



A Statement of Environmental Effects (SEE) is a report outlining the likely impacts of your proposal, and the proposed measures that will mitigate those impacts. A SEE includes written information about the proposal that cannot be readily shown on your plans and drawings.

The *Environmental Planning & Assessment Regulations, 2000* (Schedule 1), stipulates that a development application **MUST** be accompanied by a SEE, and also requires that the SEE must indicate the following matters:

- (a) the environmental impacts of the development,
- (b) how the environmental impacts of the development have been identified,
- (c) the steps taken to protect the environment or to lessen the expected harm to the environment,
- (d) any matters required to be indicated by any guidelines issued by the Director-General.

In some instances, only a very brief SEE may be required, for minor types of developments, where the impacts are likely to be negligible. Accordingly, the attached SEE template has been prepared, which can be completed and lodged with an application for the following type of development:

**CHANGE OF USE – FROM ONE EXISTING  
COMMERCIAL OR INDUSTRIAL USE TO ANOTHER  
(where no, or minimal, building works are being carried out)**

**STATEMENT OF ENVIRONMENTAL EFFECTS**

Whilst the use of this SEE template is not mandatory, it will assist in addressing all the relevant and required information. If this template is not used, your development application will still need to be accompanied by a SEE.

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**A. DESCRIPTION OF DEVELOPMENT:** Provide details of your development and how it will operate (attach additional pages if necessary)

Property address	WATTLE GROVE LANE RYE PARK LOT 1/-/DP 577460
Proposed development type of business	HOME INDUSTRY
Days and hours of operation	<input type="checkbox"/> Days of operation _____ <input type="checkbox"/> Hours of operation _____
Number of staff	0
Plant and machinery to be installed	N/A EXISTING KITCHEN
Describe any production processes	HOME INDUSTRY IN EXISTING HOME KITCHEN <del>PRODUCE</del> MAKING JAMS, RELISH, SAUCE, PRESERVES.
Type, size and quantity of goods to be:	<input type="checkbox"/> stored _____ <input type="checkbox"/> manufactured _____ <input type="checkbox"/> transported _____
Access detail the location of vehicular access to the site	EXISTING ACCESS OFF WATTLE GROVE LANE NO CHANGE
Traffic detail the type, nature and amount of traffic to be generated, e.g car – 6 per day (staff) and 10 per day (client), semi-trailer 1 per week (incoming), 1 rigid truck per day (outgoing)	NO ADDITIONAL TRAFFIC
Parking detail the amount and location of existing parking available on-site	NO ADDITIONAL PARKING
Signage detail all signage (size, location and content), if not shown on plans	NO SIGNAGE

## B. SITE & LOCALITY DESCRIPTION: Provide details of the site and adjacent lands

Please ensure the following details have been shown on your site plan, as a minimum:

- |                                                        |                                                          |                                                 |                                           |
|--------------------------------------------------------|----------------------------------------------------------|-------------------------------------------------|-------------------------------------------|
| <input checked="" type="checkbox"/> site dimensions    | <input checked="" type="checkbox"/> site area            | <input checked="" type="checkbox"/> north point | <input checked="" type="checkbox"/> scale |
| <input checked="" type="checkbox"/> existing buildings | <input checked="" type="checkbox"/> existing car parking | <input checked="" type="checkbox"/> easements   | <input checked="" type="checkbox"/> trees |

Issue	Details
Present use of the site	DWELLING
Past use/s of the site	DWELLING
Describe any existing built structures on the land (e.g location, number, storeys, building material, current use etc)	EXISTING SINGLE STOREY DWELLING CLAD, TIMBER FRAMED, METAL ROOF
Describe the key physical features of the site (e.g shape, size slope, significant trees or vegetation, dams, waterways, drainage lines, etc)	ESTABLISHED HOUSE GARDEN SURROUNDED BY RURAL FARMLAND
<p>Is the land classified as bushfire prone ? (You can check this with Council or a recent 10.7 Certificate. In some cases a Bushfire Risk Assessment Report may be required)</p> <p><input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</p>	
<p><b>Locality characteristics</b> Describe the type and nature of adjacent land uses, e.g</p> <ul style="list-style-type: none"> <li>• residential, commercial, industrial;</li> <li>• older or more modern construction;</li> <li>• single or two storey;</li> <li>• building materials;</li> <li>• single dwelling houses or unit developments,</li> <li>• etc.</li> </ul>	RURAL

## C. COMPLIANCE WITH PLANNING CONTROLS

**Local Environmental Plan:** Complete the following table to show how your development complies with the relevant provisions of the LEP. If your development is not consistent with the requirements, you need to provide justification for all variations, or may need to seek a formal variation. A copy of the LEP and the associated maps (zoning, lot size, heritage, biodiversity, land and water) can be found at <http://www.legislation.nsw.gov.au/mainten/view/info6/epi/404+2010+ed+0+N>.

Clause	Issue	Complies	Comment
2.1 – Land use zones	What is the zoning of the land?		Zoning: RUI
2.3 – Zone objectives and land use table	Is the proposed development permissible in the zone?	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	
4.6 – Exceptions to development standards	Are you seeking a variation to a development standard in the LEP?	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	If yes, because your proposal varies from any standard in the LEP (such as minimum lot size), you must include a separate written statement, justifying the non-compliance. If yes, statement attached - <input type="checkbox"/> Yes <input type="checkbox"/> No
5.10 – Heritage conservation	Is any part of your property an item of heritage or within a heritage conservation area?	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	If so, you must include a written statement and/or Heritage Impact Statement, detailing the potential impact on the item or HCA, and how the impact will be minimised. If yes, statement attached - <input type="checkbox"/> Yes <input type="checkbox"/> No
PART 6: Land	Is the land identified as a "sensitive land area"?  The land maps are at: <a href="http://www.legislation.nsw.gov.au/mapindex?type=epi&amp;year=2010&amp;no=404">http://www.legislation.nsw.gov.au/mapindex?type=epi&amp;year=2010&amp;no=404</a> .	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	If yes, how will any adverse environmental impacts be minimised and managed?
Water	Is the land identified as a "riparian corridor" or "groundwater vulnerability"?  The water maps are at: <a href="http://www.legislation.nsw.gov.au/mapindex?type=epi&amp;year=2010&amp;no=404">http://www.legislation.nsw.gov.au/mapindex?type=epi&amp;year=2010&amp;no=404</a> .	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	If yes, how will any adverse environmental impacts be minimised and managed?  THE PROPOSED HOME INDUSTRY WILL HAVE NO ADDITIONAL IMPACT ON THE ENVIRONMENT

<b>Biodiversity</b>	Is the land identified as an "area of high biodiversity" ?  The biodiversity maps are at: <a href="http://www.legislation.nsw.gov.au/mapindex?type=epi&amp;year=2010&amp;no=404">http://www.legislation.nsw.gov.au/mapindex?type=epi&amp;year=2010&amp;no=404</a> .	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	If yes, how will any adverse environmental impacts be minimised and managed ?  NO IMPACT
<b>Flood planning</b>	Is the land subject to flood related development controls ?  You can check this with Council or a recent 10.7 Certificate. In some cases a Flood Risk Report may be required.	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	If yes, your proposal shall show that it is compatible with the flood hazard and will not increase risk to the environment, building or life.
<b>Development Control Plan</b> – Complete the following table to show how your development complies with the relevant provisions of the DCP. If your development is not consistent with the requirements, you need to provide justification for all variations. A copy of the DCP can be found at <a href="http://www.hilltops.nsw.gov.au">www.hilltops.nsw.gov.au</a> .			
<b>Performance outcome</b>	<b>Control</b>	<b>Complies</b>	<b>Comment</b> If your proposal does not meet the stated control (Column 2), you must provide details on how the proposal satisfies the performance outcome (Column 1).
<b>Complete the following section for commercial uses</b>			
To ensure that development is consistent with existing or future character	No existing windows are painted over	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	
Parking is of sufficient quantity, and provided in safe and efficient manner	Parking complies with the DCP in terms of standard and number	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	
To ensure that new development is provided with appropriate services	Developments are provided with water, sewer, power, gas and telecommunications	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	NO GAS EXISTING SEPTIC SYSTEM
	Developments dispose of waste through a trade waste agreement	<input type="checkbox"/> Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> N/A	

**Complete the following section for industrial uses**

To ensure new development is adequately serviced	Developments are provided with water, sewer, power, gas and telecommunications	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	
To ensure roads, access and parking are constructed to a suitable standard	Parking and on-site areas comply with the DCP in terms of standard and number	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	NO ADDITIONAL PARKING NO STAFF NO CUSTOMERS
	Access driveways (within the road reserve) are constructed of concrete	<input type="checkbox"/> Yes <input type="checkbox"/> No	N/A
	If not already provided, kerb and guttering and footpath is provided to all road frontages	<input type="checkbox"/> Yes <input type="checkbox"/> No	N/A

**Complete the following section if a food shop is proposed**

Food preparation and storage areas are constructed to allow easy cleaning	Compliance with AS 4674 Design, construction and fit-out of food premises	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	
Food is stored in accordance with good practice		<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	
Handling of food minimises risks to public health		<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	
Adequate customer facilities are provided	Provision of customer facilities as per the Building Code of Australia	<input type="checkbox"/> Yes <input type="checkbox"/> No	N/A NO CUSTOMERS
Disposal of wastes to the public sewer is within the capacity of the infrastructure	Compliance with Council's trade waste policy	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	EXISTING SEPTIC
Location of trade waste facilities shall enable easy access for servicing		<input type="checkbox"/> Yes <input type="checkbox"/> No	N/A

## D. ASSESSMENT OF THE LIKELY IMPACTS OF THE DEVELOPMENT

<b>Transport and traffic –</b> How will any likely traffic impacts associated with parking, loading and unloading, etc, be managed?	NO CHANGE
<b>Heritage –</b> How will any impact on the heritage item or the HCA be minimised (where HIS not provided)?	N/A
<b>Water requirements</b> detail the amount of water requirement, its purpose, the source, any treatment or reuse of water proposed, or water saving measures proposed	<input type="checkbox"/> amount <u>NO CHANGE - EXISTING TANK WATER</u> <input type="checkbox"/> purpose _____ <input type="checkbox"/> treatment / reuse _____ <input type="checkbox"/> water saving measures _____
<b>Sewer / liquid trade waste</b> detail the method of effluent and liquid waste disposal e.g on-site, reticulated sewerage system, the type and amount generated, and any pre-treatment proposed, e.g grease-trap	<input type="checkbox"/> disposal method <u>EXISTING SEPTIC</u> <input type="checkbox"/> type _____ <input type="checkbox"/> amount _____ <input type="checkbox"/> pre-treatment _____
<b>Waste generation</b> detail type and amount of waste to be produced, method of storage and disposal, including solids, liquids, gases or particulates	<input type="checkbox"/> type <u>NO CHANGE - DOMESTIC WASTE ONLY</u> <input type="checkbox"/> storage _____ <input type="checkbox"/> disposal _____
<b>Noise</b> detail all sources, type and level of noise generated, and how the noise will be controlled to prevent a nuisance	<input type="checkbox"/> sources and type _____ <input type="checkbox"/> level _____ <input type="checkbox"/> controls _____
<b>Odour</b> detail the source and type of odour generated, and how the odour will be controlled to prevent a nuisance	

## Signage assessment

### 1 Character of the area

- Is the proposal compatible with the existing or desired future character of the area or locality in which it is proposed to be located?
- Is the proposal consistent with a particular theme for outdoor advertising in the area or locality?

☒ Yes ☐ No

☐ Yes ☐ No  
N/A

### 2 Special areas

- Does the proposal detract from the amenity or visual quality of any environmentally sensitive areas, heritage areas, natural or other conservation areas, open space areas, waterways, rural landscapes or residential areas?

☐ Yes ☐ No  
N/A

### 3 Views and vistas

- Does the proposal obscure or compromise important views?
- Does the proposal dominate the skyline and reduce the quality of vistas?
- Does the proposal respect the viewing rights of other advertisers?

☐ Yes ☐ No  
N/A

☐ Yes ☐ No

☐ Yes ☐ No

### 4 Streetscape, setting or landscape

- Is the scale, proportion and form of the proposal appropriate for the streetscape, setting or landscape?
- Does the proposal contribute to the visual interest of the streetscape, setting or landscape?
- Does the proposal reduce clutter by rationalising and simplifying existing advertising?
- Does the proposal screen unsightliness? Does the proposal protrude above buildings, structures or tree canopies in the area or locality?
- Does the proposal require ongoing vegetation management?

☐ Yes ☐ No

☐ Yes ☐ No  
N/A

☐ Yes ☐ No

☐ Yes ☐ No

☐ Yes ☐ No

### 5 Site and building

- Is the proposal compatible with the scale, proportion and other characteristics of the site or building, or both, on which the proposed signage is to be located?
- Does the proposal respect important features of the site or building, or both?
- Does the proposal show innovation and imagination in its relationship to the site or building, or both?

☐ Yes ☐ No

☐ Yes ☐ No  
N/A

☐ Yes ☐ No

### 6 Associated devices and logos with advertisements and advertising structures

- Have any safety devices, platforms, lighting devices or logos been designed as an integral part of the signage or structure on which it is to be displayed?

☐ Yes ☐ No

☐ Yes ☐ No  
N/A

### 7 Illumination

- Would illumination result in unacceptable glare?
- Would illumination affect safety for pedestrians, vehicles or aircraft?
- Would illumination detract from the amenity of any residence or other form of accommodation?
- Can the intensity of the illumination be adjusted, if necessary?
- Is the illumination subject to a curfew?

☐ Yes ☐ No

☐ Yes ☐ No

☐ Yes ☐ No

☐ Yes ☐ No

☐ Yes ☐ No

### 8 Safety

- Would the proposal reduce the safety for any public road?
- Would the proposal reduce the safety for pedestrians or bicyclists?
- Would the proposal reduce the safety for pedestrians, particularly children, by obscuring sightlines from public areas?

☐ Yes ☐ No

☐ Yes ☐ No

☐ Yes ☐ No

☐ Yes ☐ No  
N/A