



STATEMENT OF ENVIRONMENTAL EFFECTS – OTHER DEVELOPMENT

LEGISLATION – In accordance with Schedule 1 of the *Environmental Planning and Assessment Regulations 2000* a Development Application must be accompanied by a Statement of Environmental Effects.

QUALIFIER – This Statement of Environmental Effects Template has been produced to assist applicants identify the environmental impacts of a development and the steps to be taken to protect the environment or lessen the expected harm.

The template is only suitable for **minor impact development**, such as small scale commercial & industrial development. It may be necessary for Council to request additional information depending on the nature and impacts of a proposal and the completeness of the document.

Larger scale developments must be accompanied by a detailed and specific Statement of Environmental Effects. For further information in this regard please seek specific advice from Council's Development Services Division.

APPLICATION DETAILS

Applicants Name: _____

Location of Development: Lot: _____ DP: _____

 No: _____ Street: _____

 Locality: _____

DESCRIPTION OF DEVELOPMENT

Include where applicable: physical description of building, proposed building materials, nominated colour scheme, nature of use, details of any demolition etc.

DESCRIPTION OF THE SITE

Describe the physical features such as shape, slope, vegetation and any waterways. Also describe the previous and current use/s on the site.

Describe the use of the land adjoining the site.

Is the development situated in a heritage area or likely to have an impact on any heritage item or item of cultural significance? Why / why not?

CONTEXT AND SITE SETTING

Will the development;

Be visually prominent in the surrounding area? Why / why not?

Be inconsistent with the existing streetscape or Council's setback policies? Why / why not?

Be out of character with the surrounding area? Why / why not?

Impact on the existing and likely future amenity of the area? (eg. noise, dust, traffic) Why / why not?

Will the proposal affect the amenity of surrounding residences by overshadowing/loss of privacy/increased noise or vibrations? Why / why not?

ACCESS/TRAFFIC & UTILITIES (Note 1 dwelling = approx. 10 vehicle movements per day)

Is legal and practical access available to the development? Describe where access is available and show on plan.

Will the development increase local traffic movements/volumes? If Yes, by how much? Why / why not?

Are additional access points to the road network required? Describe where additional access points are required from and show on plan.

Has vehicle manoeuvring and onsite parking been addressed in the design (Commercial/Industrial/Multi Res/Public Buildings)? Describe route of vehicle movements & number/type/location of parking and show on plan.

Are power, water, sewer, electricity and telecommunications services existing and/or available to the site?

What type of vehicle/equipment will be used onsite? Eg trucks, loaders and forklifts. List the number of vehicles/equipment being used and the usage type of vehicle/equipment.

Can/is disabled access provided? Are disabled facilities to be installed / provided? Detail the number and location.

Method/timing/frequency/type of deliveries (loading and unloading)?

WASTE DISPOSAL

Sewer/Septic

How will effluent be disposed of? To Sewer ☐ Onsite ☐

Indicate location/size/disposal method for onsite system.

Will liquid trade waste be discharged to Council's sewer? No ☐ Yes ☐

If 'Yes', please specify the type and quantity.

How will stormwater (from roof and hard standing) be disposed: Street Drainage System ☐
Describe. Other (provide details) ☐

Garbage & Other Waste

Will the development produce waste? No ☐ Yes ☐

If "Yes", please specify type/s and quantity of waste will be generated.

Detail how waste will be disposed of and the frequency of disposal.

Detail how and where waste will be stored onsite and show on plan.

NATURAL & TECHNOLOGICAL HAZARDS

Is the development site subject to any of the following natural hazards?

☐ Bushfire Prone

☐ Flooding

NOTE: If the site is identified as Bushfire Prone it will be necessary to address the Planning for Bushfire Protection Guidelines and in the case of subdivision the development will be integrated. For further information please ask Council staff.

Describe location/type/severity: _____

Identify any proposed hazardous materials and/or processes and/or any potential emissions from the proposal (e.g. chemicals, contaminated runoff, fumes). Describe.

FLORA & FAUNA IMPACTS

Will the development result in the removal of any native vegetation from the site? Describe location/quantity/type of vegetation and show on plan.

Is the development likely to have any impact on threatened species or endangered ecological communities? Describe location/quantity/type.

ENVIRONMENTAL IMPACTS

Is the development likely to result in any form of air pollution (smoke, dust, odour etc.)? Why / why not?

Does the development have the potential to result in any form of water pollution (eg. Sediment runoff)? Why/Why not?

Will the development have any noise impacts above background noise levels (eg. Swimming pool pumps, air conditioners, machinery)? Why/Why not?

Does the development involve any significant excavation or filling? Describe location and quantity.

Could the development cause erosion or sediment run-off (including during the construction period)? Why / why not?

Is there any likelihood in the development resulting in soil contamination? Why / why not?

Is the development likely to disturb any aboriginal artefacts or relics? Why / why not?

Are there any threatened species, populations and/or ecological communities and/or their habitats on the land or nearby? If "Yes", how will the development impact these? If "No", why not?

Will there be external lighting? Describe location/type/wattage/light spillage.

SOCIAL & ECONOMIC IMPACTS

Will the proposal have any economic consequences in the area? Why / why not?

OPERATIONAL AND MANAGEMENT DETAILS

NOTE: This section is only relevant to commercial/industrial/public buildings and other non-residential uses.

Description of operation: _____

Description of production process: _____

Number of staff: _____

Hours and days of operation: _____

Maximum expected number of customers per day and at one time: _____

Type and quantity of goods handled, including any hazardous substances: _____

List and describe the type/quantity of raw materials and finished products: _____

Advertising/business signage onsite: _____

Applicant Signature: _____ Date: _____

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PRIVACY POLICY – This information is required under the Environmental Planning and Assessment Act and Regulation to process your application. Your information would comprise part of a public register related to this purpose. This information will be kept by Council and disposed of in accordance with the Local Government Disposal Authority. You are entitled to review your personal information at any time by contacting Inverell Shire Council.