

Port Macquarie-Hastings Council  
PO Box 84  
PORT MACQUARIE NSW 2444  
p (02) 6581 8111  
e council@pmhc.nsw.gov.au

pmhc.nsw.gov.au

# Statement of Environmental Effects

## Privacy

The personal information that Council is collecting from you on this application is personal information for the purposes of the Privacy and Personal Information Protection Act, 1998 (PPIPA). Council will use the information and materials provided for notification and advertising purposes, and materials provided with this development proposal will be made available to the public for inspection and copying at Council's Customer Service Centre's and on the website at: [www.pmhc.nsw.gov.au/applicationtracker](http://www.pmhc.nsw.gov.au/applicationtracker).

## Copyright

The Government Information (Public Access) Act (GIPA) provides that anyone may inspect certain documents held by a council, including (among others) development applications and associated documents. It follows that anyone has a statutory right to inspect development application and associated documents, subject to GIPA, and to take away copies. A council complying with its obligation under GIPA does not breach copyright law.

However, a person who through this process obtains a copy of survey or other plans subject to copyright would be in breach of copyright law if those plans were later used in a way adverse to the interest of the holder of the copyright. For example, a person who obtains a copy of the plans and specifications for a building the subject of a development application would breach copyright law if those plans and specifications were used without the copyright holder's consent as the basis for another development proposal on a different parcel of land. Liability in such a case would rest with the person who committed the breach.

If you do copy, reproduce, republish, upload to a third party, transmit or distribute in any way plans, building specifications or other documents subject to copyright, contrary to the provisions of the Copyright Act 1968 (Cth) you will be taken to have indemnified Port Macquarie-Hastings Council against any claim or action in respect to breach of copyright.

**A Statement of Environmental Effects (SOEE) is a required document for all applications.**

This form is to be submitted for minor development applications only including:

- New dwellings, alterations and additions and ancillary structures
- Change of use/first use of commercial land and industrial premises.

Other applications will required a comprehensive SOEE to be submitted. Please contact Council's Duty planner for assistance if required.

If you answer 'yes' to any item in sections 4 to 8, you will need to detail the likely impact(s) and the proposed means of mitigating or reducing the impact(s). You may submit additional sheets if you require additional space.

**1. PROPERTY DETAILS**

|  |  |        |  |          |  |
|--|--|--------|--|----------|--|
| Lot:   |  | DP/SP: |  | Section: |  |
| Owner(s) Name(s)   |  |        |  |          |  |
| Address  |  |        |  |          |  |
| If a New Subdivision -<br>Details of Land Before Subdivision<br>(including Lot/DP) |  |        |  |          |  |

DP = Deposited Plan

SP = Strata Plan

**2. PROPOSAL DESCRIPTION:**

|  |  |
|--|--|
| Provide a description of the proposed development:   |  |
| The following questions are to be completed for applications relating to home business/industry, shops, commercial and industrial premises |  |
| Hours of Operation   |  |
| Client and staff numbers   |  |
| Type, size and quantity of goods to be made, stored or transported?  |  |
| Details of any deliveries (ie hours,   |  |

|                               |  |
|-------------------------------|--|
| frequency, type of vehicles)? |  |
| Details of any retailing?     |  |
| Other matters?                |  |

### 3. PLANNING INFORMATION

|   |  |
|---|--|
| What is the zoning of the subject land?   |  |
| What is the current use of the land/building?   |  |
| <b>Is your proposal:</b>  |  |
| Permissible in the zone?  |  |
| Consistent with the zone objectives?  |  |
| Does your proposal comply with the relevant:  |  |
| Development standards (ie FSR, heights) in the Local Environmental Plan?  |  |
| Development control plans (eg setbacks, car parking)?   |  |
| <p><i>If you answered 'no' to any of the above questions, a detailed justification is required. Additionally, you should discuss your proposal with the Duty Planner before lodging your development application.</i></p> |  |

### 4. SITE SUITABILITY

| Will the development:  | Yes | No |
|--|-----|----|
| • Affect any neighbouring residences by overshadowing or loss of privacy?    |     |    |
| • Result in the loss or reduction of views?                                  |     |    |
| • Impact on any item of heritage or cultural significance?                   |     |    |
| • Result in land use conflict or incompatibility with neighbouring premises? |     |    |
| • Be out of character with the surrounding area?                             |     |    |
| • Be visually prominent within the existing landscape/streetscape?           |     |    |
| • Require excavation or filling in excess of 1 metre?                        |     |    |

|   |  |  |
|---|--|--|
| <ul style="list-style-type: none"> <li>Require the erection or display of any advertising signage?</li> </ul> |  |  |
| Comments:   |  |  |

## 5. ENVIRONMENTAL IMPACTS

| Is the site affected by any of the following natural hazards?   | Yes | No |
|---|-----|----|
| <ul style="list-style-type: none"> <li>Flooding</li> </ul>  |     |    |
| <ul style="list-style-type: none"> <li>Bushfire</li> </ul>  |     |    |
| <ul style="list-style-type: none"> <li>Acid sulfate soils</li> </ul>  |     |    |
| Will the proposal:  |     |    |
| <ul style="list-style-type: none"> <li>Result in any form of air pollution (smoke, dust, odour etc)?</li> </ul>                     |     |    |
| <ul style="list-style-type: none"> <li>Have the potential to cause any form of water pollution?</li> </ul>                          |     |    |
| <ul style="list-style-type: none"> <li>Emit noise levels that could affect neighbouring properties?</li> </ul>                      |     |    |
| <ul style="list-style-type: none"> <li>Be considered potentially hazardous or offensive (refer SEPP 33 for definitions)?</li> </ul> |     |    |
| <ul style="list-style-type: none"> <li>Affect native or aquatic habitat?</li> <li></li> </ul>                                       |     |    |
| <ul style="list-style-type: none"> <li>Have an impact on a threatened species or habitat?</li> <li></li> </ul>                      |     |    |
| <ul style="list-style-type: none"> <li>Involve the removal of any trees? (if yes, detail, type and number below)</li> </ul>         |     |    |
| Comments:   |     |    |

## 6. ACCESS TRAFFIC AND UTILITIES

|   | Yes | No |
|---|-----|----|
| <ul style="list-style-type: none"> <li>Are electricity and telecommunications services available to the site?</li> </ul>  |     |    |
| <ul style="list-style-type: none"> <li>Does the site have access to town water?</li> </ul>  |     |    |
| <ul style="list-style-type: none"> <li>Does the site have access to town sewerage?</li> </ul> <p>If you answered no, please provide a waste water report with this application.</p>   |     |    |
| <ul style="list-style-type: none"> <li>Provide details of on-site parking, including number of spaces available</li> </ul>  |     |    |
| <ul style="list-style-type: none"> <li>Is lawful and practical access available to the site?</li> </ul>   |     |    |
| <ul style="list-style-type: none"> <li>Will the development increase local traffic movements and volumes?</li> </ul>  |     |    |
| <ul style="list-style-type: none"> <li>Are appropriate maneuvering, unloading and loading facilities available on site?<br/>(Note: turning templates may be required for medium density, commercial and industrial sites.)</li> </ul> |     |    |
| <ul style="list-style-type: none"> <li>Provide details of proposed method of stormwater disposal (eg. Street, rubble drain, rainwater tank).</li> </ul>   |     |    |
| Comments:   |     |    |

## 7. SOCIAL & ECONOMIC IMPACTS (Not applicable to new dwellings, additions or like)

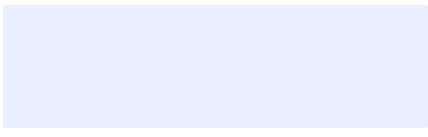
| Will the proposal:  | Yes | No |
|---|-----|----|
| <ul style="list-style-type: none"> <li>Have any social or economic impacts in the area?</li> </ul>                      |     |    |
| <ul style="list-style-type: none"> <li>Have you conducted any community consultation (eg neighbours, Police)</li> </ul> |     |    |
| <ul style="list-style-type: none"> <li>Have you considered Council's Social Impact Assessment Policy?</li> </ul>        |     |    |
| Comments:   |     |    |

8. WASTE DISPOSAL

|   |     |    |
|---|-----|----|
| Provide details of waste management, including reuse and recycling:   |     |    |
| How and where will the wastes be stored?  |     |    |
|   | Yes | No |
| <ul style="list-style-type: none"> <li>Does the proposed use generate any special wastes (eg medical, contaminated)?</li> </ul> |     |    |
| <ul style="list-style-type: none"> <li>Will the use generate trade wastes (eg greasy or medical wastes)?</li> </ul>             |     |    |
| Comments:   |     |    |

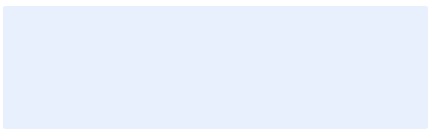
APPLICANT SIGNATURE(S)

Signature of Applicant (Electronic)



Date Signed

Signature of Applicant (Electronic)



Date Signed