STATEMENT OF ENVIRONMENTAL EFFECTS

LEGISLATION

In accordance with Schedule 1 of the Environmental Planning and Assessment Act Regulation 2000, a development application must be accompanied by a Statement of Environmental Effects (SEE).

This SEE is suitable for minor impact developments such as dwellings, subdivisions, dwelling alterations, additions and outbuildings. It may be necessary for Council to request additional information depending on the nature and impacts of a proposal. Larger scale developments should be accompanied by a detailed and specific Statement of Environmental Effects prepared by a suitably qualified consultant.

(Please provide additional comment if answering ‘yes’ to any of the questions. If necessary attach additional information)

ASSISTANCE

The Development Application and Construction Certificate Guide Section 5.3 Page 15 provides detailed information on each aspect of the Statement of Environmental Effects.

<table>
<thead>
<tr>
<th>PROPERTY DETAILS</th>
<th>Page 19 of the Guide will help you to fill in the following details correctly</th>
</tr>
</thead>
<tbody>
<tr>
<td>Assessment No.</td>
<td>County</td>
</tr>
<tr>
<td></td>
<td>Parish</td>
</tr>
<tr>
<td>Lot No.</td>
<td>Section</td>
</tr>
<tr>
<td></td>
<td>DP/SP</td>
</tr>
<tr>
<td>Property No.</td>
<td>Street Name</td>
</tr>
<tr>
<td>Property Name</td>
<td>Town/Locality</td>
</tr>
<tr>
<td></td>
<td>Post Code</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>APPLICANT DETAILS</th>
<th>Page 19 of the Guide will help you to fill in the following details correctly</th>
</tr>
</thead>
<tbody>
<tr>
<td>Name/s</td>
<td></td>
</tr>
<tr>
<td>Postal Address</td>
<td></td>
</tr>
<tr>
<td>Town/Locality</td>
<td>Post Code</td>
</tr>
<tr>
<td>Daytime Phone</td>
<td>Mobile</td>
</tr>
<tr>
<td>Email</td>
<td>Fax</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>DESCRIPTION OF DEVELOPMENT</th>
<th>Page 19 of the Guide will help you to fill in the following details correctly</th>
</tr>
</thead>
<tbody>
<tr>
<td>Please include the physical description of the building, proposed building materials, nominated building materials, nominated colour, scheme, nature of use, details of any demolition, details of subdivision, etc.</td>
<td></td>
</tr>
</tbody>
</table>
DEVELOPMENT STANDARDS

1. What is the zoning of the land? ____________________________________________________________

2. Is the proposal permissible within this zone? *(Please refer to the LEP)*
   □ Yes □ No

3. Is the proposal consistent with the zone objectives? *(Please refer to the LEP)*
   □ Yes □ No

4. Is the proposal permissible under another EPI (i.e. SEPP)? □ No □ Yes – if yes, please list below ²

5. Please list the relevant Development Control Plans that apply to the development/site? A list of DCPs is available on Council’s website or from Council. If you are unclear please check with Council Staff.

6. Is your proposal consistent with the selected Development Control Plans? □ Yes □ No - If no, please indicate how the development is not consistent and provide justification as to why the departure should be supported below ²

SITE SUITABILITY

7. Is the development in an area that would be prone to natural hazards as shown on Council’s mapping or detailed on the 149 Certificate?
   - Bushfires □ Yes □ No
   - Flooding □ Yes □ No

8. Describe the physical features of the site such as, slope, vegetation, any waterways

   Comments:

CURRENT AND PREVIOUS USES

9. What is the current use of the site?

10. Date present use commenced

11. Previous known uses on site

12. What is the present use(s) of the adjoining land?

13. Has the site or is the site being used for a purpose outlined in table 1 in the Development Application Guide? □ Yes □ No
### OPERATION DETAILS
Page 15 of the Guide will help you to fill in the following details correctly

For applications that involve a usage other than residential, describe how the establishment will operate:-

<p>| | | | | | | | |</p>
<table>
<thead>
<tr>
<th></th>
<th></th>
<th></th>
<th></th>
<th></th>
<th></th>
<th></th>
<th></th>
</tr>
</thead>
<tbody>
<tr>
<td>14.</td>
<td>What is the type of business you wish to operate?</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>15.</td>
<td>Number of staff</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>16.</td>
<td>Days of operation</td>
<td>Mon</td>
<td>Tues</td>
<td>Wed</td>
<td>Thurs</td>
<td>Fri</td>
<td>Sat</td>
</tr>
<tr>
<td>17.</td>
<td>Hours of operation</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

Comments:

---

### ACCESS, TRAFFIC & UTILITIES
Page 16 of the Guide will help you to fill in the following details correctly

18. Will the development increase local traffic movements and volumes? □ Yes □ No

If yes, how and by how much?

---

19. Has vehicle manoeuvring and onsite parking been addressed in the design? □ Yes □ No

20. Will vehicles, pedestrians, bicycles and disabled persons be able to access the development? □ Yes □ No

21. Is there vehicle access to a public road? □ Yes □ No

22. Are the following utilities readily available to the site?

<table>
<thead>
<tr>
<th></th>
<th>Water</th>
<th>Telecommunications</th>
<th>Electricity</th>
<th>Sewer</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td>□ Yes □ No</td>
<td>□ Yes □ No</td>
<td>□ Yes □ No</td>
<td>□ Yes □ No</td>
</tr>
</tbody>
</table>

Comments:

---

### SOCIAL AND ECONOMIC IMPACTS

23. Will the proposal have any social or economic consequence for the area? (consider both positive and negative) □ Yes □ No

Comments:
## CONTEXT AND SETTING

Page 16 of the Guide will help you to fill in the following details correctly

24. Will the development:-
   - be visually prominent in the surrounding area?  
     | Yes | No |
   - be inconsistent with the existing streetscape or council setback policies?  
     | Yes | No |
   - be out of character with the surrounding area?  
     | Yes | No |

25. Is there any impact on neighbouring properties relating to:
   - Visual Privacy  
     | Yes | No  | If yes please comment |
   - Acoustic Privacy  
     | Yes | No  | If yes please comment |
   - Views  
     | Yes | No  | If yes please comment |
   - Overshadowing  
     | Yes | No  | If yes please comment |

Comments:

## ENVIRONMENTAL IMPACTS

Page 16 of the Guide will help you to fill in the following details correctly

### AIR AND NOISE

26. Will any form of air pollution be created from the development? (e.g. dust, particulates, odour)
   | No | Yes - If yes please comment |

27. Will the development create any noise impacts?
   | No | Yes - If yes please comment |

Comment:

### SOIL AND WATER

28. Where does the development obtain its water supply from?

29. Where is the waste water discharged to? (i.e. roof water, not sewer)

30. Does the development have the potential to result in any form of water pollution?  
    | Yes | No |

31. Will the development require any significant excavation or filling?  
    | Yes | No |

32. During & after construction could the development cause erosion or sediment run-off?  
    | Yes | No |
ENVIRONMENTAL IMPACTS (cont.)

Comments:

HERITAGE

33. Is the development a heritage item as listed in Council’s LEP or DCP? ☐ Yes ☐ No
34. Is the development located in a heritage conservation area? ☐ Yes ☐ No
35. Will the development be adjoining a heritage item? ☐ Yes ☐ No
36. Will the development have an impact on any heritage item or item of cultural significance? ☐ Yes ☐ No
37. Will the development disturb any known Aboriginal artefacts? ☐ Yes ☐ No
   If yes, list artefact
38. If yes to any of the above questions a Heritage Impact Statement is required for any work to a heritage item or a building within a Heritage Conservation Area that requires consent under Council’s Local Environment Plan. Where a Heritage Impact Statement is required it must be prepared by a suitably qualified heritage advisor/consultant.

   The statement must address:
   • Historical development of the site
   • Description of the item and its setting (e.g. garden, fences, ancillary buildings, etc)
   • Contribution to the streetscape: height, scale, mass, setback, fenestration, architectural style and period
   • Heritage significance (use heritage manual criteria/state heritage inventory)
   • Affect of proposal on the heritage significance of the building and its setting
   • Design options and rationale for the preferred option
   • Relevant conservation principles in accordance with ICOMOS Burra Charter

   The NSW Heritage Manual and the Burra Charter can be obtained from Department of Planning - NSW Heritage Branch.
   Sites adjoining a listed heritage item will require assessment in relation to the impact of any proposed development on the heritage item.

Comments:

FLORA AND FAUNA

Will the development:

39. Result in any removal of vegetation on the site? ☐ Yes ☐ No
40. Be likely to have an impact on threatened species or a native habitat? ☐ Yes ☐ No
41. Be subject to any landscaping treatments? ☐ Yes ☐ No
42. Is the development in a koala habitat? ☐ Yes ☐ No

Comments:
ENVIRONMENTAL IMPACTS (cont.)

WASTE

43. Please describe how the development will provide for storage of solid waste on site?

44. How will solid waste be removed from site? (i.e. Council collection)

45. Is sewage to be managed on site?  □ No  □ Yes

Note, an Effluent Disposal Report is required to be submitted to demonstrate the site is capable of supporting the effluent generated by the development.

ENERGY

46. Please provide details of the energy savings measures included in the development

Comments:

DECLARATION

I declare to the best of my knowledge and belief that all particulars herein are correct in every detail and all information required has been supplied.

Applicant’s Signature: __________________________

Date: __________________________