



INVERELL SHIRE COUNCIL

STATEMENT OF ENVIRONMENTAL EFFECTS

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 (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, alterations & additions, outbuildings, small scale commercial & industrial developments and minor subdivisions. It may be necessary for Council to request additional information depending on the nature and impacts of a proposal. Larger scale developments should be accompanied by a detailed and specific Statement of Environmental Effects. For further information in this regard please seek specific advice from one of Council's Development Planners.

(When completing template if any potential environmental impact is identified please provide additional comment – if necessary attach additional information).

APPLICATION DETAILS

Applicants Name.....
Location of Lot..... **DP**.....
Development: No..... **Street**.....
Locality.....

DESCRIPTION OF THE DEVELOPMENT

(Should include where applicable physical description of building, proposed building materials, nominated colour scheme, nature of use, details of any demolition etc).

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DESCRIPTION OF THE SITE

(Describe the physical features such as shape, slope, vegetation, any waterways. Also describe the current use/s on the site).

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CONTEXT AND SETTING

Will the development:

- Be visually prominent in the surrounding area? No Yes
- Be inconsistent with the existing streetscape or Council’s setback policies? No Yes
- Be out of character with the surrounding area? No Yes

Comments:

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ACCESS/TRAFFIC & UTILITIES

(Note 1 dwelling = approx. 10 vehicle movements per day)

- Is legal and practical access available to the development? No Yes
- Will development increase local traffic movements / volumes? No Yes
If yes, by how much?.....
- Are additional access points to road network required? No Yes
- Has vehicle manoeuvring and onsite parking been addressed in the design (Commercial / Industrial/ Multi Res/Public Buildings only). ? No Yes
- Is power, water, electricity, sewer and telecommunications services readily available to the site? No Yes

Comments:

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ENVIRONMENTAL IMPACTS

- Is the development likely to result in any form of air pollution (smoke, dust, odour etc.)? No Yes
- Does the development have the potential to result in any form of water pollution (eg. sediment run-off)? No Yes
- Will the development have any noise impacts above background noise levels (eg. Swimming pool pumps)? No Yes
- Does the development involve any significant excavation or filling? No Yes
- Could the development cause erosion or sediment run-off (including during the construction period)? No Yes
- Is there any likelihood in the development resulting in soil contamination? No Yes
- Is the development considered to be environmentally sustainable (including provision of BASIX certificate where required)? No Yes
- Is the development likely to disturb any aboriginal artefacts or relics? No Yes

Comments:

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FLORA AND FAUNA IMPACTS

(For further information on threatened species, see www.threatenedspecies.environment.nsw.gov.au)

- Will the development result in the removal of any native vegetation from the site? No Yes
- Is the development likely to have any impact on threatened species or endangered ecological communities? No Yes

(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 – applicants are encouraged to consult Council).

Comments:

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NATURAL HAZARDS

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

- Bushfire Prone? Landslip? Flooding?

(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).

Comments:

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WASTE DISPOSAL

- How will effluent be disposed of? To Sewer Onsite
- Will liquid trade waste be discharged to Council’s sewer? No Yes
- How will stormwater (from roof and hard standing) be disposed of:
 Street Drainage System Other (if other provide details)

Comments:

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SOCIAL AND ECONOMIC IMPACTS

- Will the proposal have any economic consequences in the area? No Yes
- Will the proposal affect the amenity of surrounding residences by overshadowing / loss of privacy / increased noise or vibration? No Yes
- Is the development situated in a heritage area or likely to have an impact on any heritage item or item of cultural significance? No Yes

Comments:

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OPERATIONAL AND MANAGEMENT DETAILS

(This section is only relevant to commercial / industrial / public buildings and other non-residential uses)

Please attach a separate statement to this form addressing the following matters:

- Description of operation
- Numbers of staff
- Description of production process
- Method / timing / frequency of deliveries (loading and unloading)
- Type and quantity of goods handled including any hazardous substances
- Provision for disabled access and facilities
- Hours and days of operation
- Maximum expected no. of customers
- Nature of any waste generated

Applicants 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 this Council.