

Statement of Environmental Effects For MINOR Structures

Single dwellings, additions to dwellings, pools, garages

Breese Parade Forster
PO Box 450 Forster NSW 2428

phone 02 6591 7222
fax 02 6591 7200

email council@greatlakes.nsw.gov.au
website www.midcoast.nsw.gov.a

Applicant Details

Surname:	<input type="text"/>	First Name:	<input type="text"/>
Address:	<input type="text"/>		
Suburb:	<input type="text"/>	Postcode:	<input type="text"/>
Phone (h):	<input type="text"/>	Phone (w):	<input type="text"/>
Phone (m):	<input type="text"/>	Fax:	<input type="text"/>
Email:	<input type="text"/>		

Subject Land Address

Unit:	<input type="text"/>	House No.:	<input type="text"/>	Street:	<input type="text"/>
Suburb:	<input type="text"/>			Postcode:	<input type="text"/>
Lot:	<input type="text"/>	DP or SP:	<input type="text"/>		
Section:	<input type="text"/>	Vol/Fol:	<input type="text"/>		

Please note: You can find the Lot, DP or SP, Section and Volume/Folio details on a map of the land or the title document for the land.

What is a Statement of Environmental Effects?

A Statement of Environmental Effects (SEE) explains how a development has been designed to minimise the impact it may have on

- the amenity and enjoyment of adjoining and nearby land
- the character of the neighbourhood
- services available in the community
- public health and safety
- the ecology of the area

When is this form to be used?

This Statement of Environmental Effects form has been designed to assist persons intending to carry out development of a minor nature. It should be used for development such as single dwellings additions to dwellings, swimming pools, garages, carports, pergolas, fences and the like.

For all other development, such as dual occupancy, units, heritage, commercial, industrial and the like, a more site-specific statement is required.

How to complete the form

Please answer all questions and provide explanations where prompted.

When you are sure you have identified all impacts of your development please sign and date the form and submit it to Council with your development application.

Description of Site (Please ✓ relevant box)

Vacant

Developed

Single storey dwelling house

Double storey dwelling house

Other – please specify _____

Suitability of Site (Please ✓ relevant box)

Does flooding, drainage, landslip, soil erosion, bushfire or similar constraints affect the site?

Yes **No**

If 'Yes' please specify _____

What will be done to overcome these constraints? _____

Vegetation (Please ✓ relevant box)

Does the proposal require removal of vegetation? **Yes** **No**

If 'Yes' identify the location of the vegetation on the site plan and specify type and size _____

Demolition (Please ✓ relevant box)

Does the proposal require the demolition of any structure? **Yes** **No**

Does the proposal require the removal of any product containing asbestos? **Yes** **No**

If 'Yes' provide details of the proposed method of demolition, type, quantity of wastes and method of disposal.

Services (Please ✓ relevant box)

Are the following services available and adequate for the proposed development? If 'No' please provide details of actions to be taken?

Water **Yes** **No** _____

Sewer **Yes** **No** _____

Power **Yes** **No** _____

Drainage **Yes** **No** _____

Drainage Disposal (Please √ relevant box)

How will you dispose of stormwater from any proposed roof structure?

- Street Kerb and Gutter Easement Diversion/absorption trench

For new dwellings does the proposal meet the targets and design principles of the Development Control Plan?

- Yes No

If you are utilising an easement, over which property do you have this easement for the purpose of drainage?

Note: If disposing of water to an absorption/diversion pit, the location and size of the pit shall be shown on the site plan.

Sewerage Disposal (Please √ relevant box)

Will the proposal create any effluent wastes? Yes No

If 'Yes' how will it be disposed of?

- Sewer Septic tank (pump out) Septic Tank (on-site disposal)

If you are proposing on-site effluent disposal you will need to contact Council's Environmental Services Division for relevant requirements.

Erosion & Sediment Control (Please √ relevant box)

Detail the method of erosion and sediment control on site during construction:

- Geotextile fabric Hay bales Gravel Combination of all Not applicable

Please attach a Sediment Control Plan to the form.

Construction Waste (Please √ relevant box)

Will a solid waste bin be located on site during construction? Yes No

If 'No' how will wastes developed during construction be maintained on site and disposed of?

Impacts (Please ✓ relevant box)

Noise

Will the proposed development increase local noise levels (for example a pool pump)? Yes No

If 'Yes' what methods will be adopted to mitigate this noise?

Streetscape

Will the proposed development impact on the streetscape and the local amenity of the area (eg colours, bulk, scale, tree removal)? Yes No

If 'Yes' what methods will be adopted to minimise any impacts?

Amenity

Will the proposed development impact upon the privacy of adjoining properties? Yes No

If 'Yes' what methods will be adopted to minimise any impacts?

Will the proposed development impact upon the views of local properties? Yes No

If 'Yes' please specify _____

Will the proposed development cast shadows onto adjoining properties? Yes No

If 'Yes' please specify _____

Is the proposed development compatible with the bulk, scale and character of existing development in the neighbourhood? Yes No Not applicable

If 'No' please specify

Any Other Comments

Applicant's Authority

Name/s:

Signature/s:

Date:

Date:

PLEASE SUPPLY FOUR (4) COPIES OF THIS DOCUMENT

PRIVACY INFORMATION ABOUT THIS FORM: The information provided in this form may constitute personal information as defined in the Privacy and Personal Information Protection Act 1998. Council is collecting this information so that it can consider matters and take relevant actions required under related planning legislation, regulations, standards, codes, policies etc in relation to dealing with your application. The information may be made available to other parties where such access is in accordance with relevant legislation, regulation or policy. The submission of personal information in this case is required by law and if not provided (wholly or in part) may affect or prevent consideration of the matter by Council. Council is to be regarded as the agency that holds the information, which will ultimately be stored in Council's records system. You may make application for access or amendment to information held by Council and you may also request that Council suppress your personal information from a public register. Enquiries concerning this matter can be addressed to Council's Privacy Contact Officer..