



STATEMENT OF ENVIRONMENTAL EFFECTS

FORM No. 003

LEGISLATION

In accordance with Schedule 1 of the *Environmental Planning and Assessment Act Regulation 2000*, a development application **must** be accompanied by a Statement of Environmental Effects (SEE).

This SEE is suitable for minor impact developments such as dwellings, subdivisions, dwelling alterations, additions and outbuildings. It may be necessary for Council to request additional information depending on the nature and impacts of a proposal. Larger scale developments should be accompanied by a detailed and specific *Statement of Environmental Effects* prepared by a suitably qualified consultant.

***(Please provide additional comment if answering 'yes' to any of the questions.
If necessary attach additional information)***

PROPERTY DETAILS

Assessment No./Lot/Section/DP Numbers can be found on the Certificate of Title or Rates Notice for the land.

Assessment Number County Parish.....
Parcel No Lot No/s Section DP No/s.....
Property No Street/Road Name
Property Name: Town/Locality Postcode

APPLICANT DETAILS

Name/s
Postal Address
Town/Locality Postcode
Daytime Phone..... Mobile.....
Email Fax.....

DESCRIPTION OF DEVELOPMENT

Please include the physical description of the building, proposed building materials, nominated colour scheme, nature of use, details of any demolition, details of subdivision etc.

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DEVELOPMENT STANDARDS

What is the zoning of the land?

Is the proposal allowed within this zone? (*Please refer to the LEP*) ☒ Yes ☐ No

Is the proposal consistent with the zone objectives? (*Please refer to the LEP*) ☒ Yes ☐ No

Please list the relevant Development Control Plans that apply to the development? A list of DCPs is available on Council's website or from Council. If you are unclear please check with Council Staff.

DCP No. DCP No.

DCP No. DCP No.

DCP No. DCP No.

Is your proposal consistent with the selected Development Control Plans? If not, please indicate how the development is not consistent.

Comments:

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SITE SUITABILITY

Is the development in an area that would be prone to natural hazards such as bushfires or floods? Yes ☒ No

Describe the physical features of the site such as, slope, vegetation, any waterways

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Comments:

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CURRENT AND PREVIOUS USES

What is the current use of the site? Date present use commenced.....

Previous Use.....

What is the present use(s) of the adjoining land?

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Is it possible that the site could be contaminated from current or previous usage? Yes ☒ No

Comments:

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OPERATIONAL DETAILS

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ACCESS, TRAFFIC & UTILITIES

If yes, how and by how much?

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Will vehicles, pedestrians, bicycles and disabled persons be able to access

Is there vehicle access to a public road? ☒ Yes ☐ No

Are the following utilities readily available to the site?

Water ☐ Yes ☐ No Telecommunications ☐ Yes ☐ No

Electricity: ☐ Yes ☐ No Sewer: ☐ Yes ☐ No

Power ☐ Yes ☐ No

Comments:

SOCIAL AND ECONOMIC IMPACTS

Comments:

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CONTEXT AND SETTING

Will the development:-

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|--|-----|-------------------------------------|
| • be visually prominent in the surrounding area? | Yes | <input checked="" type="radio"/> No |
| • be inconsistent with the existing streetscape or council setback policies? | Yes | <input checked="" type="radio"/> No |
| • be out of character with the surrounding area? | Yes | <input checked="" type="radio"/> No |

Is there any impact on neighbouring properties relating to:

Visual Privacy ☞ YES ☞ ☒ NO (If yes please comment)

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Acoustic Privacy ☞ YES ☞ ☒ NO (If yes please comment)

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Views ☞ YES ☞ ☒ NO (If yes please comment)

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Overshadowing ☞ YES ☞ ☒ NO (If yes please comment)

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Comments:

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ENVIRONMENTAL IMPACTS

Air and Noise

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| • Will any form of air pollution be created from the development? | Yes | <input checked="" type="radio"/> No |
| • Will the development create any noise impacts? | Yes | <input checked="" type="radio"/> No |

Soil and Water

- | | | |
|--|-----|-------------------------------------|
| • Does the development have the potential to result in any form of water pollution? | Yes | <input checked="" type="radio"/> No |
| • Will the development require any significant excavation or filling? | Yes | <input checked="" type="radio"/> No |
| • During & after construction could the development cause erosion or sediment run-off? | Yes | <input checked="" type="radio"/> No |

Comments:

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ENVIRONMENTAL IMPACTS (cont'd)

Heritage

Is the development a heritage item as listed in Council's LEP or DCP?	Yes	No
Is the development located in a heritage conservation area?	Yes	No
Will the development be adjoining a heritage item?	Yes	No
Will the development have an impact on any heritage item or item of cultural significance?	Yes	No
Will the development disturb any known Aboriginal artefacts?	Yes	No

If yes, list Aboriginal artefact

If yes to any of the above questions a *Heritage Impact Statement* is required for any work to a heritage item or a building within a Heritage Conservation Area that requires consent under Council's Local Environment Plan. Where a Heritage Impact Statement is required it must be prepared by a suitably qualified heritage advisor/consultant.

The statement must address:

- Historical development of the site
- Description of the item and its setting (e.g. garden, fences, ancillary buildings, etc)
- Contribution to the streetscape: height, scale, mass, setback, fenestration, architectural style and period
- Heritage significance (use heritage manual criteria/state heritage inventory)
- Affect of proposal on the heritage significance of the building and its setting
- Design options and rationale for the preferred option
- Relevant conservation principles in accordance with ICOMOS Burra Charter

The NSW Heritage Manual and the Burra Charter can be obtained from Department of Planning - NSW Heritage Branch. Sites adjoining a listed heritage item will require assessment in relation to the impact of any proposed development on the heritage item.

Comments:

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Flora and Fauna

Will the development:

Result in any removal of vegetation on the site?	Yes	No
Be likely to have an impact on threatened species or a native habitat?	Yes	No
Be subject to any landscaping treatments?	Yes	No
Is the development in a koala habitat?	Yes	No

Comments:

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ENVIRONMENTAL IMPACTS (cont'd)

Waste

Will the development provide adequate waste facilities and controls?

Yes

No

Comments:

Assistance from Cabonne Council in providing additional waste/recycle management facilities

Energy

Is the development considered to be environmentally sustainable?

Yes

No

Comments:

No additional connections to essential services

DECLARATION

I declare to the best of my knowledge and belief that all particulars herein are correct in every detail and all information required has been supplied.

Applicant Signature/s.....Kasey Millstead..... Date.....20-02-2025.....