



Statement of Environmental Effects

For residential accommodation

New buildings and alterations and additions.

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.

1. Property Details

Lot: _____ Section: _____ DP/SP: _____

Street No: _____ Street: _____

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

2. Description of the Proposal

What is the proposed development?

What is the total floor area of the proposal? _____ m²

Gross floor area of all buildings on site? _____ m²

(see definitions for what is included in the gross floor area)

What are the proposal setbacks? Front _____ m

Rear _____ m

Side _____ m

Side _____ m

What is the overall height of the proposal? _____ m

What is the area of the principle private open space for each dwelling? _____ m²

Number of carparking spaces provided for each dwelling: _____

3. Description of the Site

Are there any existing structures on the land that are to remain?

No Yes

(If yes please elaborate)

Does the Development involve the demolition of any existing structures?

No Yes

(If yes please elaborate)

Will the development involve the removal of any trees? No Yes
(Show on plans existing vegetation and trees to be removed)

Describe the use of lands adjoining the site.
(Please include uses on the other side of roads)

List any known previous uses of the site.

Have any potentially contaminating activities been undertaken on the property?

No
 Yes please identify: _____
 Unsure

If yes, you will need to provide the relevant documentation in the form of a Site Contamination Assessment.

4. Leeton Local Environmental Plan 2014 (LEP 2014) Link available on Council's website

What is the Land Zoned? _____

Is your development permissible within the zone?

Yes
 No – Are you relying on existing use rights?
 Yes
 No – Council advises that you seek professional help to prepare your Statement of environmental Effects.

Minimum lot size

Does your lot meet the minimum lot size for a dwelling? No Yes
Explain

Height of building

Is your development less than the maximum height limit for a building for your land? No Yes

Essential Infrastructure

Tick the essential infrastructure available or being provided for the development.

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

Secondary Dwelling

Does your development include a secondary dwelling? (See definitions for clarification) No Yes
If you answered yes to this question please provide assessment under relevant section of State Environmental Planning Policy (Affordable Rental Housing) 2009

Multi dwelling housing, dual occupancy, residential flat buildings

Is your development one of the following? (See definitions for clarification)

(Include any existing dwelling to remain in the total number of dwellings located on a lot of land)

- Dual occupancy
- Multi dwelling housing
- Residential flat building

If your development is one of the above, does it meet the minimum lot size requirement for that type of development as prescribed in clause 4.1A Minimum lot sizes for dual occupancies, multi dwelling housing and residential flat buildings in LEP2014? No Yes

Explain:

Flood Prone Land

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

Bushfire Considerations

Is your land identified as being bushfire prone? No Yes

If yes please provide details of compliance with Planning for Bush Fire Protection 2006

Heritage

Is the premises a heritage item? No Yes

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

Is the proposal within a heritage conservation area? No Yes

Will your development cause known potential harm and/or disturbance to Aboriginal objects? No Yes

If you ticked yes to any of the above, have to received advice from Council's Heritage Advisor? No Yes

Please provide details about advice from the Heritage Advisor and how you meet that advice in you design

5. Subdivision

Do you propose to subdivide as part of this development? No Yes

If you answered no to this question skip this section.

What type of subdivision are you proposing?

- Torrens Title
- Stata Title
- Community Title

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.4.1B, cl. 4.2, cl. 4.2A, and cl. 4.2D)

Please provide details

6. Other

- Does the principle private open space have a minimum of 3 straight hours of direct sunlight? No Yes
- Do living areas have direct solar access from the north? No Yes
- Do the living areas have direct access to the principal private open space? No Yes
- Is the clothes line located in area that will have direct sun access? No Yes
- Have you provided landscaped areas? No Yes
-

7. Threatened Species, Populations and Ecological Communities and their Habitats

If the answer is yes to either of the following questions or you are unsure of the answer it may be necessary to have a formal seven-part test completed to assess the impact on threatened species – applicants are encouraged to consult Council

Is the development likely to significantly affect threatened species, populations or ecological communities, or their habitats? No Yes

8. State Environmental Planning Polices (SEPP)

List any SEPPs applicable to your proposal and demonstrate as an additional document how your proposal complies with the provisions of the relevant SEPPs.

SEPP _____

SEPP _____

9. Applicant's Declaration

I declare that all the information in this document is, to the best of my knowledge, true and correct.

Applicant's Signature: _____ **Date:** _____

10. Accompanying documentation

The following are documentation that Council's expects with any development application please make sure your application includes them.

Document	Details
Completed development application form	
Owners consent	<ul style="list-style-type: none">• May be part of the development application form or as a separate letter• Must be signed by ALL owners on the title
Plans including: - site plan - floor plans - elevations - section - shadow diagram (if two storey)	<ul style="list-style-type: none">• No larger than A3 paper• Scaled at either 1:100 or 1:50, 1:200 will be acceptable for site plans• A title block on each plan with name of plan, drawing number, date prepared and prepared by• Dimensions• Note: the more detail you put on your plans the quicker it will be for Council to assess your development
BASIX Certificate	<ul style="list-style-type: none">• One certificate per lot• Need for additions and alterations over \$50,000

	<ul style="list-style-type: none"> • Need for pools over 40,000L
Geotechnical Report	
Engineering drawings	<ul style="list-style-type: none"> • Required for construction certificates only
Insurance under the Home Building compensation fund	<ul style="list-style-type: none"> • Required for construction certificates only
Specification book	<ul style="list-style-type: none"> • Required for construction certificates only • For new dwellings only
Builders details	<ul style="list-style-type: none"> • Name, address and licence number

Documents as required

Consult with Council developments staff before lodging your development application as to if any of the following are required.

Document	Details
Contamination Report	For land suspected of being affected by contamination
Bushfire Protection report	For bushfire prone land
Hydrological Assessment	For land affected by flooding
Heritage Assessment	For heritage items

11. Dictionary

gross floor area means the sum of the floor area of each floor of a building measured from the internal face of external walls, or from the internal face of walls separating the building from any other building, measured at a height of 1.4 metres above the floor, and includes:

- (a) the area of a mezzanine, and
- (b) habitable rooms in a basement or an attic, and
- (c) any shop, auditorium, cinema, and the like, in a basement or attic,
- (a) but excludes:
 - (d) any area for common vertical circulation, such as lifts and stairs, and
 - (e) any basement:
 - (a) storage, and
 - (b) (ii) vehicular access, loading areas, garbage and services, and
 - (f) plant rooms, lift towers and other areas used exclusively for mechanical services or ducting, and
 - (g) car parking to meet any requirements of the consent authority (including access to that car parking), and
 - (h) any space used for the loading or unloading of goods (including access to it), and
 - (i) terraces and balconies with outer walls less than 1.4 metres high, and
 - (j) voids above a floor at the level of a storey or storey above.

landscaped area means a part of a site used for growing plants, grasses and trees, but does not include any building, structure or hard paved area.

private open space means an area external to a building (including an area of land, terrace, balcony or deck) that is used for private outdoor purposes ancillary to the use of the building.

residential accommodation means a building or place used predominantly as a place of residence, and includes any of the following:

- (a) attached dwellings,
- (b) boarding houses,
- (c) dual occupancies,
- (d) dwelling houses,
- (e) group homes,
- (f) hostels,
- (g) multi dwelling housing,
- (h) residential flat buildings,
- (i) rural workers' dwellings,
- (j) secondary dwellings,
- (k) semi-detached dwellings,
- (l) shop top housing,

but does not include tourist and visitor accommodation or caravan parks.

attached dwelling means a building containing 3 or more dwellings, where:

- (a) each dwelling is attached to another dwelling by a common wall, and
- (b) each of the dwellings is on its own lot of land, and
- (c) none of the dwellings is located above any part of another dwelling.

boarding house means a building that:

- (a) is wholly or partly let in lodgings, and
- (b) provides lodgers with a principal place of residence for 3 months or more, and
- (c) may have shared facilities, such as a communal living room, bathroom, kitchen or laundry, and
- (d) has rooms, some or all of which may have private kitchen and bathroom facilities, that accommodate one or more lodgers,

but does not include backpackers' accommodation, a group home, hotel or motel accommodation, seniors housing or a serviced apartment.

dual occupancy (attached) means 2 dwellings on one lot of land that are attached to each other, but does not include a secondary dwelling.

dual occupancy (detached) means 2 detached dwellings on one lot of land, but does not include a secondary dwelling.

dwelling means a room or suite of rooms occupied or used or so constructed or adapted as to be capable of being occupied or used as a separate domicile.

dwelling house means a building containing only one dwelling.

group home (permanent) or permanent group home means a dwelling:

- (a) that is occupied by persons as a single household with or without paid supervision or care and whether or not those persons are related or payment for board and lodging is required, and
- (b) that is used to provide permanent household accommodation for people with a disability or people who are socially disadvantaged,

but does not include development to which *State Environmental Planning Policy (Housing for Seniors or People with a Disability) 2004* applies.

group home (transitional) or transitional group home means a dwelling:

- (a) that is occupied by persons as a single household with or without paid supervision or care and whether or not those persons are related or payment for board and lodging is required, and
- (b) that is used to provide temporary accommodation for the relief or rehabilitation of people with a disability or for drug or alcohol rehabilitation purposes, or that is used to provide half-way accommodation for persons formerly living in institutions or temporary accommodation comprising refuges for men, women or young people,

but does not include development to which *State Environmental Planning Policy (Housing for Seniors or People with a Disability) 2004* applies.

hostel means premises that are generally staffed by social workers or support providers and at which:

- (a) residential accommodation is provided in dormitories, or on a single or shared basis, or by a combination of them, and
- (b) cooking, dining, laundering, cleaning and other facilities are provided on a shared basis.

multi dwelling housing means 3 or more dwellings (whether attached or detached) on one lot of land, each with access at ground level, but does not include a residential flat building.

residential flat building means a building containing 3 or more dwellings, but does not include an attached dwelling or multi dwelling housing.

rural worker's dwelling means a building or place that is additional to a dwelling house on the same lot and that is used predominantly as a place of residence by persons employed, whether on a long-term or short-term basis, for the purpose of agriculture or a rural industry on that land

secondary dwelling means a self-contained dwelling that:

- (a) is established in conjunction with another dwelling (the *principal dwelling*), and
- (b) is on the same lot of land as the principal dwelling, and
- (c) is located within, or is attached to, or is separate from, the principal dwelling.

Note. See clause 5.4 for controls relating to the total floor area of secondary dwellings.

semi-detached dwelling means a dwelling that is on its own lot of land and is attached to only one other dwelling.

shop top housing means one or more dwellings located above ground floor retail premises or business premises.