



STATEMENT OF ENVIRONMENTAL EFFECTS

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.

PLEASE NOTE: LARGER SCALE DEVELOPMENT 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)*

Office use: DA No.

ASSISTANCE

This is a legal document & Council staff are not permitted to complete the form when blank spaces are left. Please answer every question. Where not relevant, please write N/A.

Please refer to the Development and Building Guide for assistance in completing this form.

Definition – LEP means Local Environmental Plan, Blayney 2012

DETAILS

Site address.....

Development.....

DEVELOPMENT STANDARDS

What is the zoning of the land?(please obtain from Council staff or written Planning and Development Advice received)

Is the proposal permissible within this zone? (Please refer to the LEP link on Council's website) Yes No

Is the proposal consistent with the zone objectives? (Please refer to the LEP link on Council's website) 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:

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SITE SUITABILITY

Is the development in an area that may be prone to natural hazards such as bushfires or floods? (please check with Council staff) Yes No

Describe the physical features of the site such as, slope, vegetation, any waterways
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CURRENT AND PREVIOUS USES

What is the current use of the site? Date present use commenced (if known)

Previous Use (if known).....

What is the present use(s) of the adjoining land?
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Is it possible that the site could be contaminated from current or previous usage? Yes No

Comments:
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Is it possible that asbestos will be removed as part of this application? Yes No

OPERATIONAL DETAILS (if applicable)

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 – please refer to Council’s website

Will the development increase local traffic movements and volumes? Yes No N/A

If yes, will this be significant?
.....
.....

Has vehicle manoeuvring and onsite parking been addressed in the design? Yes No N/A

Will vehicles, pedestrians, bicycles and disabled persons be able to access the development? Yes No N/A

Is there vehicle access to a public road? Yes No N/A

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 Note: Impacts can be positive or negative

Will the proposal have any social or economic consequence for the area? Yes No
 Positive Negative

Comments:

CONTEXT AND SETTING Note: Impacts can be positive or negative

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
- have a negligible impact Yes No

Is there any significant impact on neighbouring properties relating to:

Visual Privacy YES NO (If yes please comment)

If yes, what mitigation measures will be put in place?

Views YES NO (If yes please comment)

If yes, what mitigation measures will be put in place?

Overshadowing YES NO (If yes please comment)

If yes, what mitigation measures will be put in place?

ENVIRONMENTAL IMPACTS Note: Impacts can be positive or negative

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

If yes, what mitigation measures will be put in place?

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/Mitigation measures put in place?:

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Heritage (please check with Council staff)

- Is the development a heritage item as listed in Council's LEP or the State Heritage Register? Yes No
- Is the development located in a defined heritage conservation area? Yes No
- Will the development be adjoining a listed heritage item? Yes No
- Will the development have an impact on any listed heritage item or defined heritage conservation area? Yes No
- Will the development disturb any known Aboriginal artefacts? Yes No

If yes, list Aboriginal artefact

1. If yes to any of the above questions a *Heritage Impact Statement* **may** be 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)
- 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, Heritage Impact Guideline and the Burra Charter can be obtained from Department of Planning - NSW Heritage Branch.

2. Alternatively, a statement of mitigation measures should be provided, and comment sought from Council's Heritage Advisor.

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, populations or ecological communities, or their habitats? Yes No
- Be subject to any significant landscaping treatments? Yes No
- Is the development in a koala habitat? Yes No
- Is the land a critical habitat? Yes No
- Is the development biodiversity compliant? (EP&A Regulation, Schedule 1, 1(2)) Yes No

Comments:

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Waste

Will the development provide adequate waste (domestic/construction/demolition) facilities and controls? (collection, storage and disposal)

Yes No

Comments:

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Energy

Is the development considered to be environmentally sustainable in terms of energy consumption?

Yes No

BASIX Certificate supplied?

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..... Date.....