

SINGLE DWELLING HOUSE

For all other development please prepare a written statement of environmental effects (see application guidelines for assistance)

Please print clearly in **BLOCK LETTERS** with a black pen. Please tick the appropriate boxes.

1 LEGAL REQUIREMENTS

1 Is your proposal ...

i) permissible in the zone?

Yes No

ii) consistent with the zone objectives?

Yes No

iii) in accordance with any relevant clause of the *Bega Valley Local Environmental Plan or Development Control Plan (DCP)*?

Yes No

↪ If NO, provide details of any variation.

2 For single dwelling house, alterations and additions: (Consult DCP No. 1 Residential standards)

FLOOR SPACE RATIO The proposal has a Floor Space Ratio (FSR) of:

NOTE: The MAXIMUM permitted FSR is 0.5:1

 : FSR

DCP No. 1 Does your proposal comply?

Yes No

NOT required in rural zones

LANDSCAPED AREA I have calculated landscaping to be:

NOTE 1: MINIMUM landscaped area required is 35% of the site area (DCP No. 1).

 % of site area

DCP No. 1

NOTE 2: Landscape area DOES NOT INCLUDE balconies, pools, driveways and paved areas. It DOES INCLUDE decks where there is a direct connection to ground level and are no higher than 500 mm above final ground level.

NOT required in rural zones

Does your proposal comply?

Yes No

HEIGHT

What is the maximum vertical height above natural ground level to the top most ridge of the building?

 metres

DCP No. 1

Does the maximum vertical height of the proposal comply with the relevant height limits as specified in relevant DCPs?

Yes No

SETBACKS

FRONT: The proposed setback is:

NOTE 1: The MINIMUM front set back, boundary line to building line, is 7.5 metres. In rural zones it is 20 m.

 metres

DCP No. 6

Does your proposal comply?

Yes No

SIDE: The proposed minimum side setback is:

NOTE 2: The MINIMUM side set back is 900 mm or greater. In rural zones it is 20 m.

 mm/metres

Does your proposal comply?

Yes No

CORNER: Does your proposal comply? NOTE 3: For development on CORNER SITES the secondary frontage is to have a minimum setback of 3 metres. In rural zones it is 20 m.

Yes No

DESIGN ELEMENTS

Has your design taken into consideration the following in respect to the development site and neighbouring properties?

DCP No. 1, Part 3

PART 3 Section 6 Private open space

Yes No

Section 7 Sunlight access

Yes No

Section 8 Privacy

Yes No

Section 9 Dwelling layout and interior

Yes No



2 CONTEXT AND SETTINGS (site analysis)

- a) **How does the proposal allow for existing or future amenity of the locality?**
 (Consider any site restrictions and constraints and/or any existing development including that of adjoining properties eg privacy, overshadowing, views.)

- b) **How does the proposal complement the built environment?**
 (Consider the character, siting, bulk, scale, shape, height, density design and external appearance of the development, landscape, streetscape and over all public domain.)

3 TRANSPORT, TRAFFIC AND ACCESS

- | | | |
|--|------------------------------|-----------------------------|
| a) Is legal and practical access available? | <input type="checkbox"/> Yes | <input type="checkbox"/> No |
| b) Is adequate servicing available?
(Sewer, water, electricity and telephone.) | <input type="checkbox"/> Yes | <input type="checkbox"/> No |
| c) Has adequate provision been made for vehicle access, egress, turning and/or parking areas? | <input type="checkbox"/> Yes | <input type="checkbox"/> No |

4 ENVIRONMENTAL IMPACTS

- a) **Could your proposal cause erosion or sedimentation of water courses during construction or on completion?** Yes No
 ↪ If YES, provide details of how you intend to mitigate those impacts (eg sedimentation and erosion control plan submitted).

- b) **Does the proposal require excavation and/or filling?** Yes No

- c) **Will the proposal ...**
- | | | |
|---|------------------------------|-----------------------------|
| i) involve significant removal of vegetation? | <input type="checkbox"/> Yes | <input type="checkbox"/> No |
| ii) affect native habitat? | <input type="checkbox"/> Yes | <input type="checkbox"/> No |
| iii) have you considered whether any trees or other vegetation on the land should be preserved? | <input type="checkbox"/> Yes | <input type="checkbox"/> No |
| ↪ If YES, have you outlined the method of tree and root zone protection for those trees to be retained? | <input type="checkbox"/> Yes | <input type="checkbox"/> No |

- iv) **disturb any Aboriginal artefacts or relics?**
 ↪ If YES, provide details of how you intend to mitigate those impacts.

- d) **Has an '7-part test' under Section 5a of the *Environmental Planning and Assessment Act 1979* been considered to determine whether the proposal is likely to have a significant effect on threatened species populations or ecological communities or their habitats?** Yes No

- e) **Is the site subject to natural hazards such as** (please tick the appropriate boxes and describe):
- | | |
|---|-----------------------------------|
| <input type="checkbox"/> Bushfire | <input type="checkbox"/> Flooding |
| <input type="checkbox"/> Landslip | |
| <input type="checkbox"/> Tidal inundation | |
| <input type="checkbox"/> Other | _____ |

How do you propose to mitigate any adverse impact on your development?

4 WASTE DISPOSAL

- | | | |
|---|--------------------------------|----------------------------------|
| a) How will the effluent be disposed of: | <input type="checkbox"/> Sewer | <input type="checkbox"/> On-site |
| b) Has the appropriate form been completed and details provided? | <input type="checkbox"/> Yes | <input type="checkbox"/> No |

Signature of applicant(s)

Date / /

Date / /