



BELLINGEN SHIRE COUNCIL
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STATEMENT OF ENVIRONMENTAL EFFECTS - MINOR DEVELOPMENT APPLICATIONS

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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 require 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	Section
Owner(s) names		
Property Address		
If a new subdivision – details of land before subdivision (incl lot/DP/SP) DP – Deposited Plan SP – Strata Plan		

2. PROPOSAL DETAILS

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 (e.g., hours, frequency, type of vehicles)?	
Details of any retailing?	
Other matters?	

3. PLANNING INFORMATION

What is the zoning of the land?	
What is the current use of the land/building?	
If you answer 'no' to any of the below questions, a detailed justification is required. Additionally, you should discuss your proposal with the Duty Planner before lodging your development application.	
Is your proposal permissible in the zone?	
Is your proposal consistent with the zone objectives?	
Does your proposal comply with the relevant development Standards e.g., FSR, heights in the Bellingen Local Environmental Plan (LEP)?	
Does your proposal comply with relevant Development Control	

Plans (DCP) e.g., setbacks, parking?	
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4. SITE SUITABILITY

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

Please explain:	
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5. ENVIRONMENTAL FACTORS

Is the site affected by any of the following natural hazards:	Yes	No
Flooding		
Please explain:		
Bushfire		
Please explain:		
Acid Sulphate Soils		
Please explain:		
Will the proposal:		
Result in any form of air pollution (smoke, dust, odour etc)?		
Please explain:		
Have the potential to cause any form of water pollution?		
Please explain:		
Emit noise levels that could affect neighbouring properties?		
Please explain:		
Be considered potentially hazardous or offensive (refer SEPP 33 for definitions)?		
Please explain:		

Affect native or aquatic habitat? and/or Have an impact on a threatened species or habitat?		
Please explain:		
Involve the removal of any trees? (If yes, detail, type and number below)		
Please explain:		

6. ACCESS TRAFFIC AND UTILITIES

	Yes	No
Are electricity and telecommunications services available to the site?		
Please explain:		
Does the site have access to town water?		
Please explain:		
Does the site have access to town sewerage? If you answered no, please provide a wastewater report with this application.		
Please explain:		
Is lawful and practical access available to the site?		
Please explain:		
Will the development increase local traffic movements and volumes?		
Please explain:		

Are appropriate manoeuvring, unloading and loading facilities available on site? (Note: turning templates may be required for medium density, commercial and industrial sites.)			
Please explain:			
Provide details of on-site parking, including number of spaces available:			
Provide details of proposed method of stormwater disposal (eg. Street, rubble drain, rainwater tank).			
Comments:			

7. SOCIAL AND ECONOMIC IMPACTS (not applicable to new dwellings, additions, or the like)

Will the proposal:		Yes	No
Have any social or economic impacts in the area?			
Please explain:			
Have you conducted any community consultation (eg neighbours, Police)			
Please explain:			
Have you considered Council's Social Impact Assessment Policy?			
Please explain:			

8. WASTE DISPOSAL

Provide details of waste management, including reuse and recycling:		
How and where will the wastes be stored?		
	Yes	No
Does the proposed use generate any special wastes (eg medical, contaminated)?		
Please explain:		
Will the use generate trade wastes (eg greasy or medical wastes)?		
Please explain:		

8. APPLICANT SIGNATURE(S)

Signature of applicant (Electronic) Date signed

Signature of applicant (Electronic) Date signed