

STATEMENT OF ENVIRONMENTAL EFFECTS



A Statement of Environmental Effects must be completed and submitted with your development application. The Statement of Environmental Effects report explains the likely impacts of the development proposal taking into consideration relevant planning and environmental considerations. Much of the information you require to complete this form can be obtained from Council's web site www.portstephens.nsw.gov.au. If you require any clarification about what information needs to be included, please consult with the duty officer between the hours of 9am to 12 noon or alternatively contact Council on 49800115 to make an appointment.

Failure to submit a completed Statement of Environmental Effects report will result in the development application being rejected or incurring unnecessary delays before the application can be determined.

Applicant's Name:- _____

Address of land to be developed:- Lot _____ DP _____
No. _____

What type of development are you applying for?

Please tick the appropriate box or boxes if application includes more than one category

- Dwelling House;
- Additions to Dwelling House;
- Home Employment;
- Shed or Garage;
- Swimming Pool;
- Dual Occupancy;
- Additions to Dual Occupancy;
- Industrial Building;
- Subdivision including boundary realignments (less than 5 lots);
- Other, Please describe below and discuss with Duty Officer prior to lodging application.

DEVELOPMENT DESIGN ATTRIBUTES

Existing Buildings

What buildings and/or structures already exist on the subject site? Existing structures located on the subject site as well as adjoining properties need to be indicated on site plan.

Development Consents

If known, please list previous development and building approvals for the last 10 years, which are considered relevant to this application. If necessary please consult duty officer or consent register.

D/A or B/A No.	Date of consent	Development Description

Visual Appearance

Explain how the external appearance of the development has been designed to take into consideration the adjoining properties and character of the area.

Visual and Acoustic Privacy

Describe how the development has been designed to reduce any possible impact on the visual or acoustic privacy of adjoining properties. (ie, consider the use of screening, landscaping, offsetting windows and balconies)

Solar Access

Has the development been designed so that the main indoor and outdoor living spaces face north and east, to take advantage of solar access? If yes, specify the parts of the dwelling facing north and east.

Does the development overshadow adjoining properties between 9am to 3pm? If yes, development applications for two storey buildings will need to submit shadow diagrams.

Views

Does the development obstruct any views from adjoining properties?

Is it possible to site the development to minimise the obstruction of views? If no, explain why this is not possible.

Parking and Traffic

How many on-site parking spaces will be provided?

Does the development provide adequate manoeuvring areas without impacting on existing access and parking arrangements? If no, provide reasons why the development should be supported.

Earthworks and Retaining Walls

Does the site need to be excavated or filled? If yes, specify the maximum retaining walls heights and type of construction. Retaining wall details need to be shown on the development plans.

Retention of Trees and Landscaping

Will the development require the removal of any native trees/shrubs? If yes, specify how many trees need to be removed and indicate their location on the site/landscape plan.

Comprehensive Koala Plan of Management

Will the development be consistent with objectives of Port Stephens Comprehensive Koala Plan of Management? Does the development require the removal or degradation of native vegetation within Preferred Koala Habitat or Habitat Buffers?

Can the development be sited to retain existing vegetation? If no, explain why this is not possible.

Do you intend to provide any landscaping to compensate for the removal of vegetation? If yes, please include a landscape plan specifying the species to be planted. If no, please explain why supplementary landscaping is not necessary.

Water and Sewerage Facilities

Will the development be connected to Hunter Water Corporation water and sewerage facilities? If no, it will be necessary to submit a combined development and septic application.

Stormwater Runoff Disposal

How will stormwater runoff be disposed:-
Please tick the appropriate box

- Infiltration trench without overflow pipe to the street;
- Infiltration trench with overflow pipe to street;
- Infiltration trench with overflow pipe to drainage easement;
- Other, please specify below.

Erosion and Sediment Control

What erosion and sediment control measures will be used to keep the soil on your site? (ie, consider siltation fencing, hay/straw bales, diversion channels, stockpile protection, stormwater pit protection and gravel vehicle access.

Where will the erosion and sediment control measures be provided on-site? Please identify the location of the erosion and sediment control measures on the site plan.

DEVELOPMENT REQUIREMENTS

Boundary Setbacks

How far is your development setback from the front property boundary?

How far is your development setback from the side and rear boundaries?

Does the development comply with Council’s minimum setback requirements? If no, provide reasons why the development should be supported

Minimum Area Per Dwelling, Floor Space Ratio and Height Development Standards

Does your development comply with the minimum area per dwelling, floor space ratio and height development standards? Please specify.

Note: Any variation(s) sought to these development standards needs to be justified by a LEP 2013 clause 4.6 which needs to be submitted with your development application.

Energy Efficiency

Does the development achieve the minimum BASIX requirements? To determine whether a BASIX certificate needs to be submitted with your application, please refer to www.basix.nsw.gov.au/information/index.jsp.

CONSTRAINTS

Aircraft Noise

Is your land subject to the Australian Noise Exposure Forecast 2012/2025? - refer to DCP B15 & LEP2013 clause 7.5 If yes, the development needs to comply with Council's Aircraft Noise Exposure Policy. Consult with duty officer to determine whether an Acoustic Report is needed.

Acid Sulfate Soils

Is your land subject to Acid Sulfate Soils? If yes, consult Council's acid sulfate soils policy about whether it will be necessary to submit an Acid Sulfate Soils Management Plan with your development application.

Bushfire

Is your land categorised as bushfire prone land? If yes, the development will need to be accompanied by a bushfire report demonstrating compliance with the Planning for Bushfire Protection 2006. Consult with the duty officer to check whether it is integrated development and needs to be referred to the Rural Fire Service prior to submitting development application.

Contamination

Are you aware of any previous land uses that may have resulted in the contamination of the land? If yes, specify possible land uses. A list of potentially contaminating activities is provided at the back of this form.

Flooding

Is your land categorised as flood prone land? If yes, consult Council's Flooding Engineer to discuss development proposal, prior to submitting development application.

Is the development considered a suitable type of development on flood prone land? What is the Flood Planning Level?

Heritage

Is the development listed as a heritage item or located in a heritage conservation area or located in vicinity of a heritage item or archaeological site? If yes, consult with the duty officer about whether it will be necessary to submit a statement of heritage impact with your application.

OTHER CONSIDERATIONS

Are there any other particular measures proposed to mitigate and/or offset any significant impact caused by the development?

Applicant’s Signature: _____ **Date:** _____

Print Name _____

Preferred Contact Phone No. _____

PRE-LODGEMENT DEVELOPMENT CHECKLIST

- Discuss development proposal with duty officer;
- Submit four (4) copies of architectural development plans drawn at the following suggested scales

Site plan (including north point)	1:200
Floor Plans	1:100
Elevations	1:100
Sections	1:100

All reduced floor levels (RLs) and the ridge levels to AHD should be shown on the elevation and sections (including single storey dwellings);

- Submit four (4) copies of a survey plan showing any proposed changes to the natural ground level. All contours and/or spot levels need to refer to AHD or an assumed reduced level (RL) benchmark;
- Submit four copies of any supporting plans/documentation such as landscape plans, shadow diagrams, bushfire report, etc.;
- Submit six (6) copies of advertising/notification plans showing the height and external configuration of the proposed development. These plans may be either submitted on A3 or A4 sheets provided the information is clearly legible;
- BASIX Certificate (if required)

GLOSSARY

Acoustic privacy impact describes whether the proposed development is likely to create an excessive noise impact on adjoining properties;

Character describes the visual appearance of the proposed development compared adjoining properties or developments;

Erosion and Sediment Control Plan is a plan showing how potential erosion and sediment on a construction site will be minimise or controlled by the use of siltation fencing, hay bales and/or diversion channels, etc. Additional information on erosion and sediment control can be found on Council's web site or by referring to Managing Stormwater – Soils and construction produced by Landcom 2004;

Floor Space Ratio means the sum of the areas of each floor of a building where the area of each floor is taken to be the area within the outer face of the external closing walls as measured at a height of 1400 millimetres above each floor level excluding:

- (a) columns, fin walls, sun control devices and any elements, projections or works outside the general line of the outer face of the external walls, and
- (b) lift towers, cooling towers, machinery and plant rooms and ancillary storage space and vertical air-conditioning ducts, and
- (c) carparking needed to meet the requirements of Council and any internal access thereto; and
- (d) Space for the loading and unloading of goods.

Flood Planning Level means the minimum habitable floor level of the building taking into consideration the designated flood level and adopted freeboard selected for planning purposes.

Height Refer to height definition contained in Port Stephens Local Environmental Plan 2013.

Landscape Plan is a plan outlining the extent, type and location of landscaping proposed for a development proposal. The plan should detail:

- location, height at maturity and species of existing trees and vegetation, nominating those to be removed;
- location, height at maturity and species of trees and vegetation to be introduced, including planting procedures and maintenance;
- proposed method of protection of trees to be retained on site during construction; and
- any earthworks proposed including moulding and retaining walls.

Site Plan means a fully dimensioned plan drawn to scale including North point, indicating the setbacks of existing as well as proposed structures from the property boundaries.

Septic Application Where a property is not connected to sewer, it will be necessary to submit a combined development and septic application.

SCHEDULE OF POTENTIALLY CONTAMINATING ACTIVITIES

AGRICULTURE;

AIRPORTS;

ASBESTOS WORKS;

CHEMICAL & PETROCHEMICAL WORKS;

CONCRETE AND BRICK INDUSTRY;

DOCKS, ESPECIALLY LARGE SIDINGS AND DEPOTS;

GASWORKS, OTHER LOCAL CARBONISATION PLANTS AND ANCILLARY BY-PRODUCTS WORKS;

HEAVY ENGINEERING INSTALLATIONS eg, shipbuilding, ar manufacturing, electrical and electronic manufacturing;

INSTALLATIONS INVOLVING THE PROCESSING USE OR DISPOSAL OF RADIOACTIVE MATERIALS;

LANDFILLS AND OTHER WASTE DISPOSAL AND STORAGE SITES INCLUDING TRANSFER STATIONS;

METAL/METALLURGICAL INDUSTRY eg, refining or recovery of metals, electroplating and metal finishing;

METAL MINES;

MINING AND EXTRACTIVE INDUSTRIES eg, handling and storage of ores and carbonaceous materials;

MUNITION PRODUCTION AND TESTING SITES;

OIL REFINERIES, PETROLEUM STORAGE AND DISTRIBUTION;

PAPER AND PRINTING WORKS;

PESTICIDE STORAGE AREAS, AREAS WHERE VEHICLES USED FOR THE TRANSPORT;

STORAGE OF PESTICIDES ARE WASHED AND AREAS WHERE TANKS ARE USED TO STORE PESTICIDES;

POWER STATIONS;

SCRAP YARDS;

SMELTERS, FOUNDRIES, IRON AND STEEL WORKS;

STOCK DIPPING eg, activities on cattle tick and sheep dip sites;

TANNERIES;

TERMITE/ANT CONTROL;

TIMBER TREATMENT WORKS.