

STATEMENT OF ENVIRONMENTAL EFFECTS

ADDRESS: Opp lot 49 DP 756112

PROPOSED DEVELOPMENT: Single mooring

SITE CONSTRAINTS – What constraints apply to the site? ie trees, obstacle limitation surface plan, adjoining development, location of utilities, slope, easements, overland flow paths, flooding, bushfire: Nil

POTENTIAL IMPACTS – Issues that have the potential to cause an impact upon the environment include:

- 1) Tree removal or damage Nil
- 2) Visual and aesthetic impact including impact on residential areas, from outdoor storage etc Nil
- 3) Impact on adjoining development, adjoining different zones, nearby residences, airport operations, etc Nil
- 4) Traffic generation, access and movement patterns including impacts on existing road system Nil
- 5) Impact on overland flow paths Nil
- 6) Waste products generated Nil
- 7) Siting, including in front of adjoining buildings, on boundary in keeping with area
- 8) Visual appearance (height, bulk, building materials, colours, reflective quality, detailing, lack of landscaping etc) in keeping with area
- 9) Design incompatibility with neighbouring development and streetscape Nil
- 10) Noise, vibration, dust and the like Nil
- 11) Other Nil

WHAT STAFF NUMBERS are to be employed? —

WHAT PLANT OR MACHINERY is to be installed? —

HOURS & DAYS OF OPERATION —

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IMPACT IDENTIFICATION - How have the impacts been identified: site inspection

IMPACT MINIMISATION – How is the development going to address site constraints, minimise environmental impacts including those listed previously, eg visual impact and offset any potential adverse effects from the use, eg from servicing, emissions, waste products generated, hours of operation, noise, possible contaminants.

no onsite storage of materials, waste disposal to local landfill
no heritage items in proximity
no vegetation removal proposed
access over approved access

CONSTRUCTION IMPACT - What steps are to be taken to mitigate any impacts of construction activity including security, working on sloping sites and sediment loss, working near public assets, from noise, vehicle movements, rubbish and the like.

no significant construction works proposed

ANY OTHER ISSUES? Nil

DEPARTURES FROM PLANNING PROVISIONS in the DEVELOPMENT CONTROL PLAN

- Provide request and reasoning for departures, including reasoning and evidence.

Nil

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SEE Checklist

A Statement of Environmental Effects (SEE) may require a variety of information. This changes from site to site. If any of the following are relevant, then information concerning the issue should be addressed in the SEE.

YES	NO	SITE SUITABILITY
	<input checked="" type="checkbox"/>	Property dimensions/contours/slope.
	<input checked="" type="checkbox"/>	Existing development
	<input checked="" type="checkbox"/>	Details of the character and amenity of the locality and surrounding streetscape and all structures on adjacent land.
	<input checked="" type="checkbox"/>	Details on any natural hazards affecting the site (<i>ie bushfire prone, flooding, subsidence, slip, mass movement, acid sulphate soils</i>).
	<input checked="" type="checkbox"/>	Details on any heritage matters. Significance of items, landscapes, areas, places or relics and practices.
	<input checked="" type="checkbox"/>	Details on any natural features including native vegetation, fauna habitat, land formations, rivers and streams.
	<input checked="" type="checkbox"/>	Details of existing services, easements, right of way.
	<input checked="" type="checkbox"/>	Business hours, no. of employees etc (<i>industrial/commercial/change of use/home business development</i>).
	<input checked="" type="checkbox"/>	Safety, security and crime prevention issues (<i>industrial/commercial developments</i>).
CURRENT AND PREVIOUS USES		
	<input checked="" type="checkbox"/>	Details of any previous or existing land uses/activities.
	<input checked="" type="checkbox"/>	Details of land use/activities of adjoining properties.
	<input checked="" type="checkbox"/>	Details of any potential contamination from past uses or practices (known or suspected).
ACCESS AND TRAFFIC		
	<input checked="" type="checkbox"/>	Details of accessibility for vehicles, pedestrians, bicycles and disabled persons.
	<input checked="" type="checkbox"/>	Details of road hierarchy/width proposed.
	<input checked="" type="checkbox"/>	Details of traffic generation/movements.
	<input checked="" type="checkbox"/>	Number and type of car parking spaces
	<input checked="" type="checkbox"/>	Off street loading (<i>industrial/commercial development</i>)
PRIVACY, VIEWS AND OVERSHADOWING		
	<input checked="" type="checkbox"/>	Details on visual and acoustic privacy maintenance/controls for the development and adjoining properties.
	<input checked="" type="checkbox"/>	Sunlight (solar) access and overshadowing
	<input checked="" type="checkbox"/>	Views/vistas. From, across and/or towards the site.
	<input checked="" type="checkbox"/>	Edge conditions, ie boundary treatments/landscaping/fencing/retaining walls etc.
SOIL AND WATER		
	<input checked="" type="checkbox"/>	Details on water conservation measure (<i>ie AAA water saving shower heads, dual flush 3/6 litre toilets etc</i>)
	<input checked="" type="checkbox"/>	Details on soil conservation measures (<i>silt traps and filters, spillage prevention, storage/disposal of wastes</i>).
	<input checked="" type="checkbox"/>	Proposed method of stormwater disposal and quality controls.
FLORA AND FAUNA		
	<input checked="" type="checkbox"/>	Existing vegetation (<i>must be clearly identified on a plan</i>)
	<input checked="" type="checkbox"/>	Is native vegetation and/or fauna habitat present (fauna habitat is native vegetation, caves, dead trees, hollow-baring trees, bush rock and rocky outcrops, wetlands, streams, lakes, ponds, dams (<i>if yes, an 8 Part Test must be completed. Please ask for details</i>)).
	<input checked="" type="checkbox"/>	Adjacent to National Parks/State Recreation Area/Native Reserve.
	<input checked="" type="checkbox"/>	Proposed landscaping treatments.
ENERGY		
	<input checked="" type="checkbox"/>	Details of proposed energy conservation, ie design, materials, solar lighting and heating, ventilation, shading elements, insulation, appliances and machinery.
	<input checked="" type="checkbox"/>	Does the proposal require a BASIX certificate (www.BASIX.nsw.gov.au)
WASTE		
	<input checked="" type="checkbox"/>	Details of proposed waste facilities and control (during and after construction)
	<input checked="" type="checkbox"/>	Detail prevention of soil contamination
	<input checked="" type="checkbox"/>	Detail prevention of waterway, drainage line, pond or dam contamination
	<input checked="" type="checkbox"/>	Detail prevention of airborne emissions or contaminants
	<input checked="" type="checkbox"/>	A Site and Soil Assessment for a sewerage management system (rural dwellings).

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Applicant's Signature: 	OFFICE USE:	Date: / /	CSO:
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Legal Reference:

- Section 78A(9) of the *Environmental Planning and Assessment Act 1979* states that the regulations may specify what is required to be submitted with a development application.
- Clause 50(1)(a) of the *Environmental Planning and Assessment Regulation 2000* states that the development applications must contain information and documents specified in schedule 1, part 1.
- Schedule 1, part 1, subclause 2(1)(c) of the *Environmental Planning and Assessment Regulation 2000* requires the submission of Statements of Environmental Effects (SEE's) with all Development Applications (other than designated development).
- Schedule 1, part 1, subclause 4 of the *Environmental Planning & Assessment Regulation 2000* states that such ESS's must show
 - The environmental impacts of the development
 - How the impacts have been identified
 - The steps to be taken to protect the environment or lessen the expected harm to the environment
 - Any matters required to be indicated by any guidelines issued by the Director General.