



## STATEMENT OF ENVIRONMENTAL EFFECTS

FORM No. 003

### 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.

### PROPERTY DETAILS

Page 19 of the *Guide* will help you to fill in the following details correctly

*Assessment No./Lot/Section/DP Numbers can be found on the Certificate of Title or Rates Notice for the land.*

Assessment Number \_\_\_\_\_ County \_\_\_\_\_ Parish \_\_\_\_\_

Parcel No \_\_\_\_\_ Lot No/s \_\_\_\_\_ Section \_\_\_\_\_ DP No/s \_\_\_\_\_

Property No \_\_\_\_\_ Street/Road Name \_\_\_\_\_

Property Name \_\_\_\_\_ Town/Locality \_\_\_\_\_ Postcode \_\_\_\_\_

### APPLICANT DETAILS

Page 19 of the *Guide* will help you to fill in the following details correctly

Name/s \_\_\_\_\_

Postal Address \_\_\_\_\_

Town/Locality \_\_\_\_\_ Postcode \_\_\_\_\_

Daytime Phone \_\_\_\_\_ Mobile \_\_\_\_\_

Email \_\_\_\_\_ Fax \_\_\_\_\_

### DESCRIPTION OF DEVELOPMENT

Page 19 of the *Guide* will help you to fill in the following details correctly

Please include the physical description of the building, proposed building materials, nominated colour scheme, nature of use, details of any demolition, details of subdivision etc.

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**DEVELOPMENT STANDARDS**

Page 15 of the *Guide* will help you to fill in the following details correctly

What is the zoning of the land? \_\_\_\_\_

Is the proposal allowed within this zone? (*Please refer to the LEP*)  YES  NO

Is the proposal consistent with the zone objectives? (*Please refer to the LEP*)  YES  NO

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

DCP No. \_\_\_\_\_ DCP No. \_\_\_\_\_

DCP No. \_\_\_\_\_ DCP No. \_\_\_\_\_

DCP No. \_\_\_\_\_ DCP No. \_\_\_\_\_

Is your proposal consistent with the selected Development Control Plans? If not, please indicate how the development is not consistent.

Comments:

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

**SITE SUITABILITY**

Page 15 of the *Guide* will help you to fill in the following details correctly

Is the development in an area that would be prone to natural hazards such as bushfires or floods?  YES  NO

Describe the physical features of the site such as, slope, vegetation, any waterways \_\_\_\_\_

\_\_\_\_\_  
\_\_\_\_\_

Comments:

\_\_\_\_\_  
\_\_\_\_\_

**CURRENT AND PREVIOUS USES**

Page 15 of the *Guide* will help you to fill in the following details correctly

What is the current use of the site? \_\_\_\_\_ Date present use commenced \_\_\_\_\_

Previous Use \_\_\_\_\_

What is the present use(s) of the adjoining land? \_\_\_\_\_

Is it possible that the site could be contaminated from current or previous usage?  YES  NO

Comments:

\_\_\_\_\_  
\_\_\_\_\_

**OPERATIONAL 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.

What is the type of business you wish to operate? \_\_\_\_\_ Number of staff \_\_\_\_\_

Days of operation:  Mon  Tues  Wed  Thurs  Fri  Sat  Sun

Hours of operation \_\_\_\_\_

Comments:  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

**ACCESS, TRAFFIC & UTILITIES**

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

Will the development increase local traffic movements and volumes?  YES  NO

If yes, how and by how much? \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

Has vehicle manoeuvring and onsite parking been addressed in the design?  YES  NO

Will vehicles, pedestrians, bicycles and disabled persons be able to access the development?  YES  NO

Is there vehicle access to a public road?  YES  NO

Are the following utilities readily available to the site?

Water  Yes  No

Telecommunications  Yes  No

Electricity  Yes  No

Sewer  Yes  No

Comments:  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

**SOCIAL AND ECONOMIC IMPACTS**

Will the proposal have any social or economic consequence for the area?  YES  NO

Comments:  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

**CONTEXT AND SETTING**

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

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

Is there any impact on neighbouring properties relating to:

Visual Privacy  YES  NO *(If yes please comment)*

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Acoustic Privacy  YES  NO *(If yes please comment)*

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Views  YES  NO *(If yes please comment)*

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Overshadowing  YES  NO *(If yes please comment)*

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Comments:

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**ENVIRONMENTAL IMPACTS**

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

Air and Noise

- Will any form of air pollution be created from the development?  YES  NO
- Will the development create any noise impacts?  YES  NO

Soil and Water

- Does the development have the potential to result in any form of water pollution?  YES  NO
- Will the development require any significant excavation or filling?  YES  NO
- During & after construction could the development cause erosion or sediment run-off?  YES  NO

Comments:

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Heritage

- Is the development a heritage item as listed in Council's LEP or DCP?  YES  NO
- Is the development located in a heritage conservation area?  YES  NO
- Will the development be adjoining a heritage item?  YES  NO
- Will the development have an impact on any heritage item or item of cultural significance?  YES  NO
- Will the development disturb any known Aboriginal artefacts?  YES  NO

If yes, list Aboriginal artefact

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:

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Flora and Fauna

Will the development:

- Result in any removal of vegetation on the site?  YES  NO
- Be likely to have an impact on threatened species or a native habitat?  YES  NO
- Be subject to any landscaping treatments?  YES  NO
- Is the development in a koala habitat?  YES  NO

Comments:

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**ENVIRONMENTAL IMPACTS (cont'd)**

Page 17 of the *Guide* will help you to fill in the following details correctly

Waste

Will the development provide adequate waste facilities and controls?

YES  NO

Comments:

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Energy

Is the development considered to be environmentally sustainable?

YES  NO

Comments:

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**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 Signature/s Tom Beath Date \_\_\_\_\_