



Statement of Environmental Effects

Commercial & Industrial Development

A completed Statement of Environmental Effects (SoEE) is required to accompany all development applications except integrated development which require an environmental impact statement (EIS).

About This Form: This SoEE template is designed to form an attachment to the Development Application. It can only be used for the following development types:

- Commercial & Industrial Development

APPLICATION DETAILS

APPLICANT	
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PROPERTY DETAILS

House No:		Street Name:			
Town:					
Lot:		DP/SP:		Section	

DESCRIPTION OF THE PROPOSAL

What is the proposed development?

Describe your proposal in detail

Include details such as whether the development will use the whole or part of the building(s) or land, whether new buildings are proposed, the physical features of the proposed building, the nature of the building (eg office, retail, industrial etc), materials and colour scheme, signage, disabled access and facilities, seating capacity.

DESCRIPTION OF THE SITE

What is the area of the site (m² or hectares)?

Describe the site

Include information such as the physical features of the site, for example slope and vegetation, existing services

What type of land use and development exist on the surrounding land?

PRESENT AND PREVIOUS USES OF THE SITE

What is the present use of this site and when did this use commence?

List any previous uses of the site

Have any potentially contaminating activities been undertaken on the property?

No

Yes – Please identify below

EXISTING STRUCTURES

List the existing structures:

<i>Existing Structure</i>	<i>Materials</i>	<i>Floor Area (m2)</i>

Which existing structures are to be demolished as part of the proposal?

OPERATIONAL AND MANAGEMENT DETAILS

Describe in detail the proposed business/activity?

<i>Total Number of Staff:</i>	
<i>Maximum number of staff on duty at any one time:</i>	
<i>Maximum number of clients/customers expected in a day:</i>	
<i>Maximum number of clients/customers at any one time:</i>	

Hours and Days of Operation

<input type="text"/>	AM	To	<input type="text"/>	PM	<i>Monday to Friday</i>
<input type="text"/>	AM	To	<input type="text"/>	PM	<i>Saturday</i>
<input type="text"/>	AM	To	<input type="text"/>	PM	<i>Sunday</i>
<input type="text"/>	AM	To	<input type="text"/>	PM	<i>Public Holidays</i>

Expected vehicle types associated with the proposal:

Number of car parking spaces provided:

Location of car parking spaces provided:

What are the arrangements for transport, loading and unloading of goods?

What is the expected frequency of deliveries, size of vehicles and frequency of truck movements?

List all machinery associated with the proposed business/activity

List the type and quantity of raw materials, finished products and waste materials

How will waste generated by the business/activity be disposed of?

Identify any proposed hazardous material or processes associated with the business/activity

NATURAL HAZARDS AND ENVIRONMENTAL CONSTRAINTS

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

Bushfire Prone Yes No

Flooding Yes No

Storm Water Inundation Yes No

Note: If the site is identified as Bushfire Prone it will be necessary to address the Planning for Bushfire Protection Guidelines. For further information please consult the NSW Rural Fire Service website www.rfs.nsw.gov.au

How will you mitigate the impact of the natural hazards for this development?

Is the site constrained by any of the following:

Terrestrial Biodiversity Yes No

Riparian Land and Watercourses Yes No

Groundwater Vulnerability Yes No

Wetlands Yes No

Item of Environmental Heritage or in a conservation area

Yes*

No

How will you mitigate the impact of the development on these constraints?

* Note: A heritage impact statement may be required. Please discuss with Council.

CONTEXT AND SETTING

Will the development be....

Visually prominent in the surrounding area?

Yes

No

Inconsistent with the existing streetscape?

Yes

No

Out of character with the surrounding area?

Yes

No

Inconsistent with surrounding land uses?

Yes

No

Vary a building line setback?

Yes

No

If you answered yes to any of the above, please provide details and justification for the proposal

PRIVACY, VIEWS AND OVERSHADOWING

Will the development result in any privacy issues between adjoining properties as a result of the placement of windows, decks, pergolas, private open space etc?

Yes

No

Will the development result in the overshadowing of adjoining properties resulting in adverse impact on solar access?

Yes

No

Will the development result in any acoustic issues between adjoining properties as a result of the placement of active outdoor areas, vehicular movement areas, air conditioners, bedroom and living windows etc?

Yes

No

Will the development impact on views enjoyed from adjoining or nearby properties and public places such as parks, roads or footpaths?

Yes

No

If yes, please provide details of the issue. Some issues will require plans (i.e. overshadowing)

ACCESS, TRAFFIC AND UTILITIES

- Is legal and practical access available to the development?* Yes No
- Will the development increase traffic movements/volumes?* Yes No
- If Yes by how much and what types of vehicles?*
- Are additional access points to a road network required?* Yes No
- Has vehicle manoeuvring and onsite parking been address in the design?* Yes No
- Is power, electricity, sewer and telecommunications services readily available to the site?* Yes No

Comments _____

ENVIRONMENTAL IMPACTS

- Is the development likely to result in any form of air pollution (smoke, dust, odour etc)?* Yes No
- Does the development have the potential to result in any form of water pollution (i.e. sediment from runoff)?* Yes No
- Will the development have any noise impacts above background noise levels (e.g. air conditioner units, pool pumps)?* Yes No
- Does the development involve any significant excavation or filling?* Yes No
- Could the development cause erosion or sediment runoff (including during construction)?* Yes No
- Is there a likelihood of the development resulting in site contamination?* Yes No
- Is the development situated in a heritage conservation area or likely to have an impact on any heritage item or item of cultural significance?* Yes No
- Is the development likely to disturb any aboriginal artefacts or relics?* Yes No

Comments _____

FLORA AND FAUNA IMPACTS

Will the development result in the removal of any native vegetation from the site? Yes No

Is the development likely to have any impact on threatened species or native habitat? Yes No

If the answer is yes to either of the above questions it may be necessary to have a formal seven part test completed to assess the impact on threatened species – please contact Council for further information.

Comments _____

WASTE AND STORMWATER DISPOSAL

How will effluent be disposed of Sewer Onsite

How will stormwater (from road and hard stand areas) be disposed of? Street Other

Will the development result in any hazardous waste or other waste disposal issue? Yes No

Does the development propose to have rainwater tanks? Yes No

Have all potential overland stormwater risks been considered in the design of the development? Yes No

Comments _____

SOCIAL AND ECONOMIC IMPACTS

Will the proposal have any economic consequences in the area? Yes No

Will the proposal have any social consequences in the area? Yes No

Has the development addressed any safety, security or crime prevention issues? Yes No

Comments _____
