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| **Administration Building:** | **Telephone:** | 02 6354 9999 |
| 180 Mort Street LITHGOW NSW 2790 | **Fax:** | 63514259 |
| **Postal Address:** | **Email:** | [council@lithgow.nsw.gov.au](mailto:council@lithgow.nsw.gov.au) |
| PO Box 19 LITHGOW NSW 2790 | **Website:** | <http://council.lithgow.com> |

Logo, company name

Description automatically generated

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| **STATEMENT OF ENVIRONMENTAL EFFECTS FOR MINOR DEVELOPMENT ONLY** |

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| **Property Details** | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| **Landowner Name:** | | | | | | |  | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Address of land on which activity is to be carried out | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| **Lot:** | |  | | | | | | | | | | | | | | **Deposited Plan/Strata Plan:** | | | | | | | | | | | | |  | | | | | | | | | | | | |
| **No:** |  | | | | | | | | | | **Street:** | | | |  | | | | | | | | | | | | | | | | | | | | | | | | | | |
| **Suburb:** | | |  | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| **Prepared By:** | | | | | |  | | | | | | | | | | | | | | | | | | | **Date:** | | | Click or tap to enter a date. | | | | | | | | | | | | | |
| **Details of Proposed Works & Intended Use** | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
|  | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| **Lithgow Local Environmental Plan 2014** | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| What is the zone of the property? | | | | | | | | | | Choose an item. | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Is your proposal permissible in the zone? | | | | | | | | | | | | | | | | | | | | | | | | | | | YES | | | | |  | NO | | | |  | | | | |
| Does the Proposal require a variation to a LEP standard Under Clause 4.6? | | | | | | | | | | | | | | | | | | | | | | | | | | | YES | | | | |  | NO | | | |  | | | | |
| **Sydney Drinking Water Catchment** | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Is the site located within the Sydney Drinking Water Catchment? | | | | | | | | | | | | | | | | | | | | | | | | | | | YES | | | | |  | NO | | |  | | | | | |
| If YES – has the proposal addressed Water NSW requirements? | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
|  | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| **Bushfire Prone Land** | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Is the site bushfire prone land? | | | | | | | | | | | | | | | | | | | | | | | | | | | YES | | | | |  | NO | | | |  | | | | |
| If the site is bushfire prone land, have you: | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| 1. Undertaken a bushfire assessment? | | | | | | | | | | | | | | | | | | | | | | | | | | | YES | | | | |  | NO | | | |  | | | | |
| 1. Is it attached? | | | | | | | | | | | | | | | | | | | | | | | | | | | YES | | | | |  | NO | | | |  | | | | |
| What is the bushfire attack level of the site? | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| BAL 12.5 | | | | | | | | BAL 19 | | | | | | | | | | | | BAL 29 | | | | | | | | | | | | BAL 40 | | | | | | | | | |
| What is the calculated Asset Protection Zone (APZ)? Please show APZ on plans? | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| North APZ | | | | |  | | | | | | | | metres | | | | | | | | East APZ | | |  | | | | | | | | | | | | | | | | metres | |
| South APZ | | | | |  | | | | | | | | metres | | | | | | | | West APZ | | |  | | | | | | | | | | | | | | | | metres | |
| **Flood Prone Land** | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Is the site subject to flooding – Either overland flow paths or low-lying area? | | | | | | | | | | | | | | | | | | | | | | | | | | | YES | | | | |  | NO | | |  | | | | | |
| If YES – (*provide details*) | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
|  | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| **Terrestrial Biodiversity** | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Does the proposal require the removal of any tree? | | | | | | | | | | | | | | | | | | | | | | | | | | | YES | | | | |  | NO | | | | |  | | | |
| If YES – How many trees will be removed? | | | | | | | | | | | | | |  | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| List below the species to be removed (*The plans are to clearly show any tree removal*) | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
|  | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Are you proposing replacement trees or shrubs? | | | | | | | | | | | | | | | | | | | | | | | | | | | YES | | | | |  | NO | | | | | | |  | |
| If YES – Provide details of the proposed tree or shrub planting (*please show on plans*) | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
|  | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| **Lithgow Development Control Plan 2021** | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Have you reviewed the relevant DCP requirements? | | | | | | | | | | | | | | | | | | | | | | | | | | | YES | | | | |  | NO | | | |  | | | | |
| **Setbacks under the DCP** | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| **Required** | | | | | | | | | | | | | | | | | | **Proposed** | | | | | | | | | | | | | | | | | | | | | | | |
| **Front:** | | | |  | | | | | | | | | | | | | | **Front:** | | | | |  | | | | | | | | | | | | | | | | | | |
| **Side:** | | | |  | | | | | | | | | | | | | | **Side:** | | | | |  | | | | | | | | | | | | | | | | | | |
| **Rear:** | | | |  | | | | | | | | | | | | | | **Rear:** | | | | |  | | | | | | | | | | | | | | | | | | |
| **Private Open Space** | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Required | | | | | | | | | | | | | | | | | | | | Proposed | | | | | | | | | | | | | | | | | | | | | |
|  | | | | | | | | | | | | m2 | | | | | | | |  | | | | | | | | | | | | | | | | | | | | m2 | |
| **Building and Site Details** | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| What external materials will be used for construction and what is the proposed colour scheme? | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
|  | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| What is the proposed height of the structure? | | | | | | | | | | | |  | | | | | | | | | | | | | | | | | | | | | | | metres | | | | | | |
| How much cut and fill are proposed? (*Please show on plans*) (*Refer to Chapter 2 of the Lithgow DCP for details*) | | | | | | | | | | | | | | | | | Cut | | | | |  | | | | m | | | Fill | |  | | | | | | | | | | m |
| Are retaining walls proposed? | | | | | | | | | | | | | | | | | | | | | | | | | | | YES | | | | |  | NO | | | | | | |  | |
| If YES – What is the height: | | | | | | | | |  | | | | | | | | | | | | | | | | | | | | | metres | | | | | | | | | | | |
| Are embankments proposed? Do batters achieve a slope of 1V:2H? (*All retaining wall and cut/fill embankments to be shown on plans*) | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
|  | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Where will the stormwater from the works drain to? | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
|  | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Are there any proposed alterations to water, sewer or septic system? | | | | | | | | | | | | | | | | | | | | | | | | | | | YES | | | | |  | NO | | | | | | |  | |
| If YES – (*provide details*) | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
|  | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Is a BASIX Certificate required? | | | | | | | | | | | | | | | | | | | | | | | | | | | YES | | | | |  | NO | | | | | |  | | |
| Are demolition works proposed? | | | | | | | | | | | | | | | | | | | | | | | | | | | YES | | | | |  | NO | | | | | |  | | |
| If YES – Provide details: (*provide a Waste Management Plan*) | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
|  | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Does the proposal involve the removal of asbestos? | | | | | | | | | | | | | | | | | | | | | | | | | | | YES | | | | |  | NO | | | | | |  | | |
| If YES – Provide detail the proposed demolition works: | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
|  | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Are there any restrictions/easements/covenants on the site? | | | | | | | | | | | | | | | | | | | | | | | | | | | YES | | | | |  | NO | | | | | |  | | |
| If YES – Provide detail of any restrictions/easements/covenants applicable to the development? | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
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| Is the development likely to cause overshadowing of adjoining land? | | | | | | | | | | | | | | | | | | | | | | | | | | | YES | | | | |  | NO | | | | | |  | | |
| If yes – Provide shadow details: (*Diagrams may be required to be lodged*) | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
|  | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Is the development likely to result in loss of privacy to an adjoining property? | | | | | | | | | | | | | | | | | | | | | | | | | | | YES | | | | |  | NO | | | | | |  | | |
| Provide details (*including any mitigation methods*): | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
|  | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Is the development likely to impact on views to and from adjoining land? | | | | | | | | | | | | | | | | | | | | | | | | | | | YES | | | | |  | NO | | | | | |  | | |
| Provide details (*including any mitigation methods*): | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
|  | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Will noise generated by the development affect the amenity of the area?  (*An acoustic report may be required*) | | | | | | | | | | | | | | | | | | | | | | | | | | | YES | | | | |  | NO | | | | | | |  | |
| Provide details (*include operating hours, Proposed mitigation methods*): | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
|  | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Does the proposal require a wastewater treatment system (i.e. *septic system*)? | | | | | | | | | | | | | | | | | | | | | | | | | | | YES | | | | |  | NO | | | | | | |  | |
| A Wastewater Management report and Section 68 application is required to accompany the application? (*Is it attached*) | | | | | | | | | | | | | | | | | | | | | | | | | | | YES | | | | |  | NO | | | | | | |  | |
| Provide details: | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
|  | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Does the proposal involve site disturbance (*cut/fill, new access road, steep slopes*) | | | | | | | | | | | | | | | | | | | | | | | | | | | YES | | | | |  | NO | | | | | | |  | |
| Has an erosion and sediment control plan been included with the application? | | | | | | | | | | | | | | | | | | | | | | | | | | | YES | | | | |  | NO | | | | | | |  | |
| **Heritage** | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Is the site located in a Heritage Conservation Area (HCA)? | | | | | | | | | | | | | | | | | | | | | | | | | | | YES | | | | |  | NO | | | | | | |  | |
| Does the site contain a heritage item? | | | | | | | | | | | | | | | | | | | | | | | | | | | LOCAL | | | | |  | STATE | | | | | | |  | |
| YES | | | | |  | NO | | | | | | |  | |
| Is the site near a heritage item? | | | | | | | | | | | | | | | | | | | | | | | | | | | YES | | | | |  | NO | | | | | | |  | |
| Does the site contain, or likely to contain, any Aboriginal artefacts or relics? | | | | | | | | | | | | | | | | | | | | | | | | | | | YES | | | | |  | NO | | | | | | |  | |
| Does the site contain, or likely to contain, any Archaeological artefacts or relics? | | | | | | | | | | | | | | | | | | | | | | | | | | | YES | | | | |  | NO | | | | | | |  | |
| If yes, details of the Aboriginal or Archaeological artefacts or relics: | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
|  | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Is the proposal in keeping with the existing streetscape? | | | | | | | | | | | | | | | | | | | | | | | | | | | YES | | | | |  | NO | | | | | | |  | |
| Provide details: | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
|  | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| **Demolition** | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Does the Proposal involve any demolition? | | | | | | | | | | | | | | | | | | | | | | | | | | | YES | | | | |  | NO | | | | | | |  | |
| If YES – What is the proposed method of disposal of all waste? Is there any asbestos within the structure? (*Attach the Waste Management Plan*) | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
|  | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| **Change of Use** | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| What is the nature of the business proposed for the property? | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
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| What are the proposed operating hours? | | | | | | | | | | | | | | | | | | |  | | | | | | | | | | | | | | | | | | | | | | |
| How many car parking spaces are provided? | | | | | | | | | | | | | | | | | | |  | | | | | | | | | | | | | | | spaces | | | | | | | |
| How many car parking spaces are required? | | | | | | | | | | | | | | | | | | |  | | | | | | | | | | | | | | | spaces | | | | | | | |
| Does the proposed business prepare or serve food? | | | | | | | | | | | | | | | | | | | | | | | | | | | YES | | | | |  | NO | | | | | | |  | |
| Does the proposed business require a trade waste approval? | | | | | | | | | | | | | | | | | | | | | | | | | | | YES | | | | |  | NO | | | | | | |  | |
| **Any Other Comments** | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
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| **The information on this form is being collected to allow Council to process your application and/or carry out its statutory obligations. All information collected will be held by Council and will only ne used for the purpose for which it was collected. An individual may view their personal information and may correct any errors.** |

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| **GENERAL INFORMATION** | |
| What is a Statement of Environmental Effects?  A Statement of Environmental Effects (SEE) is a report outlining the likely impacts of a proposed development and the proposed measures that a proposed to mitigate or minimise those impacts. The SEE includes written information about the proposal that cannot readily be shown on plans or drawings. Identifying adverse impacts in a SEE does not mean that your application will be refused. Rather the SEE is your opportunity to demonstrate that the environment has been considered in the design stage by highlighting concerns and the best means proposed to avoid, minimise, mitigate or manage them.  About this form  A Statement of Environmental Effects is required to accompany all development application applications. This template is designed to help you prepare a SEE which must be included with your development application. This template is not exhaustive and you are encouraged to expand on anything relevant to your project. A purpose written SEE will be required for more complex development types.  This template will generally be of assistance for the following development types: | |
|  | Single dwelling house |
|  | Residential additions and alterations |
|  | Other ancillary residential buildings or structures (swimming pools, sheds, carports, garages) |
|  | Changes of use applications |
| How to complete this form   1. Ensure that all fields have been filled out correctly with as much information that you are able to provide. 2. The SEE must address all impacts that are relevant to the proposal 3. You are encouraged to expand upon the material provided in any way you consider relevant. 4. **When potential impacts are identified, please ensure that you provide relevant comments and information on the measures that are proposed in order to mitigate against or minimise hose impacts. You many need to provide additional documentation/photos/maps as an attachment to the SEE.** 5. Once completed, this form is to be submitted with the Development Application. 6. Failure to provide the required information will delay processing of the development application and may result in the application being returned to you for completion, not accepted for lodgement or additional information requests being forwarded to you. | |