

Statement of Environmental Effects - Development Applications only

Please note that this form will only be accepted for Class 1a (dwellings and dwelling additions) or Class 10 buildings (garage, carports, sheds, pools, etc). Other developments should use the Statement of Environmental Effects form on Council's website or should create a similar document to that of their own.

1	What buildings, vegetation or works are currently on-site?		
2	Is the proposed development a similar landuse to landuses on adjoining properties?	YES	NO
	If no, what are the adjoining land uses?		
3	Is the proposed development visually-compatible with development on adjoining land or land in the locality?	YES	NO
	If no, what are the major differences? eg height, bulk, materials, etc?		
4	Will the clearing of natural bush, trees, excavation or removal of topsoil be necessary?	YES	NO
	If yes, to what extent?		
5	Could the proposed development create problems of:		
	a Air Pollution eg smoke, smell, vapour, steam, soot	YES	NO
	b Water Pollution eg discharge into rivers of natural drainage	YES	NO
	c Noise Pollution eg hours of operation	YES	NO
6	Will there be problems with the disposal of waste from the site?	YES	NO
	What means of waste disposal are proposed?		
7	Will the proposed development threaten existing native fauna or impact upon the habitat of native fauna?	YES	NO
	If yes, give details		
8	Will the proposed development in any way adversely affect the amenity of the surrounding neighbourhood by way of impacts such as noise, overshadowing, loss of privacy?	YES	NO
	If yes, give details		
9	What traffic will be generated, including pedestrians, cars, trucks or public transport, etc?		
10	Having regard to the above, do you feel the proposed development will:		
	a Be compatible with its locality and environment?	YES	NO
	b Will not significantly impact on the environment detrimentally?	YES	NO
11	Has the land been previously used for intensive agriculture, petroleum storage or any other use likely to cause soil contamination problems ?	YES	NO

Potential Land Contamination – TO BE COMPLETED FOR DEVELOPMENT APPLICATIONS ONLY

This initial evaluation form must be completed for all Development Applications pursuant to State Environmental Planning Policy 55 - Remediation of Land.

1 Are you aware of any previous investigations about contamination on the land? Yes
 No

2 If yes, what were the results, including any previous initial evaluations?

3 Do you have existing records to show that an activity listed in Table 1 (attached) has ever been approved on the subject land? Yes
 No

4 Was the subject land at any time zoned for industrial, agricultural or defence purposes? Yes
 No

5 Is the subject land currently used for an activity listed in Table 1? Yes
 No

6 Was, or is, the subject land regulated through licensing or other mechanisms in relations to any activity listed in Table 1? Yes
 No

7 Are there any land use restrictions on the subject land relating to possible contamination, such as notices issued by the EPA or other regulatory authority? Yes
 No

8 Does a site inspection conducted by the applicant suggest that the site may have been associated with any activities listed in Table 1? Yes
 No

9 Are you aware of information concerning contamination impacts on land immediately adjacent to the subject land which could affect the subject land? Yes
 No

TABLE 1 - SOME ACTIVITIES THAT MAY CAUSE CONTAMINATION

Acid/alkali plant and formulation	Agricultural/horticultural activities
Airports	Asbestos production and disposal
Chemicals manufacture and formulation	Defence works
Drum re-conditioning works	Dry cleaning establishments
Electrical manufacturing (transformers)	Electroplating and heat treatment premises
Engine works	Explosives industry
Gas works	Iron and steel works
Landfill sites	Metal treatment
Mining and extractive industries	Oil production and storage
Paint formulation and manufacture	Pesticide manufacture and formulation
Power stations	Railway yards
Scrap yards	Service stations
Sheep and cattle dips	Smelting and refining
Tanning and associated trades	Termite/ant control
Waste storage and treatment	Wood preservation

Note: It is not sufficient to rely solely on the contents of Table 1 to determine whether a site is likely to be contaminated or not. The Table is a guide only. A conclusive status can only be determined after a review of the site history and, if necessary, sampling and analysis. In the case of residential or large lot residential subdivisions or undeveloped residential land, a preliminary assessment must be prepared by a suitably qualified person in accordance with the EPA Guidelines.