

Statement of Environmental Effects (SEE)

Basic Statement of Environmental Effects Template

NOTE! To check the applicable **Local Environmental Plan, Land Zoning, Building Height or Floor Space Ratio**, please refer to Councils mapping via <https://www.tweed.nsw.gov.au/Mapping>

Local Environmental Plan Detail

What is the applicable Local Environmental Plan (LEP)?

- Tweed LEP 2000
 Tweed City Centre LEP 2012
 Tweed LEP 2014

Specify the zoning under the applicable LEP

Specify the definition of development under LEP

Please address all relevant clauses under the applicable LEP on page 5 of this document.

Is the defined use permissible with consent in the zone listed? Yes No

If 'No' a Development Application (DA) cannot be accepted unless existing use rights are demonstrated.

Building Height

Specify Building Height under LEP

What is the proposed height limit measured from the existing ground level

Does the proposed DA seek to exceed the height limit under the LEP? Yes No

If 'Yes' a Clause 4.6 variation required

Floor Space Ratio

Specify Floor Space Ratio limit under LEP

Proposed Floor Space Ratio

Does the DA seek to exceed the floor space ratio under the LEP? Yes No

If 'Yes' a Clause 4.6 variation required

Statement of Environmental Effects (SEE)

Erection of a New Building

- | | | | | |
|---|--------------------------|-----|--------------------------|------------------------------|
| Is this a new building? | <input type="checkbox"/> | Yes | <input type="checkbox"/> | No - Alterations & Additions |
| Does the site contain an existing dwelling? | <input type="checkbox"/> | Yes | <input type="checkbox"/> | No |
| Does the site contain a dual occupancy? | <input type="checkbox"/> | Yes | <input type="checkbox"/> | No |
| Detached Dwelling | <input type="checkbox"/> | Yes | <input type="checkbox"/> | No |
| Semi-detached Dwelling | <input type="checkbox"/> | Yes | <input type="checkbox"/> | No |

No. of dwellings to be constructed

No. of pre-existing dwellings on site

No. of buildings to be demolished

Provide a clear, detailed description of the proposal

Permitted land uses can be found under the relevant [Tweed Local Environmental Plan](#).

*Is the development for a new building or structure, or a change of use of an existing structure?
Does the development require any demolition works?*

Describe the existing environment of the site and surrounding land

Include details such as topography (slope), natural features such as waterways, vegetation, adjoining land uses

Statement of Environmental Effects (SEE)

Detail how the proposal impacts on existing and likely future amenity of the locality

Will the development impact on noise, privacy, overshadowing or view sharing?

Detail how these potential impacts are addressed?

Impact on surrounding properties

If filling of the land is required, demonstrate how you propose to overcome any adverse impacts on adjoining properties?

How will you reduce the soil erosion and/or sedimentation problems that may occur from site works?

What steps have been taken to mitigate any likely adverse impacts on the surrounding locality as a result of the proposed development during and after construction?

Car parking and traffic management

Include details such as car parking provided, expected traffic generation of the development and how this is managed in accordance with [Section A2 of the Tweed DCP 2008](#).

Statement of Environmental Effects (SEE)

Land Constraint Checklist

Below is a list of common constraints for land within the Tweed Shire.

To check if any of these land constraints apply to your site, please refer to Councils mapping via <https://www.tweed.nsw.gov.au/Mapping>.

CONSTRAINTS	YES	NO
<p>Is the site affected by bushfire? If Yes:</p> <ul style="list-style-type: none"> ▪ A bushfire assessment is required. ▪ Any development must be in accordance with the NSW RFS Planning for Bushfire Protection Guidelines 2019 (PBP 2019). <p><i>Development application proposals may require referral to the NSW RFS via the NSW Planning Portal under Section 4.14 of the EP&A Act; or if the proposal is a development to which Section 100B of the Rural Fires Act 1997 apply.</i></p>	<input type="checkbox"/>	<input type="checkbox"/>
<p>Is the site affected by flooding? If Yes:</p> <ul style="list-style-type: none"> • A minimum habitable floor level may be required. • Please address Section A3 of the Tweed DCP 2008. 	<input type="checkbox"/>	<input type="checkbox"/>
<p>Is vegetation removal required for your development? If Yes:</p> <ul style="list-style-type: none"> ▪ What is the dimensions of the area to be cleared, and/or the number, species and size Diameter at Breast Height (DBH) of the vegetation? ▪ Please refer to Section A16 of the Tweed DCP 2008, SEPP (Vegetation in Non-Rural Areas), SEPP (Koala Habitat Protection) 2020 and Part 7 of the Biodiversity Conservation Regulations 2017. <p>Note - If a proposal include clearing of native vegetation or prescribed impacts on biodiversity, the following must be provided with the application as a minimum:</p> <ul style="list-style-type: none"> - Printout of the Biodiversity Values Map and Threshold Tool signed and dated the day of or day before submission of application; and - Access NSW BioNet (free online tool) to see if any threatened species have been recorded on the lot and provide a comment in the application; and - Plan showing the clearing threshold calculations including incidental required clearing e.g. driveways, Land Application Areas (LAA) and Asset Protection Zones (APZ). <p>Your application may require a Biodiversity Development Assessment Report (BDAR) in accordance with Section 7.3 of the <i>Biodiversity Conservation Act 2016</i>.</p>	<input type="checkbox"/>	<input type="checkbox"/>
<p>Is the site impacted by costal erosion or any other risk factors such as steep slopes with the potential for landslip and/or drainage issues? If Yes:</p> <ul style="list-style-type: none"> ▪ Please address in detail, and refer to any reports provided with your application. 	<input type="checkbox"/>	<input type="checkbox"/>

If you answered 'yes' to any of the above, detail how these constraints are managed.

Statement of Environmental Effects (SEE)

Tweed Local Environmental Plans

Local Environmental Plans (LEPs) guide planning decisions for local government areas. Council does this through zoning and development controls, which provide a framework for the way land can be used. LEPs are the main planning tool to shape the future of communities and also ensure local development is done appropriately

A list of all LEPs can be found via the NSW Legislation website:
<https://legislation.nsw.gov.au/browse/inforce#/epi/title/t>

Which Tweed LEP applies to your site?

- Tweed LEP 2000 Tweed City Centre LEP 2012 Tweed LEP 2014

Please address all relevant clauses within the applicable LEP below.

Statement of Environmental Effects (SEE)

State Environmental Planning Policies

State Environmental Planning Policies (SEPPs) are planning controls put in place by the State Government. They deal with issues considered to have state significance.

A list of all SEPPs can be found via the NSW Legislation website:

<https://legislation.nsw.gov.au/browse/inforce#/epi/title/s>.

NOTE!

Applicable SEPPs may trigger external referrals to public authorities via the NSW Planning Portal. Council will complete this referral on your behalf during lodgment of a development application.

Do any SEPP's apply to the proposed development?

Yes

No

Some SEPPs are listed below with examples of development to which these SEPPs apply.

Note - This is NOT an extensive list.

- State Environmental Planning Policy (Infrastructure) 2007
 - *Including but not limited to works within classified roads, works in proximity to electricity infrastructure.*
- State Environmental Planning Policy (Coastal Management) 2018
 - *Including but not limited to development on land mapped within a coastal management area.*
- State Environmental Planning Policy (Affordable Rental Housing) 2009
 - *Including but not limited to certain types of residential developments such as secondary dwellings, in-fill affordable housing, secondary dwellings, boarding houses, group homes.*
- State Environmental Planning Policy (Building Sustainability Index: BASIX) 2004
 - *A BASIX certificate is required for all new residential dwellings, alterations and additions that cost \$50,000 or more and for swimming pools of 40,000 litres or more.*
- State Environmental Planning Policy No 55 - Remediation of Land
 - *Refer to the contaminated land questions on page 7 of this form*
- State Environmental Planning Policy No 64 - Advertising and Signage
 - *Proposed signage and advertising structures*
- State Environmental Planning Policy (Educational Establishments and Child Care Facilities) 2017
 - *Including but not limited to development related to child care facilities, schools, universities, TAFE establishments*
- State Environmental Planning Policy No 65 - Design Quality of Residential Apartment Development
 - *Residential Flat Buildings*

If you answered 'yes' to any of the above, address the relevant SEPP(s) and how the development complies.

Statement of Environmental Effects (SEE)

Contaminated Land

Land in the Tweed Shire has been and currently is being used for a variety of purposes which in some situations may have caused the land to become contaminated. Historically, industrial activities, agricultural activities and commercial activities all have the potential to contaminate land.

Land Use:

1. All land uses to which the site has been put, including the current use.
2. Is the proponent aware of the uses to which properties adjoining the site have been put? If so please specify.
3. Do any of the proposed uses correlate with potentially contaminating activities?
4. If yes, has there been any testing or assessment of the site? Please provide relevant reports with your application.
5. What remediation work, if any has been taken in respect to contamination which is or may have been present on the site?

NOTE!

Any new land use may require a contaminated land report to be submitted for Council review based on the proposed development

Operational Requirements and Waste Management:

1. How are you proposing to manage the emission of fumes, steam, vapour, dust or the like?
2. What solid and liquid waste will be generated during construction and operation?
3. How will these wastes be disposed of?
4. If demolition is proposed, please provide a Demolition Works Plan in accordance with [Section A15 of the Tweed DCP 2008](#).

NOTE!

A sub slab pre-demolition testing report may be required. Refer to SEPP 55 above.