

STATEMENT OF ENVIRONMENTAL EFFECTS FOR SECONDARY DWELLINGS

Lismore City Council, PO Box 23A, Lismore 2480 (43 Oliver Avenue, Goonellabah)
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Given Name/s	Family Name/s
<input type="text"/>	<input type="text"/>

Address

Lot	DP
<input type="text"/>	<input type="text"/>

Proposal (specify number of bedrooms)

Site Description

About this Information

This Statement of Environmental Effects (SEE) Guide has been prepared for people preparing a Development Application (DA) specifically for a Secondary dwelling. A copy of the Statement of Environmental Effects needs to be attached to the DA.

A more comprehensive form for other types of development is available on Council's website.

The purpose of this Statement of Environmental Effects is to ensure that potential impacts of the proposal are adequately addressed. Council's Development Application Guide contains more comprehensive information.

Where you have identified potential impacts, additional supporting information on mitigating measures needs to be attached. If this supporting information is not supplied, then your Development Application may be delayed or even returned until the information is supplied.

Definition¹

A secondary dwelling means a self-contained dwelling that:

- (a) is established in conjunction with another dwelling (the principal dwelling), and
- (b) is on the same lot of land (not being an individual lot in a strata plan or community title scheme) as the principal dwelling, and
- (c) is located within, or is attached to, or is separate from, the principal dwelling.

1. State Environmental Planning Policy (Affordable Rental Housing) 2009

Compliance with Lismore Local Environmental Plan 2012

The property is zoned R1 General Residential or RU5 Village.

Y N

The proposal is consistent with the zone objectives of zone R1 or RU5.

Y N

The total floor area of the secondary dwelling (excluding any area used for parking) must not exceed whichever of the following is the greater:

- (a) 60 square metres.
- (b) 25% of the total floor area of the principal dwelling

Y N

If you answered no then the proposal does not comply with the LEP and is not a secondary dwelling. The reasons for non-compliance therefore need to be provided.

Compliance with Lismore Development Control Plan

The proposal is consistent with Chapter 1 – Residential Development of the Development Control Plan.

Y N

If the proposal does not comply with the Lismore Development Control Plan, the reasons for non-compliance need to be provided. Furthermore, it is suggested that you discuss your proposal with the Duty Planner prior to lodging an application. An appointment should be requested.

Site Constraints

Is the site located in a bushfire prone area?

Y N

Is the site affected by flooding or stormwater inundation?

Y N

Is the site affected by any easements?

Y N

Is the site affected by landslip or does the site slope steeply?

Y N

Is the site affected by soil erosion?

Y N

Is the site contaminated?

Y N

If you answered yes to any of the above, then reasons need to be given as to why, together with any proposed mitigating measures.

Services

Does the site have access to reticulated water, sewer and stormwater drainage?

Y N

If you answer no, then provide further information.

Likely Impacts

Tree Removal

Will any trees be removed?

Y N

If you answered yes, then further information is required, together with any measures that compensate for the loss of the tree/s.

Demolition

Will any buildings or structures be demolished?

Y N

If you answered yes, then provide relevant information.

Visual Impact

Will the size of the secondary dwelling visually dominate the local area?

Y N

Will the proposed dwelling be compatible with land uses on adjoining properties?

Y N

If you answered yes to any of the above, then further information is required to mitigate any impacts.

Visual Privacy

Will the proposed development impact on the privacy of adjoining properties? (windows, decks, pergolas, private open space etc.)

Y N

If yes, then further information is required to minimise any impact.

Acoustic Privacy

Will the proposed development result in any noise affecting adjoining properties?
(from outdoor areas, car parking, air conditioners, pumps, living areas etc.)

Y N

If yes, then further information is required to minimise any impact.

Views

Will the proposed development impact on the views of adjoining properties?

Y N

If yes, then further information is required to minimise any impact.

Overshadowing

Will the proposed development result in the overshadowing of adjoining properties?

Y N

If yes, then further information is required to minimise any impact.

Environmental Impacts

Does the proposed development have any potential for any form of water pollution, such as sediment run-off?

Y N

Will the proposed development result in any significant excavation or filling?

Y N

During construction is there likely to be any soil erosion?

Y N

Is the proposed development located in a heritage area or likely to have an impact on any heritage item or item of cultural significance?

Y N

If you answered yes to any of the above, provide relevant mitigating measures.

Waste

During and after construction will there be any waste disposal issues?

Y N

If yes, provide further information.

Any additional information required should be attached separately and is not to be included on this Statement of Environmental Effects.