



STATEMENT OF ENVIRONMENTAL EFFECTS STANDARD FORM



A Statement of Environmental Effects is to be submitted with all development applications other than "designated development" or proposals having negligible environmental impact, e.g. internal alterations. **This pro forma may only be used for small scale developments. Development Applications which are of a larger scale will require a more detailed Statement of Environmental Effects addressing each category as listed in the Development Application Guide.** (See over for further information).

If a "YES" answer is given to any of the issues below, details of likely impact(s) and the proposed means of mitigating or reducing such impact(s) must be given on additional sheets. This Statement of Environmental Effects is not exhaustive and where insufficient information has been provided Council reserves the right to place a hold on the application pending the submission of more detailed information.

1. CONTEXT AND SETTING (Site Analysis)			
a) Is the development out of character with the area (e.g.) does the proposal involve a commercial or industrial use in a residential area?	<input type="checkbox"/>	Yes	<input type="checkbox"/> No
b) Will the development:	<input type="checkbox"/>	Yes	<input type="checkbox"/> No
(i) Be visually prominent within the existing landscape?	<input type="checkbox"/>	Yes	<input type="checkbox"/> No
(ii) Impact on any item of heritage or cultural significance?	<input type="checkbox"/>	Yes	<input type="checkbox"/> No
2. TRANSPORT TRAFFIC AND ACCESS			
a) Will local traffic movements and volumes be affected?	<input type="checkbox"/>	Yes	<input type="checkbox"/> No
b) Will additional requirements to provide access be required?	<input type="checkbox"/>	Yes	<input type="checkbox"/> No
c) Is a Traffic Study required?	<input type="checkbox"/>	Yes	<input type="checkbox"/> No
3) WASTE DISPOSAL			
a) How will effluent be disposed of.	<input type="checkbox"/>	Sewer	<input type="checkbox"/> On-site
b) Will the proposal lead to direct discharge of stormwater or waste into a natural water system?	<input type="checkbox"/>	Yes	<input type="checkbox"/> No
c) Will other wastes be generated by this development?	<input type="checkbox"/>	Yes	<input type="checkbox"/> No
4) SOCIAL AND ECONOMICAL IMPACTS			
a) Will the proposal affect the amenity of surrounding residences by overshadowing, loss of privacy, increased noise or vibration?	<input type="checkbox"/>	Yes	<input type="checkbox"/> No
b) Will the proposal have any economic consequences in the area?	<input type="checkbox"/>	Yes	<input type="checkbox"/> No
5) ENVIRONMENTAL IMPACTS (Air, Soil, Water, Flora and Fauna)			
a) Could the proposal have any impact on the local climate?	<input type="checkbox"/>	Yes	<input type="checkbox"/> No
b) Could the proposal result in soil contamination?	<input type="checkbox"/>	Yes	<input type="checkbox"/> No
c) Could the proposal cause erosion and/or sedimentation of watercourses during construction of or after completion	<input type="checkbox"/>	Yes	<input type="checkbox"/> No
d) Will excavation and/or filling be required?	<input type="checkbox"/>	Yes	<input type="checkbox"/> No
e) Will the proposal:	<input type="checkbox"/>	Yes	<input type="checkbox"/> No
Emit fumes, steam, smoke, vapour or dust?	<input type="checkbox"/>	Yes	<input type="checkbox"/> No
Involve removal of vegetation?	<input type="checkbox"/>	Yes	<input type="checkbox"/> No
f) Could the proposal affect native habitat?	<input type="checkbox"/>	Yes	<input type="checkbox"/> No
g) Could the proposal disturb any aboriginal artefacts or relics?	<input type="checkbox"/>	Yes	<input type="checkbox"/> No
h) Is the site subject to natural hazards such as:	<input type="checkbox"/>	Yes	<input type="checkbox"/> No
Bushfire	<input type="checkbox"/>	Subsidence	<input type="checkbox"/>
Flooding	<input type="checkbox"/>	<input type="checkbox"/>
i) Are there technological hazards associated with the proposal? e.g.	<input type="checkbox"/>	Yes	<input type="checkbox"/> No
Toxic Waste	<input type="checkbox"/>	Dangerous Good	<input type="checkbox"/>
Radiation	<input type="checkbox"/>	Hazardous Chemicals	<input type="checkbox"/>
l) Have any of the following land use or activity been undertaken on site (service station or a sheep or cattle dip, intensive agriculture, mining or extractive industry, waste storage of waste treatment, or the manufacture of chemicals, asbestos or asbestos products), where the proposed development will involve any disturbance of soil?	<input type="checkbox"/>	Yes	<input type="checkbox"/> No

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EXAMPLES OF PROPOSALS WHERE PRO-FORMA MAY BE USED

Carport
Dwelling House
Dwelling Alterations/Additions
Fence/Retaining Wall
Garage
Swimming Pool
Shed
Water Tank

There may be some instances when assessing applications for the above proposals whereby further information is required, eg. if the land is located in an environmentally sensitive area. If this is the case, Council reserves the right to place a hold on any applications pending the submission of additional information.

EXAMPLES OF PROPOSALS WHERE PRO-FORMA MAY NOT BE USED

Any development involving a Heritage listed property
Animal Establishment
Bed & Breakfast
Brothel
Bulky Goods Development
Change of Use
Child Care Centre
Commercial Alterations/Additions
Depot
Dual Occupancy
Educational Establishment
Entertainment Facility
Exhibition Home
Extractive Industry
Group Home
Hazardous Industry
Home Based Child Care
Industry/Factory
Medium Density Housing
Mining
Motel
Office Premises
Place of Assembly/Worship
Place of Public Entertainment
Recreation Facility
Sign Application
Service Station
Storage Shed
Subdivision
Tourist Accommodation
Transport Depot
Utility Undertaking
Vehicle Repair Station
Warehouse or Distribution Centre