

STATEMENT OF ENVIRONMENTAL EFFECTS

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.

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 and outbuildings. 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 prepared by a suitably qualified person.

Property

Lot No

Section No

DP/SP:

Street Address:

Area of the Site:

Are there any restrictions listed on the Certificate of Title?



Easement



Covenant



Other

Describe the current use of site:

Detail existing buildings on site:

Is the site within any of the following areas?

- | | |
|--|---|
| <input type="checkbox"/> Flood Planning Area | <input type="checkbox"/> Bush Fire Prone Area |
| <input type="checkbox"/> Airport Obstacle Limitation Surface | <input type="checkbox"/> Mine Subsidence Area |
| <input type="checkbox"/> Biodiversity Values Map | <input type="checkbox"/> Heritage Item |
| <input type="checkbox"/> Aboriginal heritage area/objects | <input type="checkbox"/> Heritage Conservation Area |

Proposed Development

Please tick all relevant boxes that describe the proposed development

Subdivision

Number of existing lots:

Number of proposed lots:

Subdivision Type:

Torrens title

Strata Title

Community Title

Demolition

Describe structures/building to be demolished

Existing Buildings

Additions to existing building

Alterations to existing building

Describe additions/alterations:

New Buildings

Dwelling house

Rural Shed

Secondary Dwelling (Granny Flat)

Swimming Pool

Dual Occupancy

Transportable/Relocatable Building

Villas/Townhouses

Commercial Development

Seniors Housing

Signage

Tourist Accommodation

Industrial Development

Residential Shed

Other:

Describe:

Infrastructure

Water Supply

Reticulated (town) Water

Bore

Water Tank

Tank Size:

Other:

Effluent Disposal

Reticulated (town) Sewer

On-site Disposal (septic)

Water Tank

On-site wastewater report to be provided.

Stormwater Disposal

(from roof and hardstand areas)

Street Drainage

Rainwater Tank

Easement

On-site

Tank Overflow:

Other:

Electricity

Connection to Mains

Solar Panels Only

Other:

Telecommunication

Connection to Network

Nil Proposed

Access

New Road/s

Right of Carriageway

New driveway from public road

Is access from a classified road?

Yes

No

Solid Waste

Kerbside Collection

Private Contractor

Owner take to waste facility

Other:

Operational Details

Describe the development to be carried out:

Hours of Operation:

Days of Operation:

Number of Employees:

Largest Vehicle to access the site:

- | | |
|--|--|
| <input type="checkbox"/> Small Rigid Vehicle (6.4m) | <input type="checkbox"/> B-Double (26m) |
| <input type="checkbox"/> Articulated Vehicle (20m) | <input type="checkbox"/> Utility vehicle |
| <input type="checkbox"/> Passenger Car | <input type="checkbox"/> Heavy Rigid Vehicle (12.5m) |
| <input type="checkbox"/> Medium Rigid Vehicle (8.8m) | <input type="checkbox"/> > B-Double |

Details of deliveries to site: *(frequency and number)*

Customers accessing the site: *(frequency and number)*

Details of other service vehicles accessing site:
(e.g. garbage truck/liquid trade waste vehicle)

**Operational Details
Continued**

Total number of vehicles accessing the site

Number of light/passenger vehicles per day:

Number heavy vehicles per day:

Details of any plant/machinery used on site:

(e.g. air conditioners, compressors, rattle guns ,etc)

What liquid waste would be generated by the development?

How is liquid waste to be managed?

What solid waste would be generated by the development?

How will solid waste be stored on site and disposed of off site?

Permissibility

What is the zoning of the land under Narrabri LEP?

What is the land use definition of the development?

Is the proposed development permissible?

- Narrabri LEP
 SEPP

Which SEPP:

Does the development meet the Minimum Lot Size under the LEP?

Note this applies to ALL lots within the subdivision

- Yes
 No

Does the development propose to vary a development standard?

- Yes
 No

Development Standard to be varied:

Clause 4.6 Objection required to be attached where development standard is to be varied.

Other LEP provisions applicable to the development and details of how the development complies

**Permissibility
Continued**

DCP provisions applicable to the development and details of how the development complies.

Impacts of the Development

Air

Will the development result in any form of air pollution?

Yes

No

Smoke

Dust

Other Gases

Other Particulates

Odour

Describe expected air quality impacts

How will the development be managed to avoid impacts on air quality?

Noise

Will the development result in any noise generation above background levels?

Yes

No

Swimming pool pumps

Traffic noise

Plant/Machinery

Other

Compressors

Describe expected noise impacts

How will the development be managed to avoid adverse noise impacts?

Water

Is the development likely to cause any surface water or groundwater pollution?

Yes

No

Runoff from unsealed surfaces

Use of chemicals

Refueling of vehicles

Cut and filling

Other

Describe expected surface water or groundwater pollution impacts

How will the development be managed to avoid adverse water quality impacts?

Biodiversity

Does the development require the removal of ANY vegetation from site?

- Yes
 No

If so, describe vegetation to be removed

Will the development be carried out on an area of Biodiversity Values on the Biodiversity Values Map?

- Yes
 No

Will the development involve clearing of native vegetation above clearing threshold?

- Yes
 No

Is the proposed development likely to significantly affect threatened species or ecological communities, or their habitats?

(pursuant to section 7.3 Biodiversity Conservation Act 2016)

- Yes
 No

Does the development comply with the Koala Habitat SEPP?

Clause 9 - Site on Koala DA Map

- Yes
 No

Clause 10 - not on Koala DA Map

- Yes
 No

Natural Hazards

Bush Fire Prone Land

Is the site mapped as bush fire prone?

- Yes
 No

If Yes, a Bush Fire Assessment Report is required to be included with the DA

- Yes
 No

If Yes, does the development comply with the following elements of Planning for Bush Fire Protection 2019?

Asset Protection Zone

- Yes
 No

Construction Standards (BALs)

- Yes
 No

Access

- Yes
 No

Water Supply

- Yes
 No

Electricity

- Yes
 No

Gas

- Yes
 No

**Natural Hazards
Continued**

Flood Planning Area

Is the site mapped as being within a flood planning area?

Yes

No

If Yes:

Describe how the development is compatible with the flood hazard of the land

Demonstrate that the development is not likely to significantly adversely affect flood behaviour resulting in detrimental increases in the potential flood affection of other development or properties

Outline the measures to manage risk to life from flood

Demonstrate that the development is not likely to significantly adversely affect the environment or cause avoidable erosion, siltation, destruction of riparian vegetation or a reduction in the stability of river banks or watercourses

Demonstrate that the development is not likely to result in unsustainable social or economic costs to the community as a consequence of flooding

Heritage

Will the development impact on any items/areas/objects of heritage significance?

LEP Heritage Item

Yes

No

LEP Conservation Area

Yes

No

Aboriginal Site or Place

Yes

No

Archaeological Site

Yes

No

If Yes:

What is the effect of the proposed development on the heritage significance of the item or area concerned?

What measures have been included in the development to avoid or minimise impact on the heritage item/area/object?

Traffic, Access and Parking

Will the development result in a significant increase in traffic compared to the existing traffic on the street it will gain access from?

Yes

No

Can all vehicles that are required to access the site, enter and exit the site in a forward direction? (e.g. delivery trucks, waste collection trucks etc)

Yes

No

Do any new driveways/roads achieve Safe Intersection Sight Distance (SSID) in accordance with Austroads/AS2890?

Yes

No

Does the development provide sufficient parking on site in accordance with Council's DCP?

Yes

No

Context and Setting

Will the development result in overshadowing of any properties?

Yes

No

**Context and Setting
Continued**

If Yes:

Describe impacts

Outline measures to reduce impacts

Will the development result in adverse impact in visual privacy for adjoining properties?

Yes

No

If Yes:

Describe impacts

Outline measures to reduce impacts

Will the development result in adverse impact in acoustic privacy for adjoining properties?

Yes

No

If Yes:

Describe impacts

**Context and Setting
Continued**

Outline measures to reduce impacts

Will the development result in adverse visual impacts?

Yes

No

If Yes:

Describe impacts

Outline measures to reduce impacts

Will the development be consistent with the existing and desired future character of the area in which it is located?

Yes

No

If Yes:

Describe impacts

Outline measures to reduce impacts

Social and Economic Impacts

Is the development like to have any economic impacts in the locality?

Yes

No

If Yes:

Describe impacts

Outline measures to reduce impacts

Is the development like to have any social impacts in the locality?

Yes

No

If Yes:

Describe impacts

Outline measures to reduce impacts

Declaration

Prepared by (print name):

Signature:

Date (dd / mm / yyyy)