



**Statement of Environmental Effects
Secondary dwellings, dual occupancies,
multi-dwelling units and residential flat
buildings**

Information for the applicant

- This form may be used to outline the likely environmental impacts of a proposed development.
- Once completed, attach this to your development application form and submit via the NSW Planning Portal - www.planningportal.nsw.gov.au

SECTION A. Context and setting*

**This section is for the applicant to explain how the proposal conforms to the surrounding area.*

Does the proposal fit in with the locality?

Yes
 No

How? For example, is it a dual occupancy development in a medium density zone?

Four empty text input boxes for providing details on how the proposal fits the locality.

SECTION B. Neighbourhood impact*

**This section allows the applicant to explain how the proposal conforms to the neighbourhood character.*

Will the proposal overshadow neighbouring dwellings?

Yes
 No

Please note: If a proposed building is two storeys or higher, shadow diagrams will be required showing shadow impacts on the winter solstice at 9am, 12pm and 3pm.

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.

Three empty text input boxes for explaining why there is no impact on privacy.

<p>Will the proposal result in an increase in noise?</p>	<input type="checkbox"/> Yes <input type="checkbox"/> No
<p>If no, why is this? For example, use is for residential only.</p> <div style="border: 1px solid black; height: 20px; margin-bottom: 5px;"></div> <div style="border: 1px solid black; height: 20px; margin-bottom: 5px;"></div>	
<p>SECTION D. Access* <i>*This section allows the applicant to explain how the proposal maintains or proposes access.</i></p>	
<p>Is existing vehicle access going to be retained?</p>	<input type="checkbox"/> Yes <input type="checkbox"/> No
<p>If no, will new or additional access be required?</p>	<input type="checkbox"/> Yes <input type="checkbox"/> No
<p>How? What changes will be made? For example, this could be a proposed vehicle kerb crossing with an existing one closed off.</p> <div style="border: 1px solid black; height: 20px; margin-bottom: 5px;"></div> <div style="border: 1px solid black; height: 20px; margin-bottom: 5px;"></div> <div style="border: 1px solid black; height: 20px; margin-bottom: 5px;"></div> <div style="border: 1px solid black; height: 20px; margin-bottom: 5px;"></div>	
<p>SECTION E. Waste and servicing* <i>*This section allows the applicant to explain how the proposal will dispose of building waste, household waste, stormwater waste and sewerage. It also allows the applicant to explain how the site is serviced in regards to power, water and telephone.</i></p>	
<p>How will builders waste from construction be disposed of?</p> <div style="border: 1px solid black; height: 20px; margin-bottom: 5px;"></div> <div style="border: 1px solid black; height: 20px; margin-bottom: 5px;"></div> <div style="border: 1px solid black; height: 20px; margin-bottom: 5px;"></div>	
<p>How will effluent be disposed? <i>*If on-site disposal was ticked, please provide details on the type of system and soil assessment report.</i></p>	<input type="checkbox"/> Sewer mains <input type="checkbox"/> On-site disposal
<p>How will stormwater be disposed?</p>	<input type="checkbox"/> Street gutter <input type="checkbox"/> Storm water mains <input type="checkbox"/> Other:

How will household waste be disposed?	<input type="checkbox"/> Council service <input type="checkbox"/> Private service
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If a private service, please provide details on the type of waste produced, location, frequency of collection and size of waste containers.

Is the site serviced with power and telephone services?	<input type="checkbox"/> Yes <input type="checkbox"/> No
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If no, how will the site be serviced with power and telephone services?

SECTION F. Environmental impacts
This section is for the applicant to identify any potential environmental impacts and how these will be mitigated.

How will on-site erosion be controlled?

Does the proposal include any excavation or filling?	<input type="checkbox"/> Yes <input type="checkbox"/> No
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If yes, to what depth (In metres)?

Does the proposal include removal of any vegetation?	<input type="checkbox"/> Yes <input type="checkbox"/> No
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If yes, how much of and what species is proposed to be removed?

SECTION G. Natural Hazards*

**This section is for the applicant to identify natural hazards that effect the site.*

Is the site bushfire prone?	<input type="checkbox"/> Yes <input type="checkbox"/> No
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If yes, please ensure the [Bushfire Prone Land - Single Dwelling, Alterations and Additions Application Kit](#) has been completed as part of this proposal.

Is the site flood prone?	<input type="checkbox"/> Yes <input type="checkbox"/> No
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If yes, please ensure you have consulted Council on the flood levels of the site and have indicated the finished floor levels on the site and floor plan/s.

Is a BASIX Certificate required? <i>Please note: BASIX is required for any new dwelling or for any alteration and addition of \$50,000 or more to an existing home</i>	<input type="checkbox"/> Yes <input type="checkbox"/> No
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SECTION H. Heritage*

**This section is for heritage items, sites within the heritage conservation area and sites neighbouring heritage items only.*

Is the site in a heritage conservation area?	<input type="checkbox"/> Yes <input type="checkbox"/> No
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Is it a heritage listed item?	<input type="checkbox"/> Yes <input type="checkbox"/> No
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Is it sited next to a heritage listed item?	<input type="checkbox"/> Yes <input type="checkbox"/> No
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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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SECTION I. Secondary dwellings (Granny flat)

**This section is for secondary dwellings (Granny flat) only. Do not complete if your proposal is not for this.*

<p>Does the proposal meet the definition of a secondary dwelling?</p> <p><i>secondary dwelling means a self-contained dwelling that:</i></p> <p>(a) <i>is established in conjunction with another dwelling (the principal dwelling), and</i></p> <p>(b) <i>is on the same lot of land as the principal dwelling, and</i></p> <p>(c) <i>is located within, or is attached to, or is separate from, the principal dwelling.</i></p>	<input type="checkbox"/> Yes <input type="checkbox"/> No
<p>What is the total area occupied by the proposed secondary dwelling?</p> <input style="width: 90%; height: 20px;" type="text"/>	
<p>Is this more than 60m²?</p>	<input type="checkbox"/> Yes <input type="checkbox"/> No
<p>If yes to the question above, is the area occupied by the secondary dwelling more than the floor area of the relevant Local Environmental Plan below:</p> <p><i>Palerang Local Environmental Plan 2014: 33% of the floor area of the existing dwelling?</i></p> <p><i>Queanbeyan Local Environmental Plan 2012: 30% of the floor area of the existing dwelling?</i></p>	<input type="checkbox"/> Yes <input type="checkbox"/> No
<p>Does the proposal meet the requirements of the Building Code of Australia?</p>	<input type="checkbox"/> Yes <input type="checkbox"/> No
<p>What is the minimum proposed side setback?</p> <input style="width: 90%; height: 20px;" type="text"/>	
<p>What is the minimum proposed rear setback?</p> <input style="width: 90%; height: 20px;" type="text"/>	
<p>If the site is a corner block, what is the proposed front setback on the secondary street frontage?</p> <input style="width: 90%; height: 20px;" type="text"/>	
<p>What is the floor area of:</p>	<p>Main bedroom <input style="width: 90%; height: 20px;" type="text"/></p> <p>Living area and kitchen <input style="width: 90%; height: 20px;" type="text"/></p> <p>Any second bedroom <input style="width: 90%; height: 20px;" type="text"/></p> <p>Private open space <input style="width: 90%; height: 20px;" type="text"/></p>

SECTION I. Dual occupancies, multi-dwelling units and residential flat buildings*

**This section is for dual occupancies, multi-dwelling units and residential flat buildings only. Do not complete if your proposal is not for this.*

<p>Is the development subject to State Environmental Planning Policy No 65 – Design Quality of Residential Apartment Development (SEPP65)?*</p> <p><i>*Under the State Environmental Planning Policy No 65 – Design Quality of Residential Apartment Development this policy applies to residential flat buildings, shop top housing or mixed use developments with a residential accommodation component if:</i></p> <p>(a) <i>the development consists of any of the following:</i></p> <p>(i) <i>the erection of a new building,</i></p> <p>(ii) <i>the substantial redevelopment or the substantial refurbishment of an existing building,</i></p> <p>(iii) <i>the conversion of an existing building, and</i></p> <p>(b) <i>the building concerned is at least 3 or more storeys (not including levels below ground level (existing) or levels that are less than 1.2 metres above ground level (existing) that provide for car parking), and</i></p> <p>(c) <i>the building concerned contains at least 4 or more dwellings.</i></p>	<p><input type="checkbox"/> Yes</p> <p><input type="checkbox"/> No</p>
<p>If yes to the above, does the application include a design certificate from a qualified designer stating that the design quality meets Part 2 of the above SEPP?*</p> <p><i>*A designer is qualified pursuant to the Architects Act 2003</i></p>	<p><input type="checkbox"/> Yes</p> <p><input type="checkbox"/> No</p>
<p>Is demolition of an existing building proposed?</p>	<p><input type="checkbox"/> Yes</p> <p><input type="checkbox"/> No</p>
<p>If yes, does the demolition involve the removal of any loose asbestos or asbestos sheeting?</p>	<p><input type="checkbox"/> Yes</p> <p><input type="checkbox"/> No</p>
<p>Is the proposed demolition of a building constructed pre 1960?*</p> <p><i>*If yes, you will need to consult with Council’s Heritage Advisor and potentially provide a heritage impact statement. Council will not accept an application if you have not consulted with the Heritage Advisor.</i></p>	<p><input type="checkbox"/> Yes</p> <p><input type="checkbox"/> No</p>
<p>Has car parking been assessed in accordance with the relevant development control plan below:</p> <p><i>Queanbeyan Development Control Plan 2012: Part 2 – Clause 2.2 – Car parking</i></p> <p><i>Palerang Development Control Plan 2015: Part B – Clause B.7 - Parking</i></p>	<p><input type="checkbox"/> Yes</p> <p><input type="checkbox"/> No</p>
<p>Is a BASIX Certificate submitted with this proposal and are the commitments shown on the plans?</p>	<p><input type="checkbox"/> Yes</p> <p><input type="checkbox"/> No</p>
<p>Has a landscape plan been prepared by a Council accredited Consultant?</p>	<p><input type="checkbox"/> Yes</p> <p><input type="checkbox"/> No</p>
<p>Are any variations proposed to the Queanbeyan Development Control Plan 2012 or Palerang Development Control Plan 2015?</p> <p>If yes to the above, please ensure you have completed a variation to the development control plan form. This can be found on Council’s website.</p>	<p><input type="checkbox"/> Yes</p> <p><input type="checkbox"/> No</p>

Applicant’s Signature: _____

Date: _____