



STATEMENT

STATEMENT OF ENVIRONMENTAL EFFECTS FOR GARAGES, CARPORTS, SHEDS, OUTBUILDINGS AND SWIMMING POOLS/SPAS

WHY IS A STATEMENT OF ENVIRONMENTAL EFFECTS REQUIRED?

A Statement of Environmental Effects (SEE) is a report which:

- Details the proposed development;
- Describes the site, including its history, constraints and context;
- Addresses compliance of the proposal with relevant planning controls and regulations; and
- Identifies and explains the potential impacts of your development proposal.

Whilst only a brief statement is required for proposals likely to have minimal impact, you must still provide a clear explanation of why there will be little impact.

APPLICATION DETAILS

Applicant:

Lot/Section/DP:

Address:

DESCRIPTION OF THE DEVELOPMENT

What is the proposed development?

.....
.....
.....

What building structures exist on the site?

.....
.....

What is the wall material and colour?

.....
.....

What is the roof material and colour?

.....
.....

Is any demolition required? Yes No

Further description:

.....
.....
.....
.....

DESCRIPTION OF THE SITE

What is the area of the site?

What is the current use of the site?

.....
.....

What is the previous use of the site?

.....
.....

Is the site subject to any natural hazards?

Flood Bushfire Other

Is the site subject to any other constraints?

Easements Vegetation Sloping Land

Other

What type of development exists on the surrounding land?

.....
.....

Further description:

.....
.....
.....
.....

PLANNING CONTROLS

What is the zoning?

Residential Large Lot Residential Rural Landscape
Rural General Industrial Light Industrial

Is the proposal consistent with zone objectives? Yes No

Does the proposal comply with the Blayney Development Control Plan 2018, Part C: Residential? Yes No

- Is the proposed outbuildings, garages and sheds not being used as a dwelling, habitable room, or home business/industry (without approval)? Yes No
- Is the proposal not to be used as a dwelling, habitable room, or home business/ industry (without approval)? Yes No
- Will the proposal be in keeping with the scale and setting of the surrounding area and integrate with the dwelling design and surrounding landscaping and buildings? Yes No

Attached garage or carport in urban areas/zones (e.g. Zone R1 / RU5 / B2 / R5<1ha) must be:

- Located at least 0.5m behind the front building line and 5.5m from the front boundary? Yes No
- Not exceed 50% of the front elevation of the building, garage door 6 metres in width (whichever is greater) and one (open-sided) carport in addition to the above that is setback a further 1m behind the line of the other garages/ carports? Yes No
- Attached carports in the front setback of existing buildings will need to demonstrate there are no other suitable locations and address the visual impact? Yes No

Detached garages/carports/sheds/shipping containers in urban areas/zones (e.g. Zone R1 / RU5 / must be:

- Located behind any existing or proposed dwelling or towards the rear of any property? Yes No
- Must not exceed a ridge height of 4.8m from existing ground level? Yes No
- Must not exceed a cumulative floor area (detached from the dwelling), if the lot is < 900m² in size – maximum of 96m² or if the lot is ≥ 900m² in size – maximum of 128m²? Yes No

Garages, carports, outbuildings or sheds in Zone R5 Large Lot Residential areas where the existing lot size is ≥ 1ha in addition to the visual impact/amenity controls above any must not exceed:

- A ridge height of 6m from existing ground level? Yes No
- A cumulative floor area greater than 300m²? Yes No
- A minimum setback of 10m; or where the dwelling on the allotment is within 50m of a public road, the outbuilding should be located behind the front building line of any dwelling? Yes No

Shipping Containers in Zone RU5 Village, Zone R1 General Residential, Zone R5 Large Lot Residential, and Zone B2 Local Centre must not exceed:

- Shipping container style sheds or storage are prohibited in heritage conservation areas, on a heritage item, or on lots with a classified road frontage? Yes No
- In all other areas, a maximum of one (1) shipping container is permitted per lot or ownership holding or must appear as one (1) shed form if multiple containers are enclosed; and it must be located behind the rear building line of the primary dwelling on urban land? Yes No
- Where visible from any public place, it must be integrated into a shed structure, clad in shed materials, and/or painted to make it appear like a standard shed? Yes No
- In any Rural Zone (unless the business moves goods by shipping containers) the shipping container(s) should be unobtrusive, suitably painted and/or their visual impact reduced through landscaping? Yes No

Water tanks, pools and spas must not exceed:

- In urban areas/zones water tanks, pools and spas should be located behind the front building line (i.e. not in the front setback to a public street)? Yes No
- In heritage conservation areas pools and spas should be located behind the rear building line (i.e. in the rear yard) or where they are suitably screened from a public street or space? Yes No
- Machinery (e.g. pumps, filtration equipment, generators or heat pumps) must be located away from sensitive areas of adjacent dwellings (e.g. bedrooms) in urban areas or suitably shielded to meet standard noise requirements? Yes No

JUSTIFICATION

Council may consent to a Development Application involving departure from a control contained within this DCP, but only where Council has considered a written request from the applicant that seeks to justify the departure by demonstrating:

- a) Compliance with the particular control within this DCP is unreasonable or unnecessary in the circumstance of the case; and
- b) The objectives of the particular control are met or sufficiently addressed; and
- c) There are sufficient environmental planning grounds to justify the departure from the particular control within this DCP; and
- d) The impacts of the non-compliant proposal will not be significantly greater than a compliant proposal or may enhance the outcome.

Further description:

.....

.....

.....

.....

THE LIKELY IMPACTS OF THE PROPOSAL

Provide an assessment of the likely impacts of the proposal, and steps taken to avoid, minimise or manage any adverse impacts resulting from the proposed works. Some examples of potential environmental impacts/issues to consider may include (as relevant), but are not limited to, the following:

- Will the proposal affect the amenity of surrounding residences by overshadowing/loss of privacy/increased noise or vibrations? Yes No
- Is legal and practical access available to the development? Yes No
- Is power, water, electricity, sewer and telecommunications services existing and/or available to the site? Yes No
- Will the proposal have any social or economic consequences in the area? Yes No
- Does the development involve any significant excavation or filling? Yes No
- Are there any threatened species, populations and/or ecological communities and/or their habitats on the land or nearby? Yes No

Further description:

.....

.....

.....

.....

Applicants Signature:

Date: