

STATEMENT OF ENVIRONMENTAL EFFECTS

Dwellings (including alterations & additions), outbuildings and home activities

Information for the applicant

- This form may be used to outline the likely environmental impacts of a development application.
- Once completed, submit this form to Yass Valley Council with your development application through the NSW Planning Portal.

Part A. Context and setting

Does the proposal fit in with the locality? Yes
 No

How? For example, is it a single-storey extension in a neighbourhood dominated by single-storey houses?

single storey house with guest house

Part B. Neighbourhood impact

Will the proposal overshadow neighbouring dwellings? Yes
 No

Will the proposal impact on privacy on neighbouring dwellings? Yes
 No

If no, why is this? For example, although two-storey in design, the proposal does not propose windows that directly face into living areas or private open space of neighbouring properties.

LARGE DISTANCE TO ANY NEIGHBOURING BUILDINGS DUE TO SETBACKS AND SINGLE STOREY

Will the proposal result in an increase noise? Yes
 No

If no, why is this? For example, use is for dwelling only.

FOR STANDARD RESIDENTIAL USE ONLY

Part C. Access

Is access going to be retained? Yes
 No

If no, will new or additional access be required? Yes
 No

How? What changes will be made? For example, this could be a proposed vehicle kerb crossing with an existing one closed off.

Part D. Waste and servicing

How will builders waste from construction be disposed of?

Any waste that can be recycled will be taken to the appropriate recycling centre. Any waste that cannot be recycled will be taken to the appropriate council waste management centre.

How will effluent be disposed?

On-site disposal

If on-site disposal was ticked, please submit details on the type of system and soil assessment report with your development application through the NSW Planning Portal.

How will stormwater be disposed?

Street gutter
Storm water mains
 Other: RWT

How is household waste disposed?

Council service
 Private service

If a private service, please submit details on the type of waste produced, location, frequency of collection and size of waste containers with your development application through the NSW Planning Portal.

Is the site serviced with power and telephone services? Yes
 No

If no, how will the site be serviced with power and telephone services?

MAINS POWER

Part E. Environmental impacts

How will on-site erosion be controlled?

Areas to be cleared are isolated and minimal. Single entry and exit point for site. Any soil stockpiles will be covered when not being use to prevent erosion and run-off. These can be checked every day. Downpipes will be connected as soon as roof is installed. Site will be revegetated as soon as possible

Does the proposal include excavation? Yes
 No

If yes, to what depth (In metres)?

Does the proposal include removal of vegetation or native habitat? Yes
 No

If yes, how much of and what species is proposed to be removed?	
Is the subject allotment in a rural zone? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	
If yes, please submit documentation demonstrating compliance with the <i>Biodiversity Conservation Act 2016</i> with your development application through the NSW Planning Portal	
Is the development considered to be environmentally sustainable? <input checked="" type="checkbox"/> Yes (A BASIX certificate must be provided where required) <input type="checkbox"/> No	
Please explain why/why not the proposal is considered to be environmentally sustainable <small>SHED TO BE BUILT ALREADY CLEARED LAND</small>	
Part F. Natural Hazards	
Is the site bushfire prone? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	
If yes, please provide a bushfire assessment with your development application through the NSW Planning Portal.	
Is the site flood prone? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	
If yes, please ensure you have consulted Council on the flood levels of the site and have indicated the existing ground levels and finished floor levels on the site and floor plan/s.	
Part G. Heritage	
Is the site in a heritage conservation area? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
Is it a heritage listed item? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
Is it sited next to a heritage listed item? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
If yes has been answered to any of the above, please explain how the proposal has been designed to not impact on the heritage significance of the heritage item or the Heritage Conservation Area. For example, using like for like materials.	

Part H. Home Business and Industries

What is the proposed activity?

What is the total area occupied by the proposed activity?

Is the area occupied by the activity more than 10% of the floor area of the building? Yes
 No

What is the number of employees?

If the activity is carried out within a dwelling, how many residents will be employed?

Will there be sales of goods and materials? Yes
 No

If yes, will these be produced on site? Yes
 No

What are the proposed hours of operation?	Monday – Friday
	Saturday
	Sunday & Public Holidays

Will customer's need to come to the site? Yes
 No

If yes to the above, how often?

Will this be by appointment? Yes
 No

How many car spaces have been provided (Please indicate this on the site plan)?

Will there be any deliveries of goods? Yes
 No

If yes to the above, how often and what type of vehicle will be used?

Will there be any noise generated from the activity (E.g. machinery)? Yes
 No

If yes to the above, please describe the noise generating equipment and provide specifications including noise levels.

Will non-domestic waste be generated (E.g. paints or oils)? Yes
 No

If yes to the above, how will these be disposed of?

Will there be any food preparation on-site? Yes
 No

If yes to the above, please indicate what will be involved and how you have satisfied New South Wales Health Guidelines and Council requirements.

Will there be any skin penetration (E.g. Tattoo)? Yes
 No

If yes to the above, please indicate what will be involved and how you have satisfied New South Wales Health Guidelines and Council requirements

Part I. Applicant's Signature

Name BRADY LAW



Date 29.05.2024