# Statement of Environmental Effects

# Commercial & Industrial Development

**A completed Statement of Environmental Effects (SoEE) is required to accompany all development applications except integrated development which require an environmental impact statement (EIS).**

**About This Form:** This SoEE template is designed to form an attachment to the Development Application. It can only be used for the following development types:

- Commercial & Industrial Development

| APPLICATION DETAILS | |
|---|---|
| *APPLICANT* | |

| PROPERTY DETAILS | | | |
|---|---|---|---|

| *House No:* | | *Street Name:* | |
|---|---|---|---|
| *Town:* | | | |

| *Lot:* | | *DP/SP:* | | *Section* | |
|---|---|---|---|---|---|

| DESCRIPTION OF THE PROPOSAL |
|---|
| *What is the proposed development?* |

| Describe your proposal in detail |
|---|
| *Include details such as whether the development will use the whole or part of the building(s) or land, whether new buildings are proposed, the physical features of the proposed building, the nature of the building (eg office, retail, industrial etc), materials and colour scheme, signage, disabled access and facilities, seating capacity.* |

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| BLAND LOCAL ENVIRONMENTAL PLAN 2011 | |
| --- | --- |
| **What is the land zoned?** | |

**What is the proposal for (as defined by the Bland Local Environmental Plan 2011)?**

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**Is the use permissible in the zone?**

☐ *No*

*Are you relying on existing use rights?*

☐ Yes – Council advises that you engage a planning consultant to help prepare your Statement of Environmental Effects as further information is required.

☐ No – The development is prohibited in the zone.

☐ *Yes*

**Expand on how your proposal meets the objectives of the zone**

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## DESCRIPTION OF THE SITE

**What is the area of the site (m² or hectares)?**

**Describe the site**

*Include information such as the physical features of the site, for example slope and vegetation, existing services*

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**What type of land use and development exist on the surrounding land?**

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## PRESENT AND PREVIOUS USES OF THE SITE

**What is the present use of this site and when did this use commence?**

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_____

**List any previous uses of the site**

_____

_____

**Have any potentially contaminating activities been undertaken on the property?**

☐ *No*

☐ *Yes – Please identify below*

_____

_____

## EXISTING STRUCTURES

*List the existing structures:*

| Existing Structure | Materials | Floor Area (m2) |
|---|---|---|
|  |  |  |
|  |  |  |
|  |  |  |

*Which existing structures are to be demolished as part of the proposal?*

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## OPERATIONAL AND MANAGEMENT DETAILS

*Describe in detail the proposed business/activity?*

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_____

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| | |
|---|---|
| *Total Number of Staff:* |  |
| *Maximum number of staff on duty at any one time:* |  |
| *Maximum number of clients/customers expected in a day:* |  |
| *Maximum number of clients/customers at any one time:* |  |

**Hours and Days of Operation**

| | AM | To | | PM | *Monday to Friday* |
|---|---|---|---|---|---|
| | AM | To | | PM | *Saturday* |
| | AM | To | | PM | *Sunday* |
| | AM | To | | PM | *Public Holidays* |

**Expected vehicle types associated with the proposal:**

_____

_____

| **Number of car parking spaces provided:** | |
|---|---|
| **Location of car parking spaces provided:** | |

**What are the arrangements for transport, loading and unloading of goods?**

_____

_____

**What is the expected frequency of deliveries, size of vehicles and frequency of truck movements?**

_____

_____

**List all machinery associated with the proposed business/activity**

_____

_____

_____

*List the type and quantity of raw materials, finished products and waste materials*

_____

*How will waste generated by the business/activity be disposed of?*

_____

_____

*Identify any proposed hazardous material or processes associated with the business/activity*

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## NATURAL HAZARDS AND ENVIRONMENTAL CONSTRAINTS

*Is the development site subject to any of the following natural hazards?*

| | | |
|---|---|---|
| *Bushfire Prone* | ☐ *Yes* | ☐ *No* |
| *Flooding* | ☐ *Yes* | ☐ *No* |
| *Storm Water Inundation* | ☐ *Yes* | ☐ *No* |

*Note:  If the site is identified as Bushfire Prone it will be necessary to address the Planning for Bushfire Protection Guidelines.  For further information please consult the NSW Rural Fire Service website www.rfs.nsw.gov.au*

*How will you mitigate the impact of the natural hazards for this development?*

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*Is the site constrained by any of the following:*

| | | |
|---|---|---|
| *Terrestrial Biodiversity* | ☐ *Yes* | ☐ *No* |
| *Riparian Land and Watercourses* | ☐ *Yes* | ☐ *No* |
| *Groundwater Vulnerability* | ☐ *Yes* | ☐ *No* |
| *Wetlands* | ☐ *Yes* | ☐ *No* |

*Item of Environmental Heritage or in a conservation area*  ☐ *Yes\** ☐ *No*

| **How will you mitigate the impact of the development on these constraints?** |
| --- |

\* *Note: A heritage impact statement may be required. Please discuss with Council.*

## CONTEXT AND SETTING

| **Will the development be….** |
| --- |

*Visually prominent in the surrounding area?*  ☐ *Yes* ☐ *No*

*Inconsistent with the existing streetscape?*  ☐ *Yes* ☐ *No*

*Out of character with the surrounding area?*  ☐ *Yes* ☐ *No*

*Inconsistent with surrounding land uses?*  ☐ *Yes* ☐ *No*

*Vary a building line setback?*  ☐ *Yes* ☐ *No*

*If you answered yes to any of the above, please provide details and justification for the proposal*

## PRIVACY, VIEWS AND OVERSHADOWING

*Will the development result in any privacy issues between adjoining properties as a result of the placement of windows, decks, pergolas, private open space etc?*  ☐ *Yes* ☐ *No*

*Will the development result in the overshadowing of adjoining properties resulting in adverse impact on solar access?*  ☐ *Yes* ☐ *No*

*Will the development result in any acoustic issues between adjoining properties as a result of the placement of active outdoor areas, vehicular movement areas, air conditioners, bedroom and living windows etc?*  ☐ *Yes* ☐ *No*

*Will the development impact on views enjoyed from adjoining or nearby properties and public places such as parks, roads or footpaths?*  ☐ *Yes* ☐ *No*

*If yes, please provide details of the issue. Some issues will require plans (i.e. overshadowing)*

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## *ACCESS, TRAFFIC AND UTILITIES*

| | | |
|---|---|---|
| *Is legal and practical access available to the development?* | ☐ *Yes* | ☐ *No* |
| *Will the development increase traffic movements/volumes?* | ☐ *Yes* | ☐ *No* |

*If Yes by how much and what types of vehicles?*

| | | |
|---|---|---|
| *Are additional access points to a road network required?* | ☐ *Yes* | ☐ *No* |
| *Has vehicle manoeuvring and onsite parking been address in the design?* | ☐ *Yes* | ☐ *No* |
| *Is power, electricity, sewer and telecommunications services readily available to the site?* | ☐ *Yes* | ☐ *No* |

*Comments*

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## *ENVIRONMENTAL IMPACTS*

| | | |
|---|---|---|
| *Is the development likely to result in any form of air pollution (smoke, dust, odour etc)?* | ☐ *Yes* | ☐ *No* |
| *Does the development have the potential to result in any form of water pollution (i.e. sediment from runoff)?* | ☐ *Yes* | ☐ *No* |
| *Will the development have any noise impacts above background noise levels (e.g. air conditioner units, pool pumps)?* | ☐ *Yes* | ☐ *No* |
| *Does the development involve any significant excavation or filling?* | ☐ *Yes* | ☐ *No* |
| *Could the development cause erosion or sediment runoff (including during construction)?* | ☐ *Yes* | ☐ *No* |
| *Is there a likelihood of the development resulting in site contamination?* | ☐ *Yes* | ☐ *No* |
| *Is the development situated in a heritage conservation area or likely to have an impact on any heritage item or item of cultural significance?* | ☐ *Yes* | ☐ *No* |
| *Is the development likely to disturb any aboriginal artefacts or relics?* | ☐ *Yes* | ☐ *No* |

*Comments*

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## FLORA AND FAUNA IMPACTS

| | | | | |
|---|---|---|---|---|
| *Will the development result in the removal of any native vegetation from the site?* | ☐ | *Yes* | ☐ | *No* |
| *Is the development likely to have any impact on threatened species or native habitat?* | ☐ | *Yes* | ☐ | *No* |

*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 – please contact Council for further information.*

*Comments*

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## WASTE AND STORMWATER DISPOSAL

| | | | | |
|---|---|---|---|---|
| *How will effluent be disposed of* | ☐ | *Sewer* | ☐ | *Onsite* |
| *How will stormwater (from road and hard stand areas) be disposed of?* | ☐ | *Street* | ☐ | *Other* |
| *Will the development result in any hazardous waste or other waste disposal issue?* | ☐ | *Yes* | ☐ | *No* |
| *Does the development propose to have rainwater tanks?* | ☐ | *Yes* | ☐ | *No* |
| *Have all potential overland stormwater risks been considered in the design of the development?* | ☐ | *Yes* | ☐ | *No* |

*Comments*

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## SOCIAL AND ECONOMIC IMPACTS

| | | | | |
|---|---|---|---|---|
| *Will the proposal have any economic consequences in the area?* | ☐ | *Yes* | ☐ | *No* |
| *Will the proposal have any social consequences in the area?* | ☐ | *Yes* | ☐ | *No* |
| *Has the development addressed any safety, security or crime prevention issues?* | ☐ | *Yes* | ☐ | *No* |

*Comments*

## OTHER RELEVANT MATTERS

*Please provide further details below or attach additional pages if required*