STATEMENT OF ENVIRONMENT EFFECTS (SEE)

Combined Application Class 1 and Class 10 buildings only

DUBBO REGIONAL COUNCIL

This form is designed to assist in the lodgement of Development Applications for **minor forms of residential and rural development including new and additions/alterations to single dwellings, garages, carport, fences, rural sheds and the like**. Other forms of development will require the preparation of a more detailed Statement of Environmental Effects (SEE).

If unsure about any of the details required it is recommended that you contact Council's Development and Environment Division by telephoning (02) 6801 4000 to discuss your proposal with the Duty Building Surveyor.

MATTERS FOR CONSIDERATION	YES	NO
(Matters for consideration pursuant to Section 4.15 of the Environmental Planning and Assessment Act 1979)	☑	☑
(a) Compliance with relevant environmental planning instruments (ie Local Environmental Plans (LEPs) draft LEPs Development Control Plans (DCP))		
(i) Is the land zoned residential or rural? (Note: If unsure, check with Council's Development and Environmental Division, obtain a Section 10.7 Zoning Certificate from Council or visiting NSW Planning website by clicking here)	☐	☐
(ii) Does the proposal relate to a new and/or additions/alterations to a single dwelling house, garage, carport, fence, out-building, rural shed or the like? (If NO, this SEE form is not appropriate for the proposed development)	☐	☐
(iii) Is the proposal permissible within the zone?	☐	☐
(iv) Does Council's Development Control Plan (DCP) apply to the land or proposed development? (a copy can be viewed and downloaded at by clicking here)	☐	☐
(v) If yes, does the proposal comply with the relevant Acceptable Solutions of the DCP?	☐	☐
(vi) If no, is a departure submitted addressing the Performance Criteria of the DCP?	☐	☐
(b) Likely impacts of the development, including environmental impacts on both the natural and built environments of the locality		
(i) Will the proposal result in the loss of any vegetation from the site?	☐	☐
(ii) If yes, outline details and identify on site plan.		
(iii) Are any landscaping works proposed on the land?	☐	☐
(iv) If yes, please describe the proposed works and detail what existing trees/vegetation is to be removed/retained or show details on the site plan.		

Submit to: council@dubbo.nsw.gov.au
Deliver to: Customer Experience Centre
Cnr Church and Darling St | Dubbo or Cnr Nanima Cres and Warne St | Wellington

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MATTERS FOR CONSIDERATION	YES	NO
(Matters for consideration pursuant to Section 4.15 of the Environmental Planning and Assessment Act 1979)	☑	☑

		YES	NO
(v)	Does the proposal involve excavation or filling of the site?	☐	☐
(vi)	If yes, outline details and/or identify on plans.		

		YES	NO
(vii)	Is vehicular access available from the street/road?	☐	☐
(viii)	Outline details of vehicular access and parking arrangements (ie location, carparking, etc)		

		YES	NO
(ix)	Will the proposal impact on adjoining residences? (Consider overshadowing, overlooking, drainage impacts, etc)	☐	☐
(x)	If yes, outline where possible building works are proposed to be sited on the land to demonstrate the relationship to existing building (ie distances from the boundaries etc). These details should be shown on the site plan.		

(c)   Suitability of the site for the development

		YES	NO
(i)	Is the area an established residential area?	☐	☐
(ii)	Are existing utility services available and adequate to serve the development (ie water, sewerage, telephone, gas, stormwater and garbage)?	☐	☐
(iii)	If no, what alternative arrangements are proposed?		
(iv)	Is the subject site identified as being Bushfire Prone Land?	☐	☐
(v)	If yes, have you provided any details and relevant self-assessment forms available from the NSW Rural Fire Service website?	☐	☐

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MATTERS FOR CONSIDERATION	YES	NO
(Matters for consideration pursuant to Section 4.15 of the Environmental Planning and Assessment Act 1979)	☑	☑
(vi) Are there any other matters relating to your proposed development or use, such as management details, operating or construction hours, noise etc?	☐	☐
(vii) If yes, please specify:		