

Statement of Environmental Effects

A Statement of Environmental Effects must be submitted with all Development Applications in accordance with Schedule 1 of the *Environmental Planning & Assessment Regulations 2000*.

If an answer requires additional details to be provided on likely impact(s) and the proposed means of mitigating or reducing such impact(s), additional space is provided on the last page. This Statement of Environmental Effects is not exhaustive and should be expanded where appropriate. *If more space is required, attach additional sheets.* In accordance with Section 148B of the *Environmental Planning and Assessment Act*, it is an offence to provide information that is false or misleading.

1 Author

Name:

Company (if applicable):

2 Proposal

Describe Proposal:

(Shop, Office, Hardware/Landscape, Food & Drink Premises, Industrial Activity etc.)

Machinery involved in activity:

Type of items sold from site directly to public:

Proposed seating:

Describe any signage/advertisement proposed:

Opening hours:

Monday - Friday

Saturday - Sunday

am

pm

am

pm

Proposed parking arrangements:

Type and extent of landscaping proposed:

If New Building Proposed

Number of buildings proposed:

Area of proposed building (m²):

Proposed number of rooms:

Proposed number of storeys:

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Proposed materials:	External wall finishes	
	Roof finishes	
	Internal driveways/parking	
	Fences/privacy screens	
	Other	

3 Site & Surrounding Area

3.1 Site Analysis

Property Address:	
Lot/DP/SP:	
Site area (m ² /ha)	
Existing vegetation cover	
Existing structures	
Existing access arrangements	
Describe how water is supplied to the site	
Describe how effluent is currently managed	
Describe how stormwater is currently managed	
Describe how electricity and/or gas is supplied to the site	

Note: This information is also to be shown the submitted plans

3.2 Surrounding Area Analysis

Describe the types of development within the surrounding area:	
Outline the distances to neighbouring dwellings/structures	
Describe any Heritage items within the surrounding area	
Describe the existing streetscape (ie landscaping, fences and building facades)	
If applicable outline the predominant Heritage style within any conservation areas.	

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4 Environmental Impacts

4.1 Traffic & Utility Services

Describe the type/number of vehicles expected to be parked on site	Employees:
	Customers/Visitors:
Describe how the development will gain legal vehicular access	
Describe the number and size of deliveries expected per day	
Describe how water will be supplied to the development	
Describe how effluent associated with the development will be managed	
Describe how stormwater associated with the development will be managed	
Describe how electricity and/or gas will be supplied to the development	

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4.2 Local Amenity

Describe proposed measures to minimise any conflicts between nearby residential development. (ie fencing/privacy screens, landscaping etc)	
If applicable describe how items for sale will be displayed to public areas	
Describe proposed measures to ensure any signage will not result in safety issues for public roads (light glare, traffic distraction etc)	
Describe any proposed measures to minimise any impacts on footpaths (ie outdoor dining, signage, goods displayed etc)	
Describe any proposed measures to minimise any emissions (gases, odours, noise etc) associated with the development	
Describe how the proposed development will address the existing streetscape (ie front fences, landscaping, building facade etc)	
If applicable describe how development will complement the existing Heritage items or conservation area	

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4.3 Natural Environment

Outline proposed measures to minimise any impacts on natural waterways (ie diversion banks, separation etc)	
Outline proposed measures to minimise any potential contamination (ie storage of chemicals, bunded areas etc)	
If applicable outline the levels of excavation/fill associated with the development	
If applicable/appropriate describe how the development will manage flood waters (levy banks, construction etc)	
If applicable/appropriate describe how the development will manage bushfire events (asset protection zones, construction etc)	

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4.4 Construction Issues (If applicable)

Describe erosion and sediment control proposed measures (ie silt fences, hay bales etc)			
Outline the expected duration of construction	Total Days:		
	Hours:	Monday - Friday	Saturday - Sunday
		am	pm
Outline how the site will be secured during the construction process			
Outline any proposed demolition as part of the development (including the removal of any asbestos materials)			
Outline how building materials will be stored on the site during construction (ie storage sheds/containers etc)			
Describe how waste generated during construction will be managed	<p>Waste Management Plan</p> <p>Complete a Waste Disposal Plan for all developments that include construction and/or demolition works. You may attach a Plan or use the table below. Waste includes, but is not limited to vegetation, trees, soil, construction waste, demolition waste, timber, asbestos, metals</p>		

Note: This information is also to be shown the submitted plans

4.5 Waste Management Plan

Type of waste	Estimated Amount/Volume	Where/how it will be stored on site	Where it will be disposed	Method of transportation/disposal

PRIVACY INFORMATION: The information you provide in this Statement will enable your application to be assessed by Council and any relevant state agency. If the information is NOT provided, your application may not be accepted. Your application will be publicly notified in accordance with Clause 8 of Snowy Monaro Regional Council’s Development Control Plan 2013. The application details will also be kept by Council in a register that may be viewed by the public at any time. The Act provides that for the purposes of public notification, specific internal layouts of a dwelling maybe excluded from a plan prepared for such exhibition.

