

## STATEMENT OF ENVIRONMENTAL EFFECTS

### Other Development – Form 2

**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 and subdivisions. 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 or Subdivisions 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.

Applicant Details	
Applicants Name	
Street Number	
Street Name	
Town	
Lot	
DP	
Section	

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 Site**

Describe the physical features such as shape, slope, vegetation, 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?

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<b>Access / Traffic and Utilities</b>
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Is legal and practical access available to the development? Describe where access is available and show on plan.
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Will development increase local traffic movements/volumes? If Yes, by how much? Why/Why not?
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Are additional access points to the road network required? Describe where additional access points are required from and show on plan.
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Has vehicle manoeuvring and onsite parking been addressed in the design? Describe route of vehicle movements and number/type/location of parking and show on plan.
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Is power, water, electricity, sewer and telecommunications services existing and/or available to the site?
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What type of vehicle/equipment will be used onsite eg trucks, loader, forklift? List number, use and type of vehicle/equipment.
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Can/is disabled access provided? Are disabled facilities to be installed/provided? Number and location?
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Method/timing/frequency/type of deliveries (loading and unloading)?
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## 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 type and quantity?

How will stormwater (from roof and hard standing) be disposed:

Street Drainage System ☐ Other ☐

Describe:

Garbage and other Wastes

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?

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

## Natural and Technological Hazards

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

☐ Bushfire Prone ? ☐ Flooding ? ☐ Contamination ? ☐ Asbestos ?

(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 (eg. Chemicals, contaminated runoff, fumes). Describe:

Is the site subject to any potential contamination from past landuse activity? If so please describe (Refer to Appendix A SEPP 55 – Managing Land Contamination Guidelines. [www.planning.nsw.gov.au](http://www.planning.nsw.gov.au) )

### Flora and 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.

### Environmental Impacts

Is the development likely to result in any form of air pollution (smoke, dust, odour, ect.)? 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 filing? Describe location, quantity and extent of cut.

Where will landfill material come from?
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? In "No", why not?
Will there be external lighting? Describe location/type/wattage/light spillage:

### **Social and Economic Impacts**

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

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**Operation and Management Details - This section is only relevant to commercial/industrial/public buildings and other non-residential uses.**

Description of operation:

Description of production process

Numbers of staff:

Hours and days of operations:

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:

Subdivision Details	
Describe details of lot sizes and dimensions (show on subdivision plan):	
Have building envelopes been identified in zones RU1 and R5. Do they avoid steep slopes, bushfire hazard and flood areas and areas within 100m of waterway?	
Are slopes less than 15%?	
If slopes are greater has a geotechnical engineers report been prepared?	
Are there any proposed roads, right of carriageway or easements? (show on subdivision plan)	
Is legal access provided to the lot/s? (show on subdivision plan)	

Applicants Signature	
Signature	
Date	
Signature	
Date	
<p><b>Privacy Policy</b> - 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 Warrumbungle Shire Council.</p>	