

DESCRIPTION OF THE SITE

(Describe the physical features such as shape, slope, vegetation, any waterways. Also describe the previous and current use/s on the site).

Flat land

Describe the use of the land adjoining the site?

Semi Industrial sheds

CONTEXT AND SETTING

Will the development:

- Be visually prominent in the surrounding area?

No Yes

Why/Why not?

N/A

- Be inconsistent with the existing streetscape or Council's setback policies?

No Yes

Why/Why not?

N/A

- Be out of character with the surrounding area? No Yes
Why/Why not?

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N/A

- Impacts on the existing and likely future amenity of the area? No Yes
Why/Why not?

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N/A

ACCESS/TRAFFIC & UTILITIES

(Note 1 dwelling = approx. 10 vehicle movements per day)

- Is legal and practical access available to the development? No Yes

Describe where access is available:
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Front and rear Lane

- Will development increase local traffic movements/volumes? No Yes
If Yes, by how much?

Why/Why not?
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N/A

- Are additional access points to road network required? No Yes

Describe where additional access points are required from:
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N/A

- Has vehicle manoeuvring and onsite parking been addressed in the design (Commercial/Industrial/Multi Res/Public Buildings only) ? No Yes

Describe route of vehicle movements & number/type/location of parking:

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N/A

- Is power, water, electricity, sewer and telecommunications services readily available to the site? No Yes

Why/Why not?

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- What type of vehicle/equipment will be used onsite?

List number, use & type of vehicle/equipment:

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N/A

- Can/Is disabled access provided ? No Yes
- Are disabled facilities to be installed/provided? No Yes

Number & location:

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- Method/timing/frequency/type of deliveries (loading and unloading)?

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ENVIRONMENTAL IMPACTS

- Is the development likely to result in any form of air pollution (smoke, dust, odour etc)? No Yes

Why/Why not?

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- Does the development have the potential to result in any form of water pollution (eg. Sediment run-off)? No Yes

Why/Why not?

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- Will the development have any noise impacts above background noise levels (eg. Swimming pool pumps)? No Yes

Why/Why not?

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- Does the development involve any significant excavation or filling? No Yes
Describe Location & Quantity.

Why/Why not?

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- Could the development cause erosion or sediment run-off (including during the construction period)? No Yes

Why/Why not?

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- Is there any likelihood in the development resulting in soil contamination? No Yes

Why/Why not?

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- Is the development considered to be environmentally Sustainable (including provision of BASIX certificate where required)? No Yes

Why/Why not?

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BOUNDARY ADJUSTYMMMENT ONLY

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- Is the development likely to disturb any aboriginal artefacts or relics? No Yes

Why/Why not?

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- Are there any threatened species, populations &/or ecological communities &/or their habitats on the land or nearby? No Yes

If "Yes", How will the development impact? If " No", why not?

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- Will there be external lighting? No Yes

Describe location/type/wattage:

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FLORA AND FAUNA IMPACTS

(For further information on threatened species, see www.threatenedspecies.environment.nsw.gov.au)

- Will the development result in the removal of any native Vegetation from the site? No Yes

Describe location/quantity/type of vegetation.
Why/Why not?

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NA

- Is the development likely to have any impact on threatened Species or endangered ecological communities? No Yes

(If the answer is yes to either of the over questions it may be necessary to have a formal seven-part test completed to assess the impact on threatened species – applicants are encouraged to consult Council).

Describe location/quantity/type:
Why/Why not?

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NA

NATURAL & TECHNOLOGICAL HAZARDS

Is the development site subject to any of the following natural hazards: No Yes

- Bushfire Prone? Landslip? Flooding?

(Note if the site is identified as Bushfire Prone it will be necessary to address the Planning for Bushfire Protection Guidelines and in the cast of subdivision the development will be integrated. For further information please consult the NSW Rural Fire Service web site www.rfs.nsw.gov.au).

Describe location/type/severity:

NA

Will the development result in any technological hazards? No Yes

Describe hazard/s.

Why/Why not?

NA

Identify any proposed hazardous materials &/or processes &/or any potential emissions from the proposal.

Describe:

NA

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WASTE DISPOSAL

Sewer/Septic:

• How will effluent be disposed of? To Sewer Onsite

Indicate location/size/disposal method for onsite system:

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NA

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• Will liquid trade waste be discharged to Council's sewer? No Yes

Type and quantity?

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NA

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Describe:

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NA

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Garbage & other Waste:

• Will the development produce waste? No Yes

If "Yes", please specify quantity:

• What type/s of waste will be generated?

Describe:

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NA

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• How will waste be disposed of & the frequency of disposal?

Describe:

NA

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- How will waste be stored onsite?

Describe:

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NA

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SOCIAL AND ECONOMIC IMPACTS

- Will the proposal have any economic consequences in the area? No Yes

Why/Why not?.....

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- Will the proposal affect the amenity of surrounding residences by overshadowing/loss of privacy/increased noise or vibrations? No Yes

Why/Why not?.....

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- Is the development situated in a heritage area or likely to have an impact on any heritage item or item of cultural significance? No Yes

Why/Why not?.....

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- What are the likely social effects of the proposal?
(Issues which may need to be considered include demography/community services/amenity/quality of life/employment rates/health & safety)

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NA

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OPERATIONAL AND MANAGEMENT DETAILS

Note: This section is only relevant to commercial/industrial/public buildings and other non-residential uses

• Description of operation

NA

• Numbers of staff NA

• Description of production process

NA

• Hours and days of operation

NA

• Maximum expected number of customers/day and at one time

NA

• Type and quantity of goods handled including any hazardous substances

NA

• List and describe the type of quantity of raw materials and finished products

NA

• Advertising/business signage onsite

NA

Applicant Signature  Date 26-8-19

Applicant Signature Date

Privacy Policy – This information is required under the Environmental Planning and Assessment Act and Regulation to process your application. Your information would comprise part of a public register related to this purpose. This information will be kept by Council and disposed of in accordance with the Local Government Disposal Authority. You are entitled to review your personal information at any time by contacting Gwydir Shire Council.