



STATEMENT OF ENVIRONMENTAL EFFECTS

29 Belmore Street JUNEE

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What is a Statement of Environmental Effects?

A Statement of Environmental Effects (SEE) is a detailed report that describes the proposed development and identifies any likely or potential impacts. The report will also outline proposed measures to mitigate these impacts. The statement includes written information about the proposed development that cannot be readily shown on the submitted plans and drawings.

A well prepared SEE allows opportunity to demonstrate the merits of the proposal. In contrast, a poorly prepared SEE often leads to requests for more information, delaying the assessment until matters have been resolved. The submission of a SEE is a chance to provide Council with logical, rational and reasonable arguments for the proposed development. It is also a chance to demonstrate that the environment has been considered in the design stage by highlighting concerns and the means proposed to avoid, minimise, mitigate or manage them.

When is a Statement of Environmental Effects required?

Under the provisions of Schedule 1 of the Environmental Planning and Assessment Regulation 2000, **all development applications** must be accompanied with a SEE. The complexity of an application will determine the extent of information to be provided.

What to include in a Statement of Environmental Effects

The SEE should address all the issues that are applicable to your proposal. As a minimum, the SEE is to address the following matters:

- a) A detailed description of the proposal
- b) the environmental impacts of the development,
- c) how the environmental impacts of the development have been identified,
- d) the steps to be taken to protect the environment or to lessen the expected harm to the environment,
- e) in some cases, the SEE will also have to consider any matters indicated by any guidelines issued by the Director-General.

An accurately prepared SEE will enable Council Officers to assess applications efficiently and avoid any delays in the assessment process. Council has the authority to reject an application that it regards as being insufficient or incomplete. For proposals that are likely to have minimum impact, a brief SEE will be sufficient.

The following **Statement of Environmental Effects Standard Form** can be used as a general guide for small scale development, such as:

- dwellings;
- carports;
- swimming pools;
- shed;
- boundary adjustments;
- dual occupancy; or
- change of use.



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This Statement of Environmental Effects is not exhaustive and where insufficient information has been provided Council reserves the right to stop the assessment of the application pending the submissions of more detailed information.

Development applications which are of a larger scale will require a more detailed Statement of Environmental Effects

Proposal

Provide a detailed description of the proposed development	General engineering, including machine shop (lathe, milling, surface grinding operations), mechanical maintenance, i.e. rebuilding gearboxes/machinery and light fabrication/welding
	Use of an existing shed for workshop

Site Analysis

Describe the existing use of the site:	Currently used for storage, was used as engineer workshop since 1980s, however understand no approval was provided.
Describe the proposed use of the site:	General engineering, machining, light fabrication/welding
Are there any known site constraints: <i>Consider factors such as flooding, slope, bushfire, land contamination etc.</i>	N/A

Permissibility

Is the proposed use permissible in the zone under the Junee Local Environmental Plan 2012 (JLEP)? Does it meet the objectives of the zone:	RU5 - Village, General Industry
Are there matters or provisions specified for consideration under the JLEP?	N/A
What are the relevant DCPs applicable to the development? Is the development consistent with the DCPs?	Junee Shire Council Development Control Plan 2021 Shed is already constructed, so site conditions, setbacks, building design does not apply to this Development Application
If the development does not strictly comply with standards of the JLEP and/or DCPs, does it have merit for the proposed variation?	Although it might not be the best location for metal fabrication (D4.1), this building has been used for engineering for quite some time there are also other larger businesses around, such as bus depot commercial hotel, sound controls will be put in place to dampen sound to surrounding residences. Existing building is set back 21.4m from Peel St. Existing fencing and access in place

Context and setting

Does the development fit with character of the area? <i>Consider the compatibility of the development with adjoining/nearby land uses.</i>	Southern boundary adjoins old tab, western boundary faces peel street with June Buses Depot adjacent to 24 Peel Street. Eastern Boundary across the road is residential units which noise dampening elements will be included to limit noise to residences
Is the development consistent with the visual streetscape of the locality? <i>Consider external alterations, signage etc.</i>	No external alterations except for new signage on Peel Street side above roller door - refer to western elevation
Is the development affecting/ located near an item with heritage significance? If so, are there any likely impacts on this item due to the development?	Close by to Loftus building and Commercial Hotel no impact due to existing shed has been constructed for a long period of time
Will the proposed development affect privacy, views and/or overshadowing of adjoining properties? <i>Shadow diagrams are required if there is potential for overshadowing or if the development is two storeys or more</i>	N/A - existing shed is already DA approved.
Will the proposed development generate offensive noise or vibration? If so, what measures will be used to mitigate the noise sources?	New cool room panel and requirements to Bolton Street (residence) side to help dampen sound from machinery; the angle grinder would be the most amount of noise which is between 90 and 115 decibels, this would be designated on the Peel Street side through management plan. CNC Lathe produces 50 to 75 decibels, depending on what is being machined. No works will be constructed outside of hours of operation

Operational Uses (for commercial uses only)

Hours and days of operation:	Please tick		From	To
	☐	Sunday	N/A	N/A
	☒	Monday	7:00am	5:00pm
	☒	Tuesday	7:00am	5:00pm
	☒	Wednesday	7:00am	5:00pm
	☒	Thursday	7:00am	5:00pm
	☒	Friday	7:00am	5:00pm
	☒	Saturday	7:00am	4:00pm
Number of staff:	one staff member			
Onsite activities:	machining, welding, bandsaw operations			

Type and quantity of raw materials, finished products and waste products to be stored onsite:	steel, bronze, aluminium, stainless steel in various forms, amount less than 1 tonne
Identify any proposed hazardous materials or processes:	N/A
Does the development include skin penetration practices? Please describe accordingly: <i>Consider the provisions of the NSW Health Authority</i>	N/A
Does the development include food preparation practices? Please describe accordingly: <i>Consider the provisions of the NSW Food Act 2003 and FSANZ Food Standards</i>	N/A
Does the development include the placement of signs? Please indicate the number of signs and describe accordingly: <i>Consider the size, colours, wording, location, etc. Refer to SEPP No. 64 – Advertising and Signage</i>	Yes, one business sign above Peel St roller door, approx 3m wide x 1m high

Traffic and Access

Provide details of accessibility for vehicles, pedestrians, bicycles and disabled persons:	Site currently has two entry points, Peel St as the main entry and Bolton Street, suitable access for vehicles, including trucks pedestrians, bicycles and disabled persons
Will local traffic movements or volume be affected? Provide details of traffic movements:	Local traffic not affected, sole employee, limited freight deliveries of once a month
Will additional requirements for access, onsite car parking, loading and unloading be required?	No already in place
How many onsite car parking spaces are provided for the development? <i>Refer to Council's DCP No. 20 – Off Street Parking Policy</i>	4 already available

Utilities

Does the development require access to reticulated water, sewer and storm water drainage systems? How will these be provided?	Already in place Sink, wash basin and toilet already provided
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Will the development result in an extension of the reticulated water, sewer or storm water drainage system?	No
Does the development include the installation of an onsite sewerage management system?	No
Describe other utilities that are/or required to be connected: <i>Consider provisions of electricity, gas, telecommunications, etc.</i>	No additional services needed, water, sewer and electricity already connected, electrical inside shed will have an update. Gas available to site - but not connected to anything

Waste

Does the development involve the disposal of liquid trade waste? If so, please indicate methods of disposal:	Any liquid trade waste (i.e. oil) is sent to Oil recycler (Smallmons) 20L drums held - to be removed once full. Not to be poured into reticulated sewer. To be disposed of in accordance with Liquid Trade Waste Regulation Guidelines
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Additional Supportive Information

No water jet cutter to be used on site like prior engineer.
All activities such as grinding will be conducted inside or on the Peel Street side.

NOTE: Statements that claim to have no adverse impacts are not considered to be credible documents

Signatures

Signature(s) 
Name Mariah Foley

Date 11-08-2026