

# statement of environmental effects

## for single dwelling houses, granny flats and associated ancillary structures only



A statement of environmental effects is required on all development applications. It examines the impact of the proposal and how these impacts can be minimised

Maps and details of zonings, protected areas, heritage items and bushfire areas can be found on Council's website [www.bmcc.nsw.gov.au](http://www.bmcc.nsw.gov.au)

Please select the appropriate LEP

To determine the level of construction refer to the NSW Rural Fire Service Guidelines for 'Single Dwelling Development Applications' [www.rfs.nsw.gov.au](http://www.rfs.nsw.gov.au)

SOEE

### property details

Please provide the following details

Lot N <sup>o</sup> /s.	Section N <sup>o</sup> .	DP N <sup>o</sup> .
<input type="text"/>	<input type="text"/>	<input type="text"/>
Street N <sup>o</sup> .	Street Name	
<input type="text"/>	<input type="text"/>	
Township	Postcode	
<input type="text"/>	<input type="text"/>	

### proposal details

Brief outline of the proposed work

### planning details

What is the zoning of the land?  LEP No.

Is the property affected by a protected area or environmental constraint area?  Yes  No

*If yes, please attach details of the area, its location and proximity to the development. If the development is located within these areas a detailed environmental assessment will also be required. Refer to the plan requirements in C1.1 Biodiversity.*

Is the proposal permissible within the zoning?  Yes  No

*Refer to the Local Environmental Plan(LEP).*

Are there any restrictions on the Certificate of Title?  Yes  No

*If yes, please attach a copy of the covenant or restriction.*

What is the site coverage?

*For definitions on site cover refer to the development standards in the LEP or Better Living DCP.*

LEP 2005	Existing	Proposed	
Building site coverage	<input type="text"/>	<input type="text"/>	% or m <sup>2</sup>
LEP 1991	Existing	Proposed	
Notional development area	<input type="text"/>	<input type="text"/>	m <sup>2</sup>
Principal development area <i>(if applicable)</i>	<input type="text"/>	<input type="text"/>	m <sup>2</sup>
Building site coverage	<input type="text"/>	<input type="text"/>	% or m <sup>2</sup>

Is the development located on Bushfire Prone Land?  Yes  No

*If yes, state the level of threat . Refer to Rural Fire Service 'Single Dwelling Development Applications' for details.*

Low  Medium  High  Extreme  Flame zone

Indicate the level of construction  Level 1  Level 2  Level 3  Other

*Attach a bushfire threat assessment; detail the level of construction on the plans. Refer to C4.1 Bushfire of the Better Living Development Control Plan (DCP).*

# statement of environmental effects

**You must tick the boxes to show that you have considered these issues**

**Please refer to the appropriate section in the Better Living Development Control Plan (DCP)**

**Attach details where required**

**Maps and details of protected areas, water supply catchment areas and heritage items can be found on Council's website [www.bmcc.nsw.gov.au](http://www.bmcc.nsw.gov.au)**

## site details checklist

	Yes	No
Does the site contain undisturbed areas of native vegetation or is it adjacent to areas of bushland? <i>If yes, a detailed statement of environmental effects may be required depending on vegetation type and likelihood of habitats. Refer to plan requirements in C1.1 Biodiversity.</i>	<input type="checkbox"/>	<input type="checkbox"/>
Is the area to be cleared located within 40 metres of a watercourse (permanent or intermittent)? <i>If yes, refer to general information in C1.1 Biodiversity.</i>	<input type="checkbox"/>	<input type="checkbox"/>
Does the site contain any rocky outcrops, rock ledges or other significant natural features? <i>If yes, refer to general information in C1.1 Biodiversity.</i>	<input type="checkbox"/>	<input type="checkbox"/>
Are there any noxious weeds on the site? <i>If yes, a weed management strategy may be required refer to plan requirements in C1.2 Weeds.</i>	<input type="checkbox"/>	<input type="checkbox"/>
Is the site classified as potentially contaminated or is it currently or has been previously used for a purpose that may have resulted in it being contaminated? <i>Refer to C4.3 Land Contamination to determine.</i>	<input type="checkbox"/>	<input type="checkbox"/>
Does the proposal involve any demolition works? <i>If yes, complete the section on waste management on this form. Refer to general information in C1.4 Site Management.</i>	<input type="checkbox"/>	<input type="checkbox"/>
Is there any asbestos on the site / building? <i>If yes, refer to general information in C1.4 Site Management.</i>	<input type="checkbox"/>	<input type="checkbox"/>
Is there disturbance to any area containing lead paint? <i>If yes, refer to general information in C1.4 Site Management.</i>	<input type="checkbox"/>	<input type="checkbox"/>
Is the area of land to be disturbed greater than 50m <sup>2</sup> ? <i>If yes, an erosion and sediment control plan is required. Refer to plan requirements in C1.4 Site Management.</i>	<input type="checkbox"/>	<input type="checkbox"/>
Is the site listed on a heritage register, adjoins a heritage item or located within a heritage conservation area? <i>If yes, a heritage assessment may be required. Refer to documentation requirements in C3 Heritage.</i>	<input type="checkbox"/>	<input type="checkbox"/>
Is the site located within a Protected Area - Period Housing Area? <i>If yes, a detailed character assessment is required. Refer to documentation requirements in C2.1 Streetscape and Character.</i>	<input type="checkbox"/>	<input type="checkbox"/>
Is the site accessed via an unformed road? <i>If yes, you need to apply for a Roads Act Approval on the Land Use Application form.</i>	<input type="checkbox"/>	<input type="checkbox"/>
Is the development within 60 metres of a railway corridor? <i>If yes, refer to plan requirements in C5.4 Amenity.</i>	<input type="checkbox"/>	<input type="checkbox"/>
Is the development located on a main transport corridor? (eg., GWH, Hawkesbury Road, Bells Line of Road). <i>If yes, a noise and vibration report may be required. Refer to documentation requirements C5.4 Amenity.</i>	<input type="checkbox"/>	<input type="checkbox"/>
Is the site classified as being 'subject to inundation'? <i>This information is shown on a 149(2) Planning Certificate.</i>	<input type="checkbox"/>	<input type="checkbox"/>
Is the property connected to reticulated sewer? <i>If you are uncertain please check with Sydney Water.</i>	<input type="checkbox"/>	<input type="checkbox"/>
Is the property located within a Water Supply Catchment Area? <i>This can be obtained from Council's maps.</i>	<input type="checkbox"/>	<input type="checkbox"/>

# statement of environmental effects

Development standards for single dwellings are referenced in the Better Living DCP in Parts D1 and E1

## building biodiversity

Mountain Landscapes, an interactive web site, provides a list of plants that are local to each village [www.bmcc.nsw.gov.au](http://www.bmcc.nsw.gov.au)

## stormwater measures

For new dwellings BASIX will also cover stormwater requirements

## varying a standard

Is the design contrary to a development standard?

Yes

No

If yes, please indicate whether it is a:

Local Environmental Plan (LEP) development standard? and/or

Development Control Plan (DCP) development standard?

Please attached detailed documentation indicating the development standard to be varied and reasons in support of the variation. Reference must be made to the performance criteria or objectives of the LEP or DCP.

## effects and mitigation measures

Provide an outline of measures taken to reduce the impact on the environment and to build biodiversity.

*This could include a site responsive design; limited clearing; use of recycled materials/plants; retention of natural features and native habitats; regeneration of native areas, etc. Refer to C1.1 Biodiversity.*

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The development proposes the following retention and / or detention stormwater management measures. Indicate whether rainwater on the site flows naturally to the:  front  rear  side

*Look at detention and retention measures to contain potential upstream and downstream effects.*

*Detention limits the quantity and velocity of stormwater discharge. Retention is the methods used to store stormwater on the site for later reuse. For example, collection and reuse of rainwater, use of infiltration trenches, discharge to pipes etc. See C1.3 Stormwater and the development standards for single dwellings in Parts D1 and E1.*

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## site management

Should the proposal involve the removal of any asbestos cement, you will need to refer to *Removing Asbestos Cement in Home Renovations and Demolition* guidelines on [www.bmcc.nsw.gov.au](http://www.bmcc.nsw.gov.au)

What are the proposed arrangements for the management and minimisation of waste during construction.

*If demolition is proposed indicate the extent and order of demolition, the type of materials and disposal techniques including asbestos removal and disposal. See C1.4 Site management.*

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## streetscape and character statement

Provide a statement on the character of the streetscape, the locality and how the proposal addresses these elements.

*Compare the predominant features such as height; design style and gardens elements. See C2.1 Streetscape and Character. Attach a schedule of external materials and colours.*

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## statement on crime minimisation strategies

State measures that have been incorporated into the proposal that consider crime minimisation strategies.

*This might include natural surveillance areas, clearly defined access points, lighting and security. See C4.2 Crime Minimisation.*

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# statement of environmental effects

## effects and mitigation measures

**vehicular access  
details  
(if applicable)**

Provide a statement on vehicular access, driveway design and location.  
Include measures taken to mitigate the impact.

*Consider the type and load of vehicular and pedestrian traffic within the street. Include driveway design, grade, surface material and its position in relation to natural features (identify the driveway on the site plan). On difficult sites vehicular access designs will be required.*

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**amenity impacts**

Will the proposal impact on adjoining residents:

Overshadowing?

*Shadow diagrams may be required.*

Yes

No

Privacy?

Views?

Noise?

*eg., external airconditioners, pool pumps etc.*

Yes

No

Does the proposal involve a fuel heater?

*If yes, include on the location on the floor plan and attach the heater specifications.*

Outline the measures taken to minimise the impact. See C5.4 Amenity

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