

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?

New single storey dwelling and sheds, colours and materials are sympathetic to the natural surrounds. Semi-Rural residence, set back over 50 metres from the road with minimal impact to the natural environment.

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.

Nearest neighbours dwelling is over 350m away from all boundaries.

Will the proposal result in an increase noise? Yes
 No

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

Residential dwelling only and home construction business is predominately office.

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?	
Collected and contained on site and removed via trailer to landfill and recycling.	
How will effluent be disposed?	<input type="checkbox"/> Sewer mains <input checked="" type="checkbox"/> 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?	<input type="checkbox"/> Street gutter <input type="checkbox"/> Storm water mains <input checked="" type="checkbox"/> Other: On-site effluent disposal.
How is household waste disposed?	<input checked="" type="checkbox"/> Council service <input type="checkbox"/> 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.	
See attached Site & Soil Assessment for On-Site Effluent Disposal.	
Is the site serviced with power and telephone services?	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
If no, how will the site be serviced with power and telephone services?	
Part E. Environmental impacts	
How will on-site erosion be controlled?	
Silt fencing	
Does the proposal include excavation?	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
If yes, to what depth (In metres)?	
1.2m	

Does the proposal include removal of vegetation or native habitat?	<input type="checkbox"/> Yes
	<input checked="" type="checkbox"/> 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.
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Is the development considered to be environmentally sustainable? (A BASIX certificate must be provided where required)	<input checked="" type="checkbox"/> Yes
	<input type="checkbox"/> No

Please explain why/why not the proposal is considered to be environmentally sustainable

See attached BASIX report.

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 type="checkbox"/> Yes
	<input checked="" 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.
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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.
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Part H. Home Business and Industries

What is the proposed activity?

Home building

What is the total area occupied by the proposed activity?

64sqm

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?

4

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

2

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 7am – 5pm

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 Kylie Greenwood

Signature 

Date 14th March 2024