



FORM

Statement of Environmental Effects (SOEE)

1. Application Details

Applicant's Name/s:

Street Address:

Lot:

DP:

Sec:

Lot:

DP:

Sec:

Lot:

DP:

Sec:

2. Description of the Development

What is the floor area of the new development?

Describe the Development

Include details such as whether the development will use whole or part of the building(s) or land(s), whether new buildings are proposed, the physical features of the proposed building(s), the nature of the building(s) [e.g. office, retail, industrial, etc] materials and colour scheme, signage, disabled access and facilities, seating capacity.

3. Description of the site

What is the area of the site?

Describe the site

Elaborate on the information provided on the site analysis plan. Include information such as the physical features of the site, for example slope and vegetation, existing services, existing accesses.

Describe the use of lands adjoining the site

What is the Flood Category of the land? *Click here to find your category*

What is the Bushfire Category of the land? *Click here to find your category*

4. Present and Previous Uses

What is the present use of the site and when did this use commence?

List the previous uses of the site:

Have any potentially contaminating activities been undertaken on the property?

No

Yes – Please identify:

If yes, you will need to provide the relevant documentation.

5. Existing Structures

Existing Structure	Materials	Floor Area (m ²)

6. Demolition

Which existing structures are to be demolished as part of the proposal?

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7. Materials to be Used

Place a tick in the box which best describes the materials the new work will be constructed of

WALLS	<input type="checkbox"/> Brick veneer <input type="checkbox"/> Full brick <input type="checkbox"/> Single brick <input type="checkbox"/> Concrete block <input type="checkbox"/> Concrete/masonry <input type="checkbox"/> Concrete <input type="checkbox"/> Steel	<input type="checkbox"/> Fibrous cement <input type="checkbox"/> Hardiplank <input type="checkbox"/> Timber/weatherboard <input type="checkbox"/> Cladding-aluminium <input type="checkbox"/> Curtain glass <input type="checkbox"/> Other <input type="checkbox"/> Unknown
FRAME	<input type="checkbox"/> Timber <input type="checkbox"/> Other	<input type="checkbox"/> Steel <input type="checkbox"/> Unknown
FLOOR	<input type="checkbox"/> Concrete <input type="checkbox"/> Other	<input type="checkbox"/> Timber <input type="checkbox"/> Unknown
FOOTINGS	<input type="checkbox"/> Brick <input type="checkbox"/> concrete piers <input type="checkbox"/> existing <input type="checkbox"/> Other	<input type="checkbox"/> Mass pour concrete <input type="checkbox"/> timber piers/columns <input type="checkbox"/> strip footings
ROOF	<input type="checkbox"/> Aluminium <input type="checkbox"/> Concrete <input type="checkbox"/> Concrete tile <input type="checkbox"/> Fibrous cement <input type="checkbox"/> Tiles <input type="checkbox"/> Other	<input type="checkbox"/> Slate <input type="checkbox"/> Steel <input type="checkbox"/> Terracotta tile <input type="checkbox"/> Fibreglass <input type="checkbox"/> Masonry/terracotta tile <input type="checkbox"/> Unknown

8. Development Involving Asbestos

Estimated area of asbestos existing in the current building:

Not Applicable

Bonded Asbestos m² (solid sheeting):

Friable Asbestos m² (fire-damaged sheeting):

Note: Any development involving asbestos removal must be undertaken by a business that is licensed under clause 318 of the Occupational Health & Safety Regulation 2001, except where less than 10m² of *bonded asbestos* is being removed.

Note 2: A Hygienist Report from the licensed asbestos removal business will be required to be submitted to Council following demolition of the asbestos-affected building to certify non-contamination of the site.

Note 3: All rubble produced from the site is to be disposed of at an asbestos-accepting licensed waste facility, with disposal receipts to be provided to Council to confirm lawful disposal.

9. Forbes Local Environmental Plan (LEP) 2013

What is the land zoned?

What is the proposal for (as defined by Forbes LEP 2013)

Is this use permissible within the zone?

- Yes it is permissible within the zone
- No it is not permissible within the zone

Are you relying on existing use rights?

- Yes – Council advises that you seek professional help to prepare your SEE
- No – the development is prohibited in the zone

Expand on how your proposal meets the objectives of this zone:

(Via the LEP clauses)



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Sections 10 and 11 are applicable to commercial premises only. All other applications skip to Section 12. All applicants must complete Section 12.

10. Operation and Management Details (e.g.: Home Business)	
Describe in detail the proposed business/activity:	
Total number of staff:	
Max number of staff on duty at any one time:	
Max number of clients/customers expected in a day:	
Max number of clients/customers expected at any one time:	
Hours and days of operation	
_____ am	to _____ pm Monday to Friday
_____ am	to _____ pm Saturday
_____ am	to _____ pm Sunday
Extended Hours:	
_____ am	to _____ pm Day/s:
Expected vehicle types associated with the proposal:	
Number of car parking spaces provided:	

11. Operation and Management Details continued

What are the arrangements for transport, loading and unloading of goods? What is the expected frequency of deliveries, size of vehicles and frequency of truck movements?

List machinery associated with the proposed business/activity:

List the type and quantity of raw materials, finished products and waste materials:

How will waste be disposed of?

Identify any proposed hazardous material or processes:

If your proposal involves environmental impacts, Please provide details of the impacts and how they are to be managed.

12. Operation and Management Details continued

Will the development generate noise impacts? If so, advise how you will minimise this

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Will the development generate dust impacts? If so, advise how you will minimise this

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13. Proposed Business Signage

Provide details of any proposed business signage, including location(s), dimensions, colour scheme and material
[Note: detailed signage plans are to accompany application, certain types of signs for businesses and other purposes may not require planning permission (known as exempt development), if the proposed sign meets the relevant development standards set out in [Advertising and Signage Exempt Development Code](#) in the [State Environmental Planning Policy \(Exempt and Complying Development Codes\) 2008](#)(the State Policy)].

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14. Applicant's Declaration

If the applicant is a company or owners association, it must be signed by a director, secretary or authorised delegate under common seal.

I apply for consent to carry out the development described in this application. I declare that all the information given is true and correct. I also understand that if incomplete, the application may be returned to me, delayed, rejected or more information may be requested within 21 days of lodgement. I also understand that information contained in the Development Application and in this form is publicly accessible under Section 12 of the Local Government Act and is made available on Council's website.

Signature:	Date:
Signature:	Date: