



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)

<b>Property address</b>	4310 Olympic Hwy Koorawatha (Lot 159 DP 754593)
<b>Proposed development type of business</b>	Change from Light Industrial to Storage Premises
<b>Days and hours of operation</b>	<input type="checkbox"/> Days of operation 7 days - daylight hours - lower impact development <input type="checkbox"/> Hours of operation Access during reasonable daylight hours
<b>Number of staff</b>	One (owner)
<b>Plant and machinery to be installed</b>	Nil
<b>Describe any production processes</b>	Nil
<b>Type, size and quantity of goods to be:</b>	<input type="checkbox"/> stored Backhoe, Truck, Car when not in use <input type="checkbox"/> manufactured nil <input type="checkbox"/> transported nil
<b>Access</b> detail the location of vehicular access to the site	Existing
<b>Traffic</b> 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)	Less - retired Owner now just storing items for occasional use only
<b>Parking</b> detail the amount and location of existing parking available on-site	Within building, outside only when moving machines around or loading
<b>Signage</b> detail all signage (size, location and content), if not shown on plans	Nil

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

<u>Issue</u>	<u>Details</u>
<b>Present use of the site</b>	Formerly approved as a Light Industry/Depot, now merely stored as retired
<b>Past use/s of the site</b>	Prior was a previous Owner's hoarder site and dwelling that burnt down
<b>Describe any existing built structures on the land</b> (e.g location, number, storeys, building material, current use etc)	20m x 18m colorbond shed, 6.25m high Single storey, Has WC room to former existing septic
<b>Describe the key physical features of the site</b> (e.g shape, size slope, significant trees or vegetation, dams, waterways, drainage lines, etc)	Flat clear site
<b>Is the land classified as bushfire prone ?</b> (You can check this with Council or a recent 10.7 Certificate. In some cases a Bushfire Risk Assessment Report may be required)	
<div><input type="checkbox"/> Yes</div> <div><input checked="" type="checkbox"/> No</div>	
<b>Locality characteristics</b> Describe the type and nature of adjacent land uses, e.g <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>	Village zone - quieter approach to Village area Mixed development Village Oval to east, farmland to south, highway to west, sole dwelling neighbour to north

## 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/main/top/view/inforce/epi+404+2010+cd+0+N>.

<b>Clause</b>	<b>Issue</b>	<b>Complies</b>	<b>Comment</b>
<b>2.1 – Land use zones</b>	What is the zoning of the land?		<b>Zoning:</b> RU5 - Hilltops LEP 2022
<b>2.3 – Zone objectives and land use table</b>	Is the proposed development permissible in the zone ?	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	Innominate under Permitted with consent Not prohibited
<b>4.6 – Exceptions to development standards</b>	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 checked="" type="checkbox"/> No
<b>5.10 – Heritage conservation</b>	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
<b>PART 6: Land</b>	Is the land identified as a “sensitive land area” ?  The land maps are at: <a href="http://www.legislation.nsw.gov.au/map/index?type=epi&amp;year=2010&amp;no=404">http://www.legislation.nsw.gov.au/map/index?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 ?  Not mapped this attribute
<b>Water</b>	Is the land identified as a “riparian corridor” or “groundwater vulnerability” ?  The water maps are at: <a href="http://www.legislation.nsw.gov.au/map/index?type=epi&amp;year=2010&amp;no=404">http://www.legislation.nsw.gov.au/map/index?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 ?  Not mapped this attribute

<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 ?  Not mapped this attribute
<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.  Not mapped this attribute
<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 type="checkbox"/> Yes <input checked="" type="checkbox"/> No	No facade style development
Parking is of sufficient quantity, and provided in safe and efficient manner	Parking complies with the DCP in terms of standard and number	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	Parking adjacent shed on apron - rear of lot
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	Water, oSM & Elec connected
	Developments dispose of waste through a trade waste agreement	<input type="checkbox"/> Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> N/A	No trade waste generation

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	Land serviced as is building
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	Owner access only so ok as built
	Access driveways (within the road reserve) are constructed of concrete	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	Access exists
	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 Village and owner only access for storage
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 type="checkbox"/> Yes <input checked="" type="checkbox"/> No	N/A
Food is stored in accordance with good practice		<input type="checkbox"/> Yes <input type="checkbox"/> No	N/A
Handling of food minimises risks to public health		<input type="checkbox"/> Yes <input type="checkbox"/> No	N/A
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
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 type="checkbox"/> No	N/A
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 ?	Very occasional (a few times a week) site will be accessed to check on security of storage
<b>Heritage</b> – How will any impact on the heritage item or the HCA be minimised (where HIS not provided) ?	Not heritage
<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>minimal - occasional use of toilet</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 _____ <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>nil or taken home with owner</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 <u>occasional start up of motor vehicle</u> <input type="checkbox"/> level <u>negligible</u> <input type="checkbox"/> controls <u>daylight access</u>
<b>Odour</b> detail the source and type of odour generated, and how the odour will be controlled to prevent a nuisance	nil

Signage assessment	
<b>1 Character of the area</b>	
• Is the proposal compatible with the existing or desired future character of the area or locality in which it is proposed to be located?	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
• Is the proposal consistent with a particular theme for outdoor advertising in the area or locality?	<input type="checkbox"/> Yes <input type="checkbox"/> No n/a
<b>2 Special areas</b>	
• 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?	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
<b>3 Views and vistas</b>	
• Does the proposal obscure or compromise important views?	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
• Does the proposal dominate the skyline and reduce the quality of vistas?	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
• Does the proposal respect the viewing rights of other advertisers?	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
<b>4 Streetscape, setting or landscape</b>	
• Is the scale, proportion and form of the proposal appropriate for the streetscape, setting or landscape? SET TO REAR OF PROPERTY	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
• Does the proposal contribute to the visual interest of the streetscape, setting or landscape? n/a	<input type="checkbox"/> Yes <input type="checkbox"/> No
• Does the proposal reduce clutter by rationalising and simplifying existing advertising? n/a	<input type="checkbox"/> Yes <input type="checkbox"/> No
• Does the proposal screen unsightliness? Does the proposal protrude above buildings, structures or tree canopies in the area or locality? set to rear of property n/a	<input type="checkbox"/> Yes <input type="checkbox"/> No
• Does the proposal require ongoing vegetation management?	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
<b>5 Site and building</b>	
• 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?	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
• Does the proposal respect important features of the site or building, or both?	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
• Does the proposal show innovation and imagination in its relationship to the site or building, or both? n/a	<input type="checkbox"/> Yes <input type="checkbox"/> No
<b>6 Associated devices and logos with advertisements and advertising structures</b>	
• 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?	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
<b>7 Illumination</b>	
• Would illumination result in unacceptable glare?	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
• Would illumination affect safety for pedestrians, vehicles or aircraft?	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
• Would illumination detract from the amenity of any residence or other form of accommodation?	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
• Can the intensity of the illumination be adjusted, if necessary? n/a	<input type="checkbox"/> Yes <input type="checkbox"/> No
• Is the illumination subject to a curfew? n/a	<input type="checkbox"/> Yes <input type="checkbox"/> No
<b>8 Safety</b>	
• Would the proposal reduce the safety for any public road?	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
• Would the proposal reduce the safety for pedestrians or bicyclists?	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
• Would the proposal reduce the safety for pedestrians, particularly children, by obscuring sightlines from public areas?	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No