

STATEMENT OF ENVIRONMENTAL EFFECTS

LEGISLATION – In accordance with Schedule 1 of the Environmental Planning and Assessment Regulations 2000 a development application must be accompanied by a Statement of Environmental Effects (except for designated development which is accompanied by an Environmental Impact Statement).

QUALIFIER – This Statement of Environmental Effects Template has been produced to assist applicants identify the environmental impacts of a development and the steps to be taken to protect the environment or lessen the expected harm.

The template is suitable for minor impact development such as dwellings, alteration & additions, outbuildings, small scale commercial & industrial development and minor subdivisions. It may be necessary for Council to request additional information depending on the nature and impacts of a proposal and the completeness of the document. This may result in the delay of the process of your application by Council.

Larger scale developments should be accompanied by a detailed and specific Statement of Environmental Effects. For further information in this regard please seek specific advice from Council's Environment Services Department.

APPLICATION DETAILS

Applicants Name:.....
Location of Development: Lot: 29 DP 17921
No. 16 Street: David Street
Locality: North Star.

DESCRIPTION OF THE DEVELOPMENT

(Should include where applicable physical description of building, proposed building materials, nominated colour scheme, nature of use, details of any demolition etc).

New Build 4 Bay Car Garage.
Steel frame (Kit type - wide span)
Colourband exterior and roof.
2 Bays enclosed with 2 Roller doors and
2 access doors
2 Bays open either end
Main colour Windspray, Trims + Doors
are Deepocean Blue
Will be used for personal Cars +
Storage.

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).

The site has been for dwelling, personal uses previously and continues with this purpose, the site is a simple rectangle $\frac{1}{2}$ acre block that is flat and there isn't any vegetation that will restrict the build.

Describe the use of the land adjoining the site?

Left side and behind are residential.

Right side block is mine and has a small shed only, on it.

CONTEXT AND SETTING

Will the development:

- Be visually prominent in the surrounding area?

No Yes

Why/Why not?

Because it is New!!

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

No Yes

Why/Why not?

Not that we are aware of.

• Be out of character with the surrounding area?

No Yes

Why/Why not?

Because garages and "hobby sheds" are plentiful out here.

• Impacts on the existing and likely future amenity of the area?

No Yes

Why/Why not?

It is fitting with the residential and family environment of the area.

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:

Direct access from David Street.

• Will development increase local traffic movements/volumes?

No Yes

If Yes, by how much?

Why/Why not?

No it is only for personal use so the existing traffic will remain unchanged.

• Are additional access points to road network required?

No Yes

Describe where additional access points are required from:

ENVIRONMENTAL IMPACTS

- Is the development likely to result in any form of air pollution (smoke, dust, odour etc)?

No Yes

Why/Why not?

During Construction only. ~~Does~~
Increase in Dust & noise.

- Does the development have the potential to result in any form of water pollution (eg. Sediment run-off)?

No Yes

Why/Why not?

Flat Site.

- Will the development have any noise impacts above background noise levels (eg. Swimming pool pumps)?

No Yes

Why/Why not?

Private use only.

- Does the development involve any significant excavation or filling? Describe Location & Quantity.

No Yes

Why/Why not?

Flat Site.

- Could the development cause erosion or sediment run-off (including during the construction period)?

No Yes

Why/Why not?

Flat site

• Is there any likelihood in the development resulting in soil contamination?

No Yes

Why/Why not?

Private use only.

• Is the development considered to be environmentally Sustainable (including provision of BASIX certificate where required)?

No Yes

Why/Why not?

• Is the development likely to disturb any aboriginal artefacts or relics?

No Yes

Why/Why not?

• 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?

• Will there be external lighting?

No Yes

Describe location/type/wattage:

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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- 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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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:

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- Will the development result in any technological hazards? No Yes

Describe hazard/s.
Why/Why not?

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

Describe:

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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:

N/A

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

Type and quantity?

N/A

• How will stormwater (from roof and hard standing) be disposed of:

Street Drainage System Other (of other provide details)

Describe: Tanks with overflow to gardens

Garbage & other Waste:

• Will the development produce waste? No Yes

If "Yes", please specify quantity:

• What type/s of waste will be generated?

Describe: No more than already is - general.

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

Describe: Garbage collection service.

- How will waste be stored onsite?

Describe:

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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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OPERATIONAL AND MANAGEMENT DETAILS

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

- Description of operation
- Numbers of staff
- Description of production process
- Hours and days of operation
- Maximum expected number of customers/day and at one time
- Type and quantity of goods handled including any hazardous substances
- List and describe the type of quantity of raw materials and finished products
- Advertising/business signage onsite

Applicant Signature *Smith* Date *7/8/19*

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.