

Statement of Environment Effects for Minor Impact Developments

IMPORTANT INFORMATION

- **LEGISLATION** – In accordance with Schedule 1 of the Environmental Planning and Assessment Regulation 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 expected harm . The template is suitable for minor impact development . It may be necessary for Council to request additional information depending on the nature of the impacts of a proposal. Larger scale developments should be accompanied by a detailed and specific Statement of Environmental Effects.

PROPERTY DETAILS

Lot/DP			
Rural/Street Address			
Town		Postcode	

1. APPLICANT DETAILS

Name	
Postal Address	
Phone Number (Business hours)	Mobile Number
Email Address	

2. DESCRIPTION OF THE PROPOSAL

Describe your proposal in detail.

Should include where applicable physical description of building, and any proposed buildings dimensions of building including height, proposed materials, nominated colour scheme, nature of use,

3. DESCRIPTION OF THE SITE

What is the area of the site?		What is the land zoned ?	
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Describe the site. (Provide information on physical features of the site, slope , vegetation ,watercourses, access, services etc)

STATEMENT OF ENVIRONMENTAL EFFECTS FOR MINOR DEVELOPMENT

Describe the use of lands adjoining the site.		
4. PRESENT AND PREVIOUS USES		
What is the present use of the site and when did this use commence?		
List the previous use(s) of the site.		
Have any potentially contaminating activities been undertaken on the property?	NO	YES Please identify
Are you relying on existing use rights ?	NO	YES
5. EXISTING STRUCTURES		
List existing structures on the land		
List any structures to be demolished as part of the proposal		
6. THREATENED SPECIES, POPULATIONS AND ECOLOGICAL COMMUNITIES OR THEIR HABITATS		
Is the land identified as a critical habitat or as part of a critical habitat?	NO	YES You need to submit a Species Impact Statement to accompany your application
Is the development likely to significantly affect threatened species populations or ecological communities or their habitat?	NO	YES You need to submit a Species Impact Statement to accompany your application

STATEMENT OF ENVIRONMENTAL EFFECTS FOR MINOR DEVELOPMENT

7. PLANNING POLICIES/CONTROLS			
Does the proposal seek to variation to the provisions contained in the following controls;	NO	YES	N/A
Deniliquin LEP 2013			
Conargo LEP 2013			
Deniliquin DCP 2016			
OTHER RELEVANT SEPP/EPI/STANDARDS			
Comment			
8. CONTEXT AND SETTING			
	NO	YES	N/A
Will the Development be visually prominent in the surrounding area			
Will the Development be consistent with the existing streetscape or Council Policy			
Will the development be out of character with the surrounding area			
Comment			
9. ACCESS, TRAFFIC AND UTILITIES			
Is legal and practical access available to the site			
Will the development increase local traffic movements/volumes? – if yes please specify how much			
Are additional access points to road network required			
Has vehicle manoeuvring and onsite parking been addressed in the design			
Is power, water,electricity,sewer and telecommunications services readily available to the site?			
Comment			

STATEMENT OF ENVIRONMENTAL EFFECTS FOR MINOR DEVELOPMENT

10. SUBDIVISION		
Do you propose to subdivide	NO	YES
How many existing lots?		
How many proposed lots?		
11. ENVIRONMENTAL IMPACTS		
CONTROL OF POLLUTION		
Will your proposal result in air, noise or water pollution?	NO	YES Please expand on what measures will be implemented to control pollution
Comment		
EROSION AND SEDIMENT CONTROL		
What erosion prevention and sediment control measures do you propose to implement?		
FLOOD PRONE LAND		
Is your land flood prone?	NO	YES What are the proposed finished floor levels of habitable rooms?
Comment		
BUSHFIRE CONSIDERATIONS		
Is the land classed as bushfire prone?	NO	YES If Yes and your proposal is for the construction of a dwelling or dwelling additions you will need to undertake BAL Risk Assessment and submit a Bushfire Assessment Report in accordance with the <i>Planning for Bushfire Protection 2006</i> , to determine requirements for Construction
TREES AND NATIVE VEGETATION		
Do you propose to clear any vegetation as part of your proposal?	NO	YES Please provide details
Comment		

12. ABORIGINAL CULTURAL HERITAGE

Is the proposed site of the development in close proximity to Aboriginal cultural heritage (ACH) indicators (such as the Edward River or sites that are registered within the Aboriginal Heritage Information Management System (AHIMS) which may include culturally modified trees and known burial)?

If so, it is the interest of the applicant to ensure that all reasonable precautions are taken to prevent damage to Aboriginal objects (known and unknown).

If the subject site is in close proximity to Aboriginal cultural heritage (ACH) indicators the applicant must submit evidence that they have carried out due diligence in determining that their actions will not harm Aboriginal objects.

Attention is drawn to the [Due Diligence Code of Practice for the Protection of Aboriginal Objects in NSW](#) (the Code) and **in particular the generic Due Diligence process on pages 10-14 of the Code**. Anyone who exercises due diligence in determining that their actions will not harm Aboriginal objects has a defence against prosecution for the strict liability offence if the later harm an object. Further information on the code is available at the OEH website www.environment.nsw.gov.au/resources/cultureheritage/ddcop/10798ddcop.pdf

As a minimum the applicant is required to undertake a Due Diligence assessment in accordance with the Code to identify:

1. Whether or not Aboriginal objects are, or are likely to be, present in the proposed development area, and
2. To determine whether or not the proposed activities are likely to harm Aboriginal objects (if present), and
3. To determine whether further assessment in the form of an Aboriginal Cultural Heritage Assessment (ACHA) and /or an Aboriginal Heritage Impact Permit (AHIP) application is required.

Briefly summarise below the findings of your Due Diligence assessment – detail your site inspection, results from your AHIMS basic search and any other relevant information sourced.

13. PRESUMPTIVE TITLE

If your development proposal is located on the riverbank please advise/ provide evidence if you have presumptive title (own to the middle thread of the river) – this information can be obtained from Crown Lands – phone: 1300 886 235.

14. OPERATIONAL AND MANAGEMENT DETAILS

NOTE: SECTION 14 is generally only applicable to commercial, general industrial or rural industrial or tourism developments

Describe in detail the proposed business/activity.

Total number of staff	
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Maximum number of staff on duty at any one time	
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Maximum number of clients/customers expected in a day	
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Maximum number of clients/customers expected at any one time	
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Hours of operation					
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	am	to		pm	Monday to Friday
	am	to		pm	Saturday
	am	to		pm	Sunday
	am	to		pm	Extended hours

Expected vehicle types associated with the proposal.

Number of car parking spaces provided.

Location of car parking spaces provided.

STATEMENT OF ENVIRONMENTAL EFFECTS FOR MINOR DEVELOPMENT

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 machinery associated with the proposed business/activity.

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

How will waste be disposed of?

Identify any proposed hazardous materials or processes.