



Statement of Environmental Effects for Subdivisions

Property Details

Lot: _____ Section: _____ DP/SP: _____

Street No: _____ Street: _____

Suburb: _____ Postcode: _____ Site Area _____ m²/ha

Zoning

What is the zoning of the land as defined by the LEP2014*? _____

Subdivision

Type of Subdivision _____

How many existing Lots are there? _____

How many additional Lots are proposed? _____

Does the proposed subdivision comply with relevant clauses in Part 4 of LEP2014? No Yes

(cl. 4.1, cl.4.1AA, cl. 4.2, cl. 4.2A, cl. 4.2D, and cl. 4.2E)

Please provide details

Any addition information about the subdivision

Heritage

Will the proposal impact on a LEP2014 listed heritage item? No Yes

Is the proposal within a LEP2014 listed heritage conservation area? No Yes

Is the proposal within the vicinity of a LEP2014 listed heritage item? No Yes

Please elaborate if you answered yes to any of the above. Include the type of impact and any mitigation measures

Flood Prone Land

Is your land identified as flood prone land on Leeton LEP2014 Flood Prone Map? No Yes

If yes please elaborate on any mitigation measures you have included in your design

Bushfire Considerations

Is your land identified as being bushfire prone? No Yes

Have you undertaken a bushfire assessment and included it with this DA? No Yes

Services

What type of service utilities will be available and provided to the proposal?

Tick the essential infrastructure available to the subject site, then elaborate where necessary.

- Council supply of water
- Off-site provision of energy
- Connected to Council sewer
- On-site wastewater treatment
- On-site supply of water
- On-site provision of energy
- System for the disposal and management of sewage

Present and Previous Uses

What is the present use of the site and when did this use commence?

List any known previous uses of the site.

Have any potentially contaminating activities been undertaken on the property?

- No
- Yes *please identify: _____ (you will need to provide a Site Contamination Assessment.)*
- Unsure *(you will need to provide a Site Contamination Assessment.)*

Additional Information

Do your plans show:

- any existing or required easements
- building envelopes
- existing and proposed driveways

Will your subdivision apply covenants or restriction to users?

- No
- Yes *(please provide a copy with your development application)*