



## Young Shire Council

A Statement of Environmental Effects (SEE) is a report outlining the likely impacts of your proposal, and the proposed measures that will mitigate those impacts. A SEE includes written information about the proposal that cannot be readily shown on your plans and drawings.

The *Environmental Planning & Assessment Regulations, 2000* (Schedule 1), stipulates that a development application MUST be accompanied by a SEE, and also requires that the SEE must indicate the following matters:

- (a) the environmental impacts of the development,
- (b) how the environmental impacts of the development have been identified,
- (c) the steps taken to protect the environment or to lessen the expected harm to the environment,
- (d) any matters required to be indicated by any guidelines issued by the Director-General.

In some instances, only a very brief SEE may be required, for minor types of developments, where the impacts are likely to be negligible. Accordingly, the attached SEE template has been prepared, which can be completed and lodged with an application for the following type of development:

### **SIGNAGE**

### **STATEMENT OF ENVIRONMENTAL EFFECTS**

Whilst the use of this SEE template is not mandatory, it will assist in addressing all the relevant and required information. If this template is not used, your development application will still need to be accompanied by a SEE. Appendix G of the Young DCP, will assist you in considering all potential impacts of your development, and in preparing a SEE.

Locked Bag 5  
Boorowa Street  
YOUNG NSW 2594

Phone: (02) 6380 1200  
Fax: (02) 6380 1299  
E-mail: [mail@young.nsw.gov.au](mailto:mail@young.nsw.gov.au)

**A. DESCRIPTION OF DEVELOPMENT:** Provide details of your development and how it will operate (attach additional pages if necessary)

Certain types of signage are exempt, and may not require Council consent. Exempt signage criteria is contained in Schedule 2 of the *Young LEP 2010*, and in *SEPP (Exempt and Complying Development Codes) 2008*.

Furthermore, signage that is not exempt, may be subject to the provisions of *SEPP 64 -Advertising and Signage*, and you should consider this document before lodging an application.

The above pieces of legislation may be accessed at <http://www.legislation.nsw.gov.au/> (browse "in force EPs).

<b>Property address</b>			
<p><b>Proposed signage</b> Describe the: § type (pylon, under awning, fascia, wall, above awning), § location, § size, and § content, of all proposed signage</p>	<p><b>Proposed signage 1</b></p> <p>q nature _____</p> <p>q location _____</p> <p>q size _____</p> <p>q content _____</p>	<p>Is the signage illuminated ?</p> <p>q Yes q No</p>	
	<p><b>Proposed signage 2</b></p> <p>q nature _____</p> <p>q location _____</p> <p>q size _____</p> <p>q content _____</p>	<p>Is the signage illuminated ?</p> <p>q Yes q No</p>	
<p><b>Existing signage</b> Describe the: § type (pylon, under awning, fascia, wall, above awning), § location, § size, and § content, of all existing signage</p>	<p><b>Existing signage 1</b></p> <p>q nature _____</p> <p>q location _____</p> <p>q size _____</p> <p>q content _____</p>	<p>Is the signage illuminated ?</p> <p>q Yes q No</p>	
	<p><b>Existing signage 2</b></p> <p>q nature _____</p> <p>q location _____</p> <p>q size _____</p> <p>q content _____</p>	<p>Is the signage illuminated ?</p> <p>q Yes q No</p>	

**B. SITE & LOCALITY DESCRIPTION:** Provide details of the site and adjacent lands

Please ensure the following details have been shown on your site plan, as a minimum:

- |   |   |                                      |                                |
|---|---|--------------------------------------|--------------------------------|
| <input type="checkbox"/> site dimensions    | <input type="checkbox"/> site area            | <input type="checkbox"/> north point | <input type="checkbox"/> scale |
| <input type="checkbox"/> existing buildings | <input type="checkbox"/> existing car parking | <input type="checkbox"/> easements   | <input type="checkbox"/> trees |

<u>Issue</u>	<u>Details</u>
<b>Present use of the site</b>	
<b>Past use/s of the site</b>	
<b>Describe any existing built structures on the land</b> (e.g location, number, storeys, building material, current use etc)	
<b>Describe the key physical features of the site</b> (e.g shape, size slope, significant trees or vegetation, dams, waterways, drainage lines, etc)	
<p><b>Is the land classified as bushfire prone ?</b>                  (You can check this with Council or a recent 149 Certificate. In some cases a Bushfire Risk Assessment Report may be required)</p>	
<p><input type="checkbox"/> Yes <input type="checkbox"/> No</p>	
<p><b>Locality characteristics</b>                  Describe the type and nature of adjacent land uses, e.g</p> <ul style="list-style-type: none"> <li>§ residential, commercial, industrial;</li> <li>§ older or more modern construction;</li> <li>§ single or two storey;</li> <li>§ building materials;</li> <li>§ single dwelling houses or unit developments,</li> <li>§ etc.</li> </ul>	

## C. COMPLIANCE WITH PLANNING CONTROLS

**Young Local Environmental Plan 2010** – Complete the following table to show how your development complies with the relevant provisions of the LEP. If your development is not consistent with the requirements, you need to provide justification for all variations, or may need to seek a formal variation. A copy of the LEP and the associated maps (zoning, lot size, heritage, biodiversity, land and water) can be found at <http://www.legislation.nsw.gov.au/maintop/view/inforce/epi+404+2010+cd+0+N>.

<u>Clause</u>	<u>Issue</u>	<u>Complies</u>	<u>Comment</u>
<b>2.1 – Land use zones</b>	What is the zoning of the land?		<b>Zoning:</b>
<b>2.3 – Zone objectives and land use table</b>	Are advertising structures permissible in the zone ?	<input type="checkbox"/> Yes <input type="checkbox"/> No	
<b>4.6 – Exceptions to development standards</b>	Are you seeking a variation to a development standard in the LEP ?	<input type="checkbox"/> Yes <input type="checkbox"/> No	If yes, because your proposal varies from any standard in the LEP (such as minimum lot size), you must include a separate written statement, justifying the non-compliance. If yes, statement attached - <input type="checkbox"/> Yes <input type="checkbox"/> No
<b>5.10 – Heritage conservation</b>	Is any part of your property an item of heritage or within a heritage conservation area ?	<input type="checkbox"/> Yes <input type="checkbox"/> No	If so, you must include a written statement and/or Heritage Impact Statement, detailing the potential impact on the item or HCA, and how the impact will be minimised. If yes, statement attached - <input type="checkbox"/> Yes <input type="checkbox"/> No
<b>6.3 – Land</b>	Is the land identified as a “sensitive land area” ?  The land maps are at: <a href="http://www.legislation.nsw.gov.au/mapindex?type=epi&amp;year=2010&amp;no=404">http://www.legislation.nsw.gov.au/mapindex?type=epi&amp;year=2010&amp;no=404</a> .	<input type="checkbox"/> Yes <input type="checkbox"/> No	If yes, how will any adverse environmental impacts be minimised and managed ?
<b>6.4 – Water</b>	Is the land identified as a “riparian corridor” or “groundwater vulnerability” ?  The water maps are at: <a href="http://www.legislation.nsw.gov.au/mapindex?type=epi&amp;year=2010&amp;no=404">http://www.legislation.nsw.gov.au/mapindex?type=epi&amp;year=2010&amp;no=404</a> .	<input type="checkbox"/> Yes <input type="checkbox"/> No	If yes, how will any adverse environmental impacts be minimised and managed ?

<b>6.5 – Biodiversity</b>	Is the land identified as an “area of high biodiversity” ?  The biodiversity maps are at: <a href="http://www.legislation.nsw.gov.au/mapindex?type=epi&amp;year=2010&amp;no=404">http://www.legislation.nsw.gov.au/mapindex?type=epi&amp;year=2010&amp;no=404</a> .	<input type="checkbox"/> Yes <input type="checkbox"/> No	If yes, how will any adverse environmental impacts be minimised and managed ?
<b>6.6 – Flood planning</b>	Is the land subject to flood related development controls ?  You can check this with Council or a recent 149 Certificate. In some cases a Flood Risk Report may be required.	<input type="checkbox"/> Yes <input type="checkbox"/> No	If yes, your proposal shall show that it is compatible with the flood hazard and will not increase risk to the environment, building or life.
<b>Young Development Control Plan</b> – Complete the following table to show how your development complies with the relevant provisions of the DCP. If your development is not consistent with the requirements, you need to provide justification for all variations. A copy of the DCP can be found at <a href="http://www.young.nsw.gov.au">www.young.nsw.gov.au</a> .			
<b><u>Performance outcome</u></b>	<b><u>Control</u></b>	<b><u>Complies</u></b>	<b><u>Comment</u></b> If your proposal does not meet the stated control (Column 2), you must provide details on how the proposal satisfies the performance outcome (Column 1).
<b>Complete the following section for signage in the B4, B6 and B7 zones</b>			
	<b>AC5</b> Signage is appropriate to the building and surrounding area	<input type="checkbox"/> Yes <input type="checkbox"/> No	
<b>Complete the following section for signage in the B6 and B7 zones</b>			
<b>PEB1</b> Signage is simple, effective and centralised	<b>AEB1</b> Site signage (other than on a building) is consolidated into a single pylon sign	<input type="checkbox"/> Yes <input type="checkbox"/> No	
	<b>AEB2</b> Signage is to Roads and Maritime Service standards	<input type="checkbox"/> Yes <input type="checkbox"/> No	
<b>Complete the following section for signage in the IN1 zone</b>			
<b>PID6</b> Industrial buildings present acceptably to the public realm	<b>AID6.9</b> Signage is located to not detract from the appearance of the area, or cause issues for adjacent properties or road users	<input type="checkbox"/> Yes <input type="checkbox"/> No	

## D. ASSESSMENT OF THE LIKELY IMPACTS OF THE DEVELOPMENT

### 1 Character of the area

§ Is the proposal compatible with the existing or desired future character of the area or locality in which it is proposed to be located?  Yes  No

§ Is the proposal consistent with a particular theme for outdoor advertising in the area or locality?  Yes  No

### 2 Special areas

§ Does the proposal detract from the amenity or visual quality of any environmentally sensitive areas, heritage areas, natural or other conservation areas, open space areas, waterways, rural landscapes or residential areas?  Yes  No

### 3 Views and vistas

§ Does the proposal obscure or compromise important views?  Yes  No

§ Does the proposal dominate the skyline and reduce the quality of vistas?  Yes  No

§ Does the proposal respect the viewing rights of other advertisers?  Yes  No

### 4 Streetscape, setting or landscape

§ Is the scale, proportion and form of the proposal appropriate for the streetscape, setting or landscape?  Yes  No

§ Does the proposal contribute to the visual interest of the streetscape, setting or landscape?  Yes  No

§ Does the proposal reduce clutter by rationalising and simplifying existing advertising?  Yes  No

§ Does the proposal screen unsightliness? Does the proposal protrude above buildings, structures or tree canopies in the area or locality?  Yes  No

§ Does the proposal require ongoing vegetation management?  Yes  No

### 5 Site and building

§ Is the proposal compatible with the scale, proportion and other characteristics of the site or building, or both, on which the proposed signage is to be located?  Yes  No

§ Does the proposal respect important features of the site or building, or both?  Yes  No

§ Does the proposal show innovation and imagination in its relationship to the site or building, or both?  Yes  No

### 6 Associated devices and logos with advertisements and advertising structures

§ Have any safety devices, platforms, lighting devices or logos been designed as an integral part of the signage or structure on which it is to be displayed?  Yes  No

### 7 Illumination

§ Would illumination result in unacceptable glare?  Yes  No

§ Would illumination affect safety for pedestrians, vehicles or aircraft?  Yes  No

§ Would illumination detract from the amenity of any residence or other form of accommodation?  Yes  No

§ Can the intensity of the illumination be adjusted, if necessary?  Yes  No

§ Is the illumination subject to a curfew?  Yes  No

### 8 Safety

§ Would the proposal reduce the safety for any public road?  Yes  No

§ Would the proposal reduce the safety for pedestrians or bicyclists?  Yes  No

§ Would the proposal reduce the safety for pedestrians, particularly children, by obscuring sightlines from public areas?  Yes  No