

Statement of Environmental Effects for Minor Impact Developments

Environmental Planning & Assessment Act 1979

FORM 7

**IMPORTANT INFORMATION**

In accordance with Section 24 of the Environmental Planning and Assessment Regulations 2021, a development application must be accompanied by a Statement of Environmental Effects.

**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 expected harm. The template is suitable for minor impact development. It may be necessary for Council to request additional information depending on the nature of the impacts of a proposal. Larger scale developments should be accompanied by a detailed and specific Statement of Environmental Effects.

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| **1. Applicant Details** |
| Applicant Name |  |
| Postal Address |  |
| *Your reply will be posted to this address* |
| Phone |  | Email |  |

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| **2. Property Details** (of the site to be developed) |
| Street Number |  | Street |  |
| Town |  | Site Area m2 |  |
| Lot/DPs numbers |  |

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| **3. Proposal details** |
| Describe your proposal in detail, including:* the physical description of building and any proposed buildings
* dimensions of building including height, proposed materials, nominated colour scheme, nature of use
* signage, disabled access and facilities, driveway access points, parking
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| **4. Site details** |
| What is the area of the site? |  |
| What is the land zone? |  |
| Describe the site - Provide information on physical features of the site such as shape, slope, vegetation, waterways, access, existing services/infrastructure |
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| Describe the use of lands adjoining the site. Will the proposal impact on adjoining property?Consider issues such as noise, privacy, overland flows of storm water and other amenity impacts. |
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| **5. Present and Previous Uses** |
| What is the present use of the site and when did this use commence? Did this use receive development consent? |
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| List the previous use(s) of the site |
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| Are you relying on existing use rights? | [ ]  Yes | [ ]  No |
| Have any potentially contaminating activities been undertaken on the property? | [ ]  Yes | [ ]  No |
| **If yes,** please identify: |

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| **6. Existing Structures** |
| List existing structures on the land |
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| List any structures to be demolished as part of the proposal |
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| **7. Subdivision** |
| Do you propose to subdivide? | [ ]  Yes | [ ]  No |
| How many existing lots? |  |
| How many proposed lots? |  |

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| **8. Planning Policies / Controls** |
| Does the proposal seek a variation to the provisions contained in the following controls? | **Yes** | **No** | **N/A** |
| Deniliquin LEP 2013 | [ ]  | [ ]  | [ ]  |
| Conargo LEP 2013 | [ ]  | [ ]  | [ ]  |
| Deniliquin DCP 2016 | [ ]  | [ ]  | [ ]  |
| Other relevant SEPP / EPI Standards | [ ]  | [ ]  | [ ]  |

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| **9. Context and Setting** |
|  | **Yes** | **No** | **N/A** |
| Will the Development be visually prominent in the surrounding area? | [ ]  | [ ]  | [ ]  |
| Will the Development be consistent with the existing streetscape or Council Policy? | [ ]  | [ ]  | [ ]  |
| Will the development be out of character with the surrounding area? | [ ]  | [ ]  | [ ]  |
| Comment |

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| **10. Access and Traffic** |
|  | **Yes** | **No** | **N/A** |
| Is legal and practical access available to the site? | [ ]  | [ ]  | [ ]  |
| Are additional access points to road network required? | [ ]  | [ ]  | [ ]  |
| Has vehicle manoeuvring and onsite parking been addressed in the design? | [ ]  | [ ]  | [ ]  |
| Will the development increase local traffic movements/volumes? | [ ]  | [ ]  | [ ]  |
| **If yes,** please specify how much: |

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| **11. Utilities and Services** |
| **Water supply -** Please provide details of existing and any proposed arrangements |
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| **Sewer -** Please provide details of existing and any proposed arrangements  |
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| **Storm Water connection / disposal -** Please provide details of existing and any proposed arrangements |
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| **Septic Tank / Effluent disposal -** Please provide details of existing and any proposed arrangements  |
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| **Other** |

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| **12. Threatened Species and Biodiversity Considerations** |
| Is the land identified as a critical habitat or as part of a critical habitat? | [ ]  Yes | [ ]  No |
| **If yes,** you need to submit a Species Impact Statement to accompany your application |
| Is the development likely to significantly affect threatened species populations or ecological communities or their habitat? | [ ]  Yes | [ ]  No |
| **If yes,** you need to submit a Species Impact Statement to accompany your application |
| Does the proposal include land clearing of native vegetation? | [ ]  Yes | [ ]  No |
| **If no,** proceed to Section 13 |
| Does your proposal require land clearing of vegetation within an area identified on the Biodiversity Values Map as defined under the Biodiversity Conservation Regulation 2017? | [ ]  Yes | [ ]  No |
| Does your proposal exceed the Biodiversity Offset Scheme Thresholds in accordance with part 7.4 of the Biodiversity Conservation Act 2016? | [ ]  Yes | [ ]  No |
| **If yes to EITHER of the above 2 questions,** please attach a Biodiversity Development Assessment Report (BDAR) in accordance with part 6.12 of the Biodiversity Conservation Act 2016**If no to BOTH of the above 2 questions**, please attach a “test of significance” also known as the 5 part test,in accordance with section 7.3 of the Biodiversity Conservation Act 2016 |

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| **13. Environmental Impacts** |
| Is your proposal likely to result in air, noise or water pollution? (Including during construction works) | [ ]  Yes | [ ]  No |
| **If yes,** please describe the source of pollution and what measures will be implemented to control pollution |
| Air (Dust, Odour) |  |
| Noise |  |
| Water |  |

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| Is the development likely to result in any form of sediment run- off? | [ ]  Yes | [ ]  No |
| **If yes,** please describe what erosion prevention and sediment control measures you propose to implement |

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| Is the land flood prone? | [ ]  Yes | [ ]  No |
| **If yes,** describe the proposed finished floor levels of habitable rooms |

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| Is the land classed as bushfire prone? | [ ]  Yes | [ ]  No |
| **If yes,** and if your proposal is for the construction of a dwelling or dwelling additions/alteration, you will need to undertake BAL Risk Assessment in accordance with NSW RFS Planning requirements and provide to Council. If you determine your development is a higher risk BAL 40 or BAL FZ, you will need to consult with a Bushfire consultant to assist further. |

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| Do you propose to clear any vegetation and/or trees (Non-Native) as part of your proposal? | [ ]  Yes | [ ]  No |
| **If yes,** please provide details |
| **14. Aboriginal Cultural Heritage** |
| Is the proposed site of the development in close proximity to Aboriginal cultural heritage (ACH) indicators (such as the Edward River or sites that are registered within the Aboriginal Heritage Information Management System (AHIMS) which may include culturally modified trees and known burial)? | [ ]  Yes | [ ]  No |
| **If yes,** you must submit evidence that they have carried out due diligence in determining that the actions will not harm Aboriginal objects.Attention is drawn to the *Due Diligence Code of Practice for the Protection of Aboriginal Objects in NSW* (the Code) and in particular the generic Due Diligence process on pages 10 – 14 of the Code. Anyone who exercises due diligence in determining that their actions will not harm Aboriginal objects has a defence against prosecution for the strict liability offence if they later harm an object. Further information on the code is available at the OEH website: [www.environment.nsw.gov.au/resources/cultureheritage/ddcop/10798ddcop.pdf](http://www.environment.nsw.gov.au/resources/cultureheritage/ddcop/10798ddcop.pdf)As a minimum the applicant is required to undertake a Due Diligence assessment in accordance with the Code to identify:* Whether or not Aboriginal objects are, or are likely to be, present in the proposed development area, and
* To determine whether or not the proposed activities are likely to harm Aboriginal objects (if present)

To determine whether further assessment in the form of an Aboriginal Cultural Heritage Assessment (ACHA) and/or an Aboriginal Heritage Impact Permit (AHIP) application is required. |
| Briefly summarise below the findings of your Due Diligence assessment – detail your site inspection, results from your AHIMS basic search and any other relevant information sourced  |
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| **15. Presumptive Title** |
| Is your development proposal located on the riverbank? | [ ]  Yes | [ ]  No |
| **If yes,** please advise / provide evidence if you have presumptive title (own to the middle thread of the river).This information can be obtained from Crown Lands – Phone 1300 886 235. |

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| **16. Operational and Management Details** |

**NOTE**

This section does not relate to residential development and is generally only applicable to commercial, industrial, rural industrial or tourism developments

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| Describe in detail the proposed business/activity |
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| Hours of operation |
| Monday to Friday |   | AM | to |   | PM |
| Saturday |  | AM | to |   | PM |
| Sunday |   | AM | to |   | PM |
| Extended hours |  | AM | to |   | PM |
| Total number of staff members |  |
| Maximum number of staff members on duty at any one time |  |
| Maximum number of clients/customers expected in a day |  |
| Maximum number of clients/customers expected at any one time |  |
| Expected vehicle types associated with the proposal |  |
| Number of car parking spaces provided |  |
| Location of car parking spaces provided |  |
| Describe arrangements transport, loading, and unloading of goods (including expected frequency of deliveries, size of vehicles and frequency of truck movements) |
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| List machinery associated with the proposed business / activity |
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| List the type and quantity of raw materials, finished products and waste materials |
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| Describe how waste will be disposed |
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| Identify any processes or materials that may be potentially hazardous and identify management |
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