

Statement of Environmental Effects

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 (except for designated development which is accompanied by an Environmental Impact Statement).

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 suitable for minor impact development such as dwellings, alteration & additions, outbuildings, small scale commercial & industrial development and minor 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 should be accompanied by a detailed and specific Statement of Environmental Effects.

You must answer each question and provide reasons and/or details for your answer.

For Further Information Contact Council's Planning Department 02 6724 2000

Proposal Provide a description of the proposed development, including a physical description of building, proposed building materials, nominated colour scheme, nature of use, details of any demolition or other works and consent sought.	

Property Details Describe the physical features such as shape, slope, vegetation, any waterways. Also describe the previous and current use/s on the site and include a description of the adjoining land	DP	Section	Lot/s
	Address		
	Assessment No		
	Land Area (m²)		
	Description of the Land		

Planning	Land Zone	
	Is the proposal permissible within the zone? <i>Refer to the Gwydir Local Environment Plan 2013 (LEP)</i> <i>If you have answered 'no' here you should make an appointment to discuss your proposal with a planning before lodging a development application.</i>	<input type="checkbox"/> Yes <input type="checkbox"/> No
	Are there any restrictions on the Certificate of Title? <i>If 'yes' please attach a copy of the covenant or restriction.</i>	<input type="checkbox"/> Yes <input type="checkbox"/> No

Varying a Standard Please attach detailed documentation indicating the development standard to be varied and reasons to support the variation. Reference must be made to the performance criteria or objective of the LEP or DCP.	Is the design contrary to a development standard?	<input type="checkbox"/> Yes <input type="checkbox"/> No
	<input type="checkbox"/> Local Environment Plan (LEP)	
	<input type="checkbox"/> Development Control Plan (DCP)	
	<input type="checkbox"/> Other Planning Control (specify)	
	Comments	

Context & Setting	Will the development be:	
	Visually prominent in the surrounding area?	<input type="checkbox"/> Yes <input type="checkbox"/> No
	Reason:	
	Inconsistent with the existing streetscape or Council setback policies?	<input type="checkbox"/> Yes <input type="checkbox"/> No
	Reason:	
	Be out of character with the surrounding area?	<input type="checkbox"/> Yes <input type="checkbox"/> No
	Reason:	
	Impact on the existing and likely future amenity of the area?	<input type="checkbox"/> Yes <input type="checkbox"/> No
Reason:		

Access, Traffic & Utilities Note: 1 residential dwelling = approx. 10 vehicle movements per day	Is legal and practical access available to the development?	<input type="checkbox"/> Yes <input type="checkbox"/> No
	Describe access:	
	Will development increase local traffic movements/volumes?	<input type="checkbox"/> Yes <input type="checkbox"/> No
	Details:	
	Are additional access points to the road network required?	<input type="checkbox"/> Yes <input type="checkbox"/> No
Details:		

Access, Traffic & Utilities Cont.	Has vehicle manoeuvring and onsite parking been addressed in the design?	<input type="checkbox"/> Yes <input type="checkbox"/> No
	Details:	
	Are electricity and telecommunications services readily available to the site? Or will the property be off grid? Provide details of system eg: battery storage size, roof or ground mounted panels, height of wind turbine etc.	<input type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> Yes <input type="checkbox"/> No
	Details:	
	Are water and sewer services (town utilities) readily available to the site? If 'no' provide details of proposed Water storage/supply and Onsite Sewerage Management System (a further application shall be required to be approved by Council under S68 of the Local Government Act)	<input type="checkbox"/> Yes <input type="checkbox"/> No
	Details:	
	Is existing disabled access provided? If 'no' are disabled access & facilities to be installed/provided?	<input type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> Yes <input type="checkbox"/> No
	Details:	
	Will there be deliveries to the property? If 'yes' provide details of frequency, timing and type including loading & unloading methods	<input type="checkbox"/> Yes <input type="checkbox"/> No
	Details:	
What type of vehicle/equipment will be used onsite? (commercial/industrial/public buildings)		
Details:		

<p>Environmental Impacts</p> <p>Answer each question and provide details</p>	Is the development likely to result in any form of air pollution (smoke, dust, odour etc)?	<input type="checkbox"/> Yes <input type="checkbox"/> No
	Reason:	
	Does the development have the potential to result in any form of water pollution (e.g. sediment run-off)?	<input type="checkbox"/> Yes <input type="checkbox"/> No
	Details:	
	Will the development have any noise impacts above background noise levels (eg. Swimming pool pumps)?	<input type="checkbox"/> Yes <input type="checkbox"/> No
	Details:	
	Does the development involve any significant excavation or filling? If 'yes' describe the location and quantity and details of any retaining walls/batters.	<input type="checkbox"/> Yes <input type="checkbox"/> No
	Details:	
	Could the development cause erosion or sediment run-off (including during the construction period)?	<input type="checkbox"/> Yes <input type="checkbox"/> No
	Details:	
Is there any likelihood in the development resulting in soil contamination?	<input type="checkbox"/> Yes <input type="checkbox"/> No	
Details:		
Is the development considered to be Environmentally Sustainable? (include copies of NABERS or BASIX certificate where required)	<input type="checkbox"/> Yes <input type="checkbox"/> No	
Will there be external lighting? If 'yes' describe location/type/wattage:	<input type="checkbox"/> Yes <input type="checkbox"/> No	
Details:		

<p>Flora, Fauna and Heritage Impacts</p> <p>For further information on threatened species, see www.threatenedspecies.environment.nsw.gov.au</p> <p>If you have answered 'yes' to any of the first three questions in this section it may be necessary to have a formal seven-part test completed to assess the impact on threatened species – applicants are encouraged to consult Council).</p> <p>Aboriginal Heritage Information Management System Heritage Environment and Heritage (nsw.gov.au)</p> <p>State Heritage Inventory Heritage Environment and Heritage (nsw.gov.au)</p> <p>Gwydir Local Environmental Plan 2013 - NSW Legislation</p>	<p>Are there any threatened species populations, ecological communities and/or their habitats on the land or surrounding land? If 'yes' give details</p>	<input type="checkbox"/> Yes <input type="checkbox"/> No
	<p>Details:</p>	
	<p>Is the development likely to have any impact on threatened species or ecological communities and/or their habitat?</p>	<input type="checkbox"/> Yes <input type="checkbox"/> No
	<p>Details:</p>	
	<p>Will the development result in the removal of <i>any</i> native vegetation from the site? If 'yes' describe location/quantity/type of vegetation.</p>	<input type="checkbox"/> Yes <input type="checkbox"/> No
	<p>Details:</p>	
	<p>Will the development result in the clearing of <i>any other</i> vegetation from the site? Including but not limited to trees, shrubs and grasses, for any purpose including driveways, asset protection zones, fencing, onsite sewerage management systems & other ancillary development e.g. sheds or tanks. describe location/quantity/type of vegetation to be removed.</p>	<input type="checkbox"/> Yes <input type="checkbox"/> No
	<p>Details:</p>	
	<p>Is the development likely to disturb any aboriginal artefacts or relics?</p>	<input type="checkbox"/> Yes <input type="checkbox"/> No
	<p>Reason:</p>	
<p>Is the property listed on the State Heritage Inventory? or listed as an item of Environmental Heritage at Schedule 5 in the Gwydir LEP 2013?</p>	<input type="checkbox"/> Yes <input type="checkbox"/> No	
<p>Details:</p>		
<p>Is the development likely to have an impact on any heritage item or item of cultural significance?</p>	<input type="checkbox"/> Yes <input type="checkbox"/> No	
<p>Details:</p>		

<p>Natural & Technological Hazards</p> <p>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 consult the NSW Rural Fire Service web site www.rfs.nsw.gov.au.</p>	<p>Is the development site subject to any of the following natural hazards? Give details of type/location/severity.</p>	<input type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> Bushfire <input type="checkbox"/> Flooding <input type="checkbox"/> Landslip <input type="checkbox"/> Sensitive
	<p>Details:</p>	
	<p>Will the development result in any technological hazards? If 'yes' describe the hazard and any hazard reduction methods undertaken.</p>	<input type="checkbox"/> Yes <input type="checkbox"/> No
	<p>Details:</p>	
	<p>Will the proposal result in the exposure or production of any hazardous materials &/or processes &/or any potential emissions? If 'yes' describe the materials and any measures taken to reduce the exposure, production or risk.</p>	<input type="checkbox"/> Yes <input type="checkbox"/> No
<p>Details:</p>		

<p>Waste Management & Disposal</p>	<p>How will effluent and grey water be disposed of? NOTE: a further application shall be required to be approved by Council under S68 of the Local Government Act.</p>	<input type="checkbox"/> Sewer <input type="checkbox"/> Onsite
	<p>Details of Onsite System:</p>	
	<p>Will liquid trade waste be discharged to Council's sewer? NOTE: If 'yes' a further application shall be required to be approved by Council under S68 of the Local Government Act.</p>	<input type="checkbox"/> Yes <input type="checkbox"/> No
	<p>Details (type and volume):</p>	
	<p>How will stormwater (from roof and hard standing) be disposed of? Provide details. NOTE: a further application may be required to be approved by Council under S68 of the Local Government Act.</p>	<input type="checkbox"/> Street Drainage <input type="checkbox"/> Easement <input type="checkbox"/> Other
	<p>Details:</p>	
<p>Will the development produce waste after it becomes operational? If 'no' give reason why, if 'yes' specify type and quantity and give details below.</p>	<input type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> Domestic <input type="checkbox"/> Commercial	

Waste Management & Disposal Cont.	Details:		
	During the construction phase how will waste be disposed of & the frequency of disposal? In particular, is there any hazardous waste eg: asbestos or contaminated soil?		
	Details:		
	How will waste be stored onsite prior to being disposed of in a legitimate way?		
	Details:		

Social & Economic Impacts	Will the proposal have any economic consequences in the area? Eg: impact on the road network or other utilities and services. Please provide details.		<input type="checkbox"/> Yes <input type="checkbox"/> No
	Details:		
	Will the proposal affect the amenity of surrounding residences by overshadowing/loss of privacy/increased noise or vibrations?		<input type="checkbox"/> Yes <input type="checkbox"/> No
	Details:		
	Are there likely to be social effects of the proposal? (Issues which may need to be considered include demography/community services/amenity/quality of life/employment rates/health, safety & security)		<input type="checkbox"/> Yes <input type="checkbox"/> No
	If 'yes' provide details:		
	Will you need to dispose of waste at a Local Landfill? Select below.		<input type="checkbox"/> Yes <input type="checkbox"/> No
	<input type="checkbox"/> Bingara	<input type="checkbox"/> Warialda	<input type="checkbox"/> Warialda Rail
<input type="checkbox"/> Upper Horton	<input type="checkbox"/> Coolatai	<input type="checkbox"/> Croppa Creek	<input type="checkbox"/> North Star

Operational & Management Details This section is only relevant to commercial, industrial, public buildings, and other non-residential uses including home occupations, home businesses & home industries.	Description of the Operation	
	Number of Staff	
	Days and Hours of Operation	<input type="checkbox"/> Monday _____ <input type="checkbox"/> Tuesday _____ <input type="checkbox"/> Wednesday _____ <input type="checkbox"/> Thursday _____ <input type="checkbox"/> Friday _____ <input type="checkbox"/> Saturday _____ <input type="checkbox"/> Sunday _____
	Number of expected customers at any one time and per day.	
	Type and quantity of goods handled including any hazardous substances	
	List and describe the type of quantity of raw materials and finished products	
	Description of production process	
	Advertising/business signage onsite	<input type="checkbox"/> Yes <input type="checkbox"/> No
	Details:	

Applicants Declaration

I declare that the information provided in this Statement of Environmental Effects is to the best of my knowledge a true and accurate record of the details of the development proposal.

Applicant Name

Applicant Signature

Date

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 Gwydir Shire Council.