



IMPORTANT INFORMATION

In accordance with Section 24 of the Environmental Planning and Assessment Regulations 2021, 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.

1. Applicant Details			
Applicant Name			
Postal Address <i>Your reply will be posted to this address</i>			
Phone		Email	

2. Property Details (of the site to be developed)			
Street Number		Street	
Town		Site Area m ²	
Lot/DPs numbers			

3. Proposal details	
Describe your proposal in detail, including: <ul style="list-style-type: none">the physical description of building and any proposed buildingsdimensions of building including height, proposed materials, nominated colour scheme, nature of usesignage, disabled access and facilities, driveway access points, parking	

4. Site details	
What is the area of the site?	
What is the land zone?	
Describe the site - Provide information on physical features of the site such as shape, slope, vegetation, waterways, access, existing services/infrastructure	
Describe the use of lands adjoining the site. Will the proposal impact on adjoining property? Consider issues such as noise, privacy, overland flows of storm water and other amenity impacts.	

5. Present and Previous Uses	
What is the present use of the site and when did this use commence? Did this use receive development consent?	
List the previous use(s) of the site	
Are you relying on existing use rights?	<input type="checkbox"/> Yes <input type="checkbox"/> No
Have any potentially contaminating activities been undertaken on the property?	<input type="checkbox"/> Yes <input type="checkbox"/> No
If yes , please identify:	

6. Existing Structures	
List existing structures on the land	
List any structures to be demolished as part of the proposal	

7. Subdivision	
Do you propose to subdivide?	<input type="checkbox"/> Yes <input type="checkbox"/> No
How many existing lots?	
How many proposed lots?	

8. Planning Policies / Controls			
Does the proposal <u>seek a variation</u> to the provisions contained in the following controls?	Yes	No	N/A
Edward River LEP 2013	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Other relevant SEPP / EPI Standards	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

9. Context and Setting			
	Yes	No	N/A
Will the Development be visually prominent in the surrounding area?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Will the Development be consistent with the existing streetscape or Council Policy?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Will the development be out of character with the surrounding area?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Comment			

10. Access and Traffic			
	Yes	No	N/A
Is legal and practical access available to the site?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Are additional access points to road network required?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Has vehicle manoeuvring and onsite parking been addressed in the design?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Will the development increase local traffic movements/volumes?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
If yes, please specify how much:			

11. Utilities and Services	
Water supply - Please provide details of existing and any proposed arrangements	
Sewer - Please provide details of existing and any proposed arrangements	
Storm Water connection / disposal - Please provide details of existing and any proposed arrangements	
Septic Tank / Effluent disposal - Please provide details of existing and any proposed arrangements	
Other	

12. Threatened Species and Biodiversity Considerations

Is the land identified as a critical habitat or as part of a critical habitat?	<input type="checkbox"/> Yes	<input type="checkbox"/> No
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If 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?	<input type="checkbox"/> Yes	<input type="checkbox"/> No
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If yes, you need to submit a Species Impact Statement to accompany your application

Does the proposal include land clearing of native vegetation?	<input type="checkbox"/> Yes	<input type="checkbox"/> No
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If no, proceed to Section 13

Does your proposal require land clearing of vegetation within an area identified on the Biodiversity Values Map as defined under the Biodiversity Conservation Regulation 2017?	<input type="checkbox"/> Yes	<input type="checkbox"/> No
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Does your proposal exceed the Biodiversity Offset Scheme Thresholds in accordance with part 7.4 of the Biodiversity Conservation Act 2016?	<input type="checkbox"/> Yes	<input type="checkbox"/> No
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If yes to EITHER of the above 2 questions, please attach a Biodiversity Development Assessment Report (BDAR) in accordance with part 6.12 of the Biodiversity Conservation Act 2016

If no to BOTH of the above 2 questions, please attach a "test of significance" also known as the 5 part test, in accordance with section 7.3 of the Biodiversity Conservation Act 2016

13. Environmental Impacts

Is your proposal likely to result in air, noise or water pollution? (Including during construction works)	<input type="checkbox"/> Yes	<input type="checkbox"/> No
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If yes, please describe the source of pollution and what measures will be implemented to control pollution

Air (Dust, Odour)	
Noise	
Water	

Is the development likely to result in any form of sediment run-off?	<input type="checkbox"/> Yes	<input type="checkbox"/> No
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If yes, please describe what erosion prevention and sediment control measures you propose to implement

Is the land flood prone?	<input type="checkbox"/> Yes	<input type="checkbox"/> No
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If yes, describe the proposed finished floor levels of habitable rooms

Is the land classed as bushfire prone?	<input type="checkbox"/> Yes	<input type="checkbox"/> No
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If yes, and if your proposal is for the construction of a dwelling or dwelling additions/alteration, you will need to undertake BAL Risk Assessment in accordance with NSW RFS Planning requirements and provide to Council. If you determine your development is a higher risk BAL 40 or BAL FZ, you will need to consult with a Bushfire consultant to assist further.

Do you propose to clear any vegetation and/or trees (Non-Native) as part of your proposal?	<input type="checkbox"/> Yes	<input type="checkbox"/> No
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If yes, please provide details

14. 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)?

☐ Yes

☐ No

If **yes**, you must submit evidence that they have carried out due diligence in determining that the 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 they later harm an object. Further information on the code is available at the OEHS 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:

- Whether or not Aboriginal objects are, or are likely to be, present in the proposed development area, and
- To determine whether or not the proposed activities are likely to harm Aboriginal objects (if present)

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

15. Presumptive Title

Is your development proposal located on the riverbank?

☐ Yes

☐ No

If **yes**, 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.

16. Operational and Management Details

NOTE

This section does not relate to residential development and is generally only applicable to commercial, industrial, rural industrial or tourism developments

Describe in detail the proposed business/activity			
Hours of operation			
Monday to Friday	AM	to	PM
Saturday	AM	to	PM
Sunday	AM	to	PM
Extended hours	AM	to	PM
Total number of staff members			
Maximum number of staff members on duty at any one time			
Maximum number of clients/customers expected in a day			
Maximum number of clients/customers expected at any one time			
Expected vehicle types associated with the proposal			
Number of car parking spaces provided			
Location of car parking spaces provided			
Describe arrangements transport, loading, and unloading of goods (including 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			
Describe how waste will be disposed			
Identify any processes or materials that may be potentially hazardous and identify management			