



## Statement of Environmental Effects Commercial Development

### Information for the applicant

- This form may be used to outline the likely environmental impacts of a development application for a commercial building use.
- Once completed, submit this application form to Queanbeyan-Palerang Regional Council.

### SECTION A. Context and setting\*

*\*This section allows the applicant to explain how the proposal conforms to the surrounding area.*

Does the proposal fit in with the locality?

- Yes  
 No

How? For example, a shop in a commercial zone


### SECTION B. Hours of operation\*

*\*This section allows the applicant to propose operating hours.*

What are the proposed hours of operation?

Monday – Friday

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Saturday

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Sunday & Public Holidays

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### SECTION C. Staff

How many staff will be employed?

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### SECTION D. Parking, access and traffic generation

How many existing car parking spaces are on site?

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How many staff vehicles will be on site at any one time?	<input type="text"/>
How many customer vehicles will be on site at any one time?	<input type="text"/>
How many trucks will be on site at any one time?	<input type="text"/>
What will be the frequency of their visits (E.g. once a day)?	<input type="text"/> <input type="text"/>
What will be the purpose of their visit?	<input type="text"/> <input type="text"/>
How will vehicles access the site?	<input type="text"/> <input type="text"/>

**SECTION E. Loading and unloading\***

*\*It is Council's preference that goods are unloaded within a building.*

Will goods be unloaded within a building?	<input type="checkbox"/> Yes <input type="checkbox"/> No
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If no, where will they be unloaded?	<input type="text"/> <input type="text"/>
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**SECTION F. Site and building details**

Does the building contain Asbestos to your knowledge?	<input type="checkbox"/> Yes <input type="checkbox"/> No
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If yes, please specify the location and if this is going to be removed as part of the application.	<input type="text"/> <input type="text"/>
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Will there be any excavation?	<input type="checkbox"/> Yes <input type="checkbox"/> No
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<p><b>If yes, how much cut and fill is proposed (In metres)?</b></p>	<p>Cut</p> <input type="text"/> <p>Fill</p> <input type="text"/>
<p><b>Is there any proposed tree removal?</b></p>	<p><input type="checkbox"/> Yes <input type="checkbox"/> No</p>
<p><b>If yes, provide reasoning for the tree removal.</b></p>	<input type="text"/>  <input type="text"/>
<p><b>Are there any proposed signs? If yes, please ensure you provide details to accompany the development application and complete the signage section of this form.</b></p>	<p><input type="checkbox"/> Yes* <input type="checkbox"/> No</p>
<p><b>SECTION G. Pollution</b></p>	
<p><b>Will the development generate noise?</b></p>	<p><input type="checkbox"/> Yes <input type="checkbox"/> No</p>
<p><b>If yes, will this noise be heard from neighbouring sites?</b></p>	<p><input type="checkbox"/> Yes <input type="checkbox"/> No</p>
<p><b>If yes, please provide details of equipment proposed to be used.</b></p> <p>Please note that Council may require an acoustic report if the noise is deemed to have off-site impacts.</p>	<input type="text"/>  <input type="text"/>  <input type="text"/>  <input type="text"/>
<p><b>Will odour or fumes be generate from the development?</b></p>	<p><input type="checkbox"/> Yes <input type="checkbox"/> No</p>
<p><b>If yes, how will these be controlled?</b></p>	<input type="text"/>  <input type="text"/>  <input type="text"/>  <input type="text"/>

<p>Please detail any solid waste produced by the development. This must include detail on the type and quantity of waste generate by the development. The statement should indicate details of where waste containers will be stored, how they will be serviced, their frequency of collection and their number and size.</p>	<input type="text"/>
	<input type="text"/>
	<input type="text"/>
	<input type="text"/>

Will the proposal require a trade waste device?	<input type="checkbox"/> Yes <input type="checkbox"/> No
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If yes, please specify what trade waste device you are applying for.	<input type="text"/>
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**SECTION H. Stormwater**

Where will stormwater be disposed?	<input type="checkbox"/> Street gutter <input type="checkbox"/> Stormwater main <input type="checkbox"/> Existing system <input type="checkbox"/> Adjoining land
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Is a stormwater easement available over adjoining land?	<input type="checkbox"/> Yes <input type="checkbox"/> No
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If no, will an easement need to be obtained from adjoining sites?	<input type="checkbox"/> Yes <input type="checkbox"/> No
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If yes, do you have owner’s consent for this from the neighbouring sites?	<input type="checkbox"/> Yes <input type="checkbox"/> No
<b><u>Council will not accept your application without this.</u></b>	

**SECTION I. Contamination**

<p>What are the existing land uses on the site (What industries have previously been on site)?</p>	<input type="text"/>
	<input type="text"/>
	<input type="text"/>
	<input type="text"/>

Are you aware of any potentially contaminating activities that have been carried out on the site?	<input type="checkbox"/> Yes <input type="checkbox"/> No
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<b>If yes, what were these?</b>	<input style="width: 100%; height: 25px;" type="text"/> <input style="width: 100%; height: 25px;" type="text"/>
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**SECTION J. Landscaping**

<b>Have you provided a landscape plan prepared by a Council accredited landscape consultant?</b>	<input type="checkbox"/> Yes <input type="checkbox"/> No
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**SECTION K. Signage and Advertising**

<b>How many signs are proposed?</b>	<input style="width: 100%; height: 25px;" type="text"/>
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<b>Will the signs be illuminated?</b>	<input type="checkbox"/> Yes <input type="checkbox"/> No
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<b>What are the dimensions of the signs?</b>	<input style="width: 100%; height: 25px;" type="text"/> <input style="width: 100%; height: 25px;" type="text"/> <input style="width: 100%; height: 25px;" type="text"/>
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<b>Is the proposal a variable message sign?</b>	<input type="checkbox"/> Yes <input type="checkbox"/> No
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<b>Will the sign be moving?</b>	<input type="checkbox"/> Yes <input type="checkbox"/> No
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<b>Will the sign affect any of the following?</b>	<input type="checkbox"/> Kerb and guttering <input type="checkbox"/> Street trees <input type="checkbox"/> Vehicle/pedestrian crossings <input type="checkbox"/> Easements
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<b>If any of the above are ticked, please provide details as to why.</b>	<input style="width: 100%; height: 25px;" type="text"/> <input style="width: 100%; height: 25px;" type="text"/> <input style="width: 100%; height: 25px;" type="text"/> <input style="width: 100%; height: 25px;" type="text"/> <input style="width: 100%; height: 25px;" type="text"/>
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<p><b>What is the proposed ongoing management of the sign/s?</b>  <b>(Please include the regime for on-going access to the sign to change the display, graffiti management and landscape management)</b></p>	<div style="border: 1px solid black; height: 25px; width: 100%;"></div> <div style="border: 1px solid black; height: 25px; width: 100%;"></div> <div style="border: 1px solid black; height: 25px; width: 100%;"></div>
<p><b>Is the proposal compatible with the existing character of the area? (Is it a business identification sign within a commercial zone?)</b></p>	<input type="checkbox"/> Yes <input type="checkbox"/> No
<p><b>Will the signage detract from the amenity of the area?</b></p>	<input type="checkbox"/> Yes <input type="checkbox"/> No
<p><b>Does the signage obscure important views?</b></p>	<input type="checkbox"/> Yes <input type="checkbox"/> No
<p><b>Does it dominate the skyline or protrude above buildings?</b></p>	<input type="checkbox"/> Yes <input type="checkbox"/> No
<p><b>Does it respect the viewing rights of other surrounding businesses/advertisers?</b></p>	<input type="checkbox"/> Yes <input type="checkbox"/> No
<p><b>Is the design appropriate for the streetscape?</b></p>	<input type="checkbox"/> Yes <input type="checkbox"/> No
<p><b>Does it visually contribute to the streetscape?</b></p>	<input type="checkbox"/> Yes <input type="checkbox"/> No
<p><b>Does it screen unsightliness?</b></p>	<input type="checkbox"/> Yes <input type="checkbox"/> No

Applicant's Signature: \_\_\_\_\_

Date: \_\_\_\_\_