



STATEMENT OF ENVIRONMENTAL EFFECTS FOR SINGLE DWELLINGS, SHEDS, CARPORT AND SIMILAR DEVELOPMENT ONLY

Owner/Applicant Name _____

Development Address _____

This statement must be completed by the applicant and/or their representative to comply with the requirement of Section 79C of the Environmental Planning and Assessment Act, 1979. The completed statement must accompany the Development Application and accompanying plans.

Each of the following categories must be completed for all forms of developments, building works or activity requiring development consent. The level of details required will depend upon the nature and scale of the proposed development. Should you be uncertain of any aspect, you should contact Council's Planning and Development Group for advice.

This statement shall be attached to your Development Application Form.

MATTERS FOR CONSIDERATION (tick yes or no and answer where indicated)	Yes	No
---	------------	-----------

a) Compliance with relevant environmental planning instructions (i.e. Local Environmental Plans [LEP's]. This information may be obtained from Council by reviewing the zoning/LEP maps or by obtaining a s149 Certificate from Council.

I. Is the Land zoned residential?

(It should be noted that there are a number of different residential zones applicable to land in the Mid-Western Regional Council. If you are uncertain about your land you should contact Council's Planning Section before proceeding further.)

II. Is the Proposal permissible?

(If no or you are uncertain, consult with Council's Planning Section before proceeding further).

b) Likely impacts of the development, including environmental impacts on both the natural and build environments of the locality.

I. Will the proposal result in the loss of vegetation from the site?

(This includes the removal of any trees, scrubs, landscaping or native vegetation that will result from the proposal.)

If yes outline and identify on the site plan.

II. Are any landscaping works proposed on the land?

If yes, please describe the proposed works. What existing trees/vegetation are to be removed/retained? This may be demonstrated on a plan of the proposed landscaping or on the site plan.

III. Does the proposal involve excavation of the site?

If yes, outline details and identify on plans.

(Details should outline the level and method(s) of excavation including and cut and fill required to accommodate the proposal on the site).

IV. Is vehicular access available from the street to the site

Outline details of vehicular access and parking arrangements.

(Consider driveway location, grade and design)

V. Will the proposal impact on adjoining residences?

(Consider overshadowing, privacy considerations, loss of vegetation, drainage impacts and site disturbance that may arise from your proposal).

If yes, outline where the building or works are proposed to be sited on the land and what its relationship is to existing development/building(s) on the site and on the neighbouring land (ie distances from common boundaries, and adjoining structures, etc)? This may be provided on a site plan which shows dimensions and distances.

(In some circumstances shadow diagrams may be required to demonstrate the impact of a proposed building on adjoining properties. Council's Planning and Development Department will confirm this requirement following a preliminary review of your application after its lodgement with Council.)

VI. Are existing utility services available and adequate to serve the development (ie water, sewerage, telephone, gas, stormwater and garbage)?

(Information regarding stormwater, water, sewer and garbage services may be obtained from Council's Operations Section, telephone and gas may be obtained from the relevant service authorities.)

If no, what arrangements are proposed? In this regard, it is recommended that you consult with the relevant service authorities.
