieneral Resid	dential
☐ Zone R5 Large I	Lot Residential	☐ Zone E3 Environme	ental Management 🗆	Other (please spec	cify)	
How is your propo	osal suitable for	its land zone?				
To check the obje	ctives of your zor	ne, see the <u>Liverpool Pla</u>	ins Local Environmental F	Plan 2011		
Are there any exis	sting buildings/s	tructures?				•••••
☐ Yes ☐ No, lar	nd is vacant (Ple	ease specify all)				
Example: - 257m ²	brown brick ven	eer dwelling & grey cold	orbond roof and 28m² co	lorbond shed.		
Is the lot or prope	erty heritage liste	ed?				
☐ Yes ☐ No						
Will you be carryi						
☐ Yes (If a retain	ning wall will be r	equired, please show de	pth on site plans and atta	ach engineering dr	awings)	□ No
Has the land beer	n used for any po	tentially contaminating	land uses in the past?	☐ Yes	□ No	☐ Unsure
•	•	lips, farm dumps, sites w	here asbestos or lead-ba	ised paint was pre	sent, sites co	ontaining fill
from another site						
		SITE S	UITABILITY			
(If YES, provide details	on measures to be to	aken to manage controls)				
Is the land affecte	ed by site constra	aints?				
Flooding	Yes □ No □	I	Bushfire prone land	Yes □ No □		
Salinity	Yes □ No □	1	Steep Slopes >18°	Yes □ No □		
Landslip	Yes □ No □		Subsidence	Yes □ No □		

If the land is Bushfire Prone please attach <u>Bushfire Self-Assessment</u> or <u>BAL/BPAD Certificate</u> to ensure compliance with *Planning for Bushfire Protection 2019* and AS3959.

Is the proposed development within 40m of a watercourse?					No □	
(If YES, describe how	you will protect water	er quality and riparia	an areas)			
		Α	CCESS & PARKING	i		
Is access to the s	site adequate?					
(If NO, provide detail	s)					
Legal Access				Yes □	No □	
All weather vehic	cle access			Yes □	No □	
Waste collection	access			Yes □	No □	
Emergency/bush	fire access			Yes □	No □	
Car parking				Yes □	No □	
Surrounding road	d system			Yes □	No □	
			n 138 Works & Structures Ap	oplication through	n the NSW Planni	ng Portal a
required under t	he <i>Roads Act 199</i>	73.				
Number of on-si	te parking spaces	s Is pa	arking provision in front \Box o	r <u>behind</u> the build	ling line □	
	PR	IVACY, VII	EWS AND OVERSH	ADOWING		
Are there any im	pacts on neighbo	ours?				
Privacy	Yes □	No □	Overshadowing	Yes □	No □	
Views	Yes □	No □	Noise	Yes □	No □	
Odours	Yes □	No □	Bright light/glare	Yes □	No □	
(If YES, describe mea	sure to reduce impac	ts, such as setbacks	, fencing, screening, odour controls)			
Are there any im	pacts on local ar	menity?				
Character	Yes □	No □	Height/density	Yes □	No □	
Streetscape	Yes □	No □	Appearance	Yes □	No □	
Colour	Yes □	No □	Landscaping	Yes □	No □	
(If YES, describe mea	sure to reduce impac	ts, such as architect	ural & landscape design)			

NATURAL RESOURCES

Are any trees or vegeta (If YES, describe how you wil				. E.g. areas to be fend	ced off, replanting, re	egeneration)	
Trees	6			g		Yes □	No □
(Number, size & species to b	e removed)						
Native Vegetation						Yes 🗆	No □
(Area affected, type of veget	ation)						
Mitigation measures							
If your proposal involv			n, you may	y require a <u>Biodi</u>	versity Developr	ment Assess	sment Report as per the
				UTILITIES			
Are utility services ade	quate?						
	Yes □ Yes □ xisting septic s	No □ No □ system details	Tel	wer lephone	Yes □ Yes □	No □ No □	
How will stormwater b	e managed	i?					
Connection to Street gr	utter		Yes □	No □			
Infiltration trench			Yes □	No □			
Water tank			Yes □	No □			
Other (Please specify) Not Applicable			Yes □	No □ □			
If sewer /septic, water	and storm	vater work	is required	d (i.e. S.68 Approv	val), please apply	through th	ne <u>NSW Planning Portal</u> .
			SO	IL & WATE	R		
Will the second soul	ا بنداد ما د					Voc 🗆	No 🗆
Will the ground surface						Yes □	No □
Are there proposed se	aiment and	erosion c	ontrols?			Yes 🗆	No □

If your proposal involves disturbance of the ground an <u>Erosion and Sediment Control Plan</u> may be required to be included as per the *Local Government Act 1993*.

HERITAGE Will a heritage item, or a heritage conservation area or Aboriginal site be affected? Yes □ No □ Yes □ No □ Has this been discussed with Council's heritage advisor? (If YES, describe how you will avoid impacts) **ENERGY & WATER EFFICIENCY** Have measures been taken to improve energy and water efficiency? Appropriate orientation Yes □ No □ Eaves, awnings & shading Yes □ No □ Insulation (ceiling, walls, windows) Yes □ No □ Rainwater harvesting Yes □ No □ BASIX certificate attached Yes □ No □ (If YES, describe measures to reduce impacts, such as architectural & landscape design) **OTHER** Are there any other possible impacts? Yes □ No □ (If YES, give details. How will you reduce these impacts?) **ADDITIONAL INFORMATION** If you run out of space or would like to provide additional information, please include it below or provide attachments:

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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:	
Company: (If applicable)	
Date:	

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.