STATEMENT OF ENVIRONMENTAL EFFECTS FOR MINOR DEVELOPMENTS

IMPORTANT INFORMATION

- **LEGISLATION** – In accordance with Schedule 1 of the Environmental Planning and Assessment Regulation 2000 a development application must be accompanied by a Statement of Environmental Effects.

- **QUALIFIER** – This Statement of Environmental Effects Template has been produced to assist applicants identify the environmental impacts of a development and the steps to be taken to protect the environment or lessen the expected harm. The template is suitable for minor impact development such as 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.

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<tr>
<th>LOCATION AND PROPERTY DESCRIPTION</th>
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<tr>
<td>Unit No</td>
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<td>Lot and DP or SP</td>
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DESCRIPTION OF PROPOSAL

Should include where applicable physical description of building, proposed building materials, nominated colour scheme, nature of use, details of any demolition etc. - please attach supporting documentation if insufficient space is available below.
### DESCRIPTION OF THE SITE
Describe the physical features such as shape, slope, vegetation, any waterways. Also describe the current use/s on the site - please attach supporting documentation if insufficient space is available below.

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

### COMPLIANCE WITH RELEVANT PLANNING CONTROLS
Does the proposal seek variation to the provisions contained within the following controls?

- Auburn Local Environmental Plan 2010
  - [ ] Yes  [ ] No  [ ] N/A
- Holroyd Local Environmental Plan 2013
  - [ ] Yes  [ ] No  [ ] N/A
- Parramatta Local Environmental Plan 2011
  - [ ] Yes  [ ] No  [ ] N/A
- Auburn Development Control Plan 2010
  - [ ] Yes  [ ] No  [ ] N/A
- Carter Street Precinct Development Control Plan 2016
  - [ ] Yes  [ ] No  [ ] N/A
- Holroyd Development Control Plan 2013
  - [ ] Yes  [ ] No  [ ] N/A
- Parramatta Development Control Plan 2011
  - [ ] Yes  [ ] No  [ ] N/A
- Any other relevant Planning controls
  - [ ] Yes  [ ] No  [ ] N/A

**Comment**
### CONTEXT AND SETTING

Will the development:

- Be visually prominent in the surrounding area? [ ] Yes [ ] No [ ] N/A
- Be inconsistent with the existing streetscape or Council’s setback policies? [ ] Yes [ ] No [ ] N/A
- Be out of character with the surrounding area? [ ] Yes [ ] No [ ] N/A

**Comment**

### ACCESS, TRAFFIC AND UTILITIES

- Is legal and practical access available to the development? [ ] Yes [ ] No [ ] N/A
- Will the development increase local traffic movements / volumes? [ ] Yes [ ] No [ ] N/A
  - If yes, please specify how much?
- Are additional access points to road network required? [ ] Yes [ ] No [ ] N/A
- Has vehicle manoeuvring and onsite parking been addressed in the design? [ ] Yes [ ] No [ ] N/A
- Is power, water, electricity, sewer and telecommunications services readily available to the site? [ ] Yes [ ] No [ ] N/A

**Comment**
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<tr>
<th>ENVIRONMENTAL IMPACTS</th>
<th>□ Yes</th>
<th>□ No</th>
<th>□ N/A</th>
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<tr>
<td>Is the development likely to result in any form of air pollution (smoke, dust, odour etc.)?</td>
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<td>Does the development have the potential to result in any form of water pollution (eg. sediment run-off)?</td>
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<td>Will the development have any noise impacts above background noise levels (eg. Swimming pool pumps)?</td>
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<td>Does the development involve any significant excavation or filling?</td>
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<td>Could the development cause erosion or sediment run-off (including during the construction period)?</td>
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<td>Is the development considered to be environmentally Sustainable (including provision of BASIX certificate where required)?</td>
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<td>Is the development likely to disturb any aboriginal artefacts or relics?</td>
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Comment:
### FLORA AND FAUNA IMPACTS

- **Will the development result in the removal of any vegetation from the site?**
  - [ ] Yes
  - [ ] No
  - [ ] N/A

- **Is the development likely to have any impact on threatened species or native habitat?**
  - [ ] Yes
  - [ ] No
  - [ ] N/A

(If the answer is yes to either of the above questions it may be necessary to have a formal eight-part test completed to assess the impact on threatened species – applicants are encouraged to consult Council).  
**Comment:**

### NATURAL HAZARDS

- **Is the development site subject to any of the following natural hazards?**
  - [ ] Yes
  - [ ] No
  - [ ] N/A

(Note if the site is identified as Bushfire Prone it will be necessary to address the Planning for Bushfire Protection Guidelines and in the case of subdivision the development will be integrated. For further information please consult the NSW Rural Fire Service web site [www.rfs.nsw.gov.au](http://www.rfs.nsw.gov.au)).  
**Comment:**
### STORMWATER DISPOSAL

- How will stormwater (from roof and hard standing) be disposed of?  
  - Street drainage
  - Easement
  - Others
  
  If others, please specify:

  **Comment:**

### SOCIAL AND ECONOMIC IMPACTS

- Will the proposal have any economic consequences in the area?  
  - Yes
  - No
  - N/A

- Will the proposal affect the amenity of surrounding residences by overshadowing / loss of privacy / increased noise or vibration?  
  - Yes
  - No
  - N/A

- Is the development situated in a heritage area or likely to have an impact on any heritage item or item of cultural significance?  
  - Yes
  - No
  - N/A

**Comment:**
### Contamination

- Does the site require a **contamination report**, where it is known or suspected that the site is subject to contaminants.

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(Note: Any house built prior to 1970 may require testing for lead levels. A qualified Environmental Contamination Auditor may be required to carry a preliminary lead investigation and further action may be required).

**Comment:**

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Signed: ___________________________  Dated: ___________________________

Print Name: ___________________________