

# Statement of Environmental Effects

**This template may be used for straightforward development proposals that require a development application.**

(Note: Please review the [Statement of Environmental Fact Sheet](#) before completing this template. If you require assistance in completing this form please contact Council's Duty Planner on 49210 333 or email [dutyplanner@lakemac.nsw.gov.au](mailto:dutyplanner@lakemac.nsw.gov.au))

**Property details** (Note: To obtain this information refer to Council's [Property Enquiry tool](#))

Lot	Section	
Deposited plan/Strata Plan		
Unit No.	House No.	
Street		
Suburb		Postcode

## Description of the proposed development

What is the proposed development

(Note: the proposed development must be a land use that is listed in the [Dictionary of Lake Macquarie Local Environmental Plan 2014](#)).

Describe the development in detail

*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. dwelling house, materials and colour scheme, signage etc.)*
- *if demolition is proposed*

## Operational and management details

If applicable, describe the operational and management details of the proposed development.

*Include details such as:*

- *hours and days of operation*
- *number of car parking spaces provided and location of spaces*
- *servicing arrangements (location and frequency) for deliveries and waste collection*
- *total number of staff and number on duty at any one time*
- *expected number of clients/ customers per day and at any one time*
- *expected vehicle types*

## Property details

What is the area of the site

Describe the site

*Include information such as:*

- *physical features of the site (i.e. slope and vegetation)*
- *existing structures at the site and whether these are to be retained or demolished*
- *existing services at the site*
- *location of any view corridors*
- *availability of public transport etc*
- *present use of the site*
- *previous uses of the site*
- *adjoining land uses*

## Planning considerations

Do any State Environmental Planning Policies (**SEPPs**) apply to the proposed development (such as SEPP 64 – Advertising and Signage)?    Yes    No

If any SEPPs apply, discuss how they apply and how the development complies.

*Attach any supporting documentation and list this documentation in the “Supporting reports and documentation” section below*

## Lake Macquarie Local Environmental Plan 2014 (LMLEP 2014)

What is the land zoned?

*(Note: refer to Council's [Property Enquiry tool](#) for the zoning of the land)*

What is the proposed land use (as listed in the **Dictionary of LMLEP 2014**)?

Is this use permissible within the zone?    Yes    No

*(Note: refer to the [Land Use Table](#) in LMLEP 2014)*

How does the proposed development meet the objectives of the zone?

*Note: refer to the [Land Use Table](#) in LMLEP 2014*

*Attach any supporting documentation and list this documentation in the “Supporting reports and documentation” section below*

List and address all relevant clauses to your development from [LMLEP 2014](#)

## **Lake Macquarie Development Control Plan 2014 (LMDCP 2014)**

**LMDCP 2014** details requirements for development that should be taken into account when preparing a development application. List and address all relevant clauses to your development contained in LMDCP 2014.

*Attach any supporting documentation and list this documentation in the "Supporting reports and documentation" section below*

### **Supporting reports and documentation**

Attach any supporting reports and documentation required (please list attachments below)