



CUMBERLAND
CITY COUNCIL

STATEMENT OF ENVIRONMENTAL EFFECTS FOR INDUSTRIAL OR COMMERCIAL DEVELOPMENTS

IMPORTANT INFORMATION

- **LEGISLATION** – In accordance with Schedule 1 of the *Environmental Planning and Assessment Regulation 2000* a development application **must** be accompanied by a Statement of Environmental Effects.
- **QUALIFIER** – This *Statement of Environmental Effects Template* has been produced to assist applicants identify the environmental impacts of a development and the steps to be taken to protect the environment or lessen the expected harm. The template is suitable for minor impact development such as alterations & additions and outbuildings. It may be necessary for Council to request additional information depending on the nature and impacts of a proposal. Larger scale developments should be accompanied by a detailed and specific Statement of Environmental Effects.

LOCATION AND PROPERTY DESCRIPTION

Unit No	House No	Street	Suburb
Lot and DP or SP			Postcode

DESCRIPTION OF PROPOSAL

Should include where applicable physical description of building, proposed building materials, nominated colour scheme, nature of use, details of any demolition etc. - please attach supporting documentation if insufficient space is available below.

STAFF

How many staff will be employed?

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HOURS OF OPERATION

What are the proposed hours of operation?

Monday to Friday:

Saturday:

Sunday and Public Holidays:

Operations outside of standard hours will be considered upon submission of an acoustic report.
For Sex Service Premises Council will exercise its discretion in relation to the proposed hours of operation.

- Do you intend to work beyond standard hours? Yes No N/A

If "Yes" is an acoustic report attached? Or

Details of work beyond standard hours:

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PARKING AND TRAFFIC GENERATION

- How many car parking spaces are on site?
- How many vehicles will be parked on the site?
- Private Staff Vehicles?
- Vehicles Associated with Business:

Cars	Vans	Trucks
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- Type and size of trucks to visit the site (e.g. large rigid trucks)
- Frequency of visits (e.g. once a day)
- Purpose of visits (e.g. delivery of stock)

LOADING AND UNLOADING

- Will goods be loaded and unloaded from within the building?
- IF NO: provide details on where loading and unloading will take place and how often this will occur:

SITE IMPROVEMENTS

<ul style="list-style-type: none"> ▪ Do you intend to demolish any buildings or structures? 	<input type="checkbox"/>	Yes	<input type="checkbox"/>	No	<input type="checkbox"/>	N/A
If "Yes" please provide details						
<ul style="list-style-type: none"> ▪ Do you intend to fill or excavate any part of the site? 	<input type="checkbox"/>	Yes	<input type="checkbox"/>	No	<input type="checkbox"/>	N/A
If "Yes" please provide details						
<ul style="list-style-type: none"> ▪ Do you intend to make any alterations or additions to the existing building? 	<input type="checkbox"/>	Yes	<input type="checkbox"/>	No	<input type="checkbox"/>	N/A
If "Yes" please provide details						
<ul style="list-style-type: none"> ▪ Do you intend to erect any new buildings or structures? 	<input type="checkbox"/>	Yes	<input type="checkbox"/>	No	<input type="checkbox"/>	N/A
If "Yes" please provide details						
<ul style="list-style-type: none"> ▪ Do you intend to remove any trees? 	<input type="checkbox"/>	Yes	<input type="checkbox"/>	No	<input type="checkbox"/>	N/A
If "Yes" please provide details						
<ul style="list-style-type: none"> ▪ Do you intend to erect any signs? 	<input type="checkbox"/>	Yes	<input type="checkbox"/>	No	<input type="checkbox"/>	N/A
If "Yes" please provide details						

POLLUTION CONTROL

<ul style="list-style-type: none"> ▪ Will any noise be generated by the proposed use? 	<input type="checkbox"/>	Yes	<input type="checkbox"/>	No	<input type="checkbox"/>	N/A
IF YES: will the noise be audible from any site boundary? If YES, please provide details (An acoustic report may be required to be submitted)						
<ul style="list-style-type: none"> ▪ Will any odour or fumes be generated by the proposed use? 	<input type="checkbox"/>	Yes	<input type="checkbox"/>	No	<input type="checkbox"/>	N/A
If "Yes" please provide details						
How will rubbish be disposed of?						
List Chemicals to be stored/used including quantities: (Material Safety Data Sheets may be required to be submitted).						



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FIRE SAFETY SCHEDULE

FIRE SAFETY MEASURE	Tick if Existing*
Access panels, doors & hoppers to fire resisting shafts	
Automatic fail safe devices	
Automatic fire detection & alarm systems	
Automatic fire suppression systems	
Emergency lighting	
Emergency lifts	
Emergency warning and intercommunication systems	
Exit signs	
Fire control centres and rooms	
Fire dampers	
Fire doors	
Fire hydrant systems	
Fire seals protecting openings in fire resisting components	
Fire shutters	
Fire windows	
Hose reel systems	
Lightweight construction	
Mechanical air handling systems	
Perimeter vehicle access for emergency vehicles	
Portable fire extinguishers & fire blankets	
Safety curtains in proscenium openings	
Smoke and heat vents	
Smoke dampers	
Smoke detectors & heat detectors	
Smoke doors	
Solid core doors	
Standby power systems	
Wall wetting sprinklers & drencher systems	
Warning and operational signs	
Fire safety notices, fire exits, doors relating to fire exits and paths of travel to exits	
Other including alternative solutions	



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AS4674-2004 FOOD PLAN ASSESSMENT

Proposed:

Restaurant	Takeaway	Delicatessen	Supermarket
Mixed Business Fruit Shop	Bakery	Other	

DESIGN AND CONSTRUCTION REQUIREMENTS	APPLICANT	COUNCIL
GENERAL REQUIREMENTS <ul style="list-style-type: none"> ▪ Food flow pattern ▪ Separation of areas ▪ Adequate space ▪ Pest proof ▪ Insect devices location ▪ Exclusion of contaminants 		
SATISFACTORY WATER SUPPLY (POTABLE) <ul style="list-style-type: none"> ▪ If not, signage 		
SEWAGE & WASTEWATER DISPOSAL <ul style="list-style-type: none"> ▪ Access openings ▪ Grease arrester: <ul style="list-style-type: none"> ▪ location ▪ access for emptying (not through kitchen) 		

GARBAGE / RECYCLABLE MATERIAL		
EXTERNAL: <ul style="list-style-type: none"> ▪ hose tap ▪ paved / impervious material ▪ graded / drain ▪ non-polluting as per POEO Act 		
GARBAGE ROOM PROVIDED: <ul style="list-style-type: none"> ▪ impervious floor ▪ coved wall / floor joints ▪ graded / drained ▪ walls smooth / impervious ▪ ventilated ▪ pest proof ▪ hose tap provided 		
GARBAGE CONTAINERS: <ul style="list-style-type: none"> ▪ constructed of impervious material ▪ provided with lid 		
CONTAINERS FOR RECYCLABLE WASTE: <ul style="list-style-type: none"> ▪ dry materials ▪ waste oil 		
VENTILATION <ul style="list-style-type: none"> ▪ Adequate natural / mechanical / both ▪ Complies with BCA ▪ Mechanical vent complies with AS 1668 ▪ Dishwasher/s vented 		

LIGHTING <ul style="list-style-type: none"> ▪ Adequate natural / artificial / both ▪ Complies with BCA ▪ Complies with AS1680 ▪ Fittings (location re: shattering & dust contamination - diffuser) ▪ 		
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ODOUR <ul style="list-style-type: none"> ▪ Use of charcoal / wood ▪ Odour Impact Assessment Required 		
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FLOORS, WALLS & CEILINGS AND FLOOR FINISH/ES <ul style="list-style-type: none"> ▪ Complies with table 3.1 ▪ Coving floor / wall joints ▪ Plinths 		
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WALLS & CEILING <ul style="list-style-type: none"> ▪ wall/s construction ▪ complies with table 3.2 ▪ ceiling construction ▪ complies with table 3.3 ▪ absence of acoustic panel ceiling ▪ pipes / conduits / wiring off walls/floor 		
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FIXTURES, FITTINGS & EQUIPMENT, CLEANING & SANITISING <ul style="list-style-type: none"> ▪ Equipment satisfies tables 4.1 & 4.2 ▪ Hot water (45°C/80°C) for sink sanitising ▪ Provision for rinsing baskets ▪ Adequate space at sinks ▪ Dish / glass washer provided with wash/sanitising cycles in accordance with AS2945 ▪ Cleaner's sink / floor waste/s required 		
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DESIGN & CONSTRUCTION <ul style="list-style-type: none"> ▪ All fixtures/fittings capable of easy cleaning ▪ Equipment satisfy table 4.3 ▪ Materials satisfy table 4.4 ▪ Equipment is: <ul style="list-style-type: none"> ▪ moveable / built into walls ▪ butted against walls / legs on / on plinth ▪ Supports satisfy table 4.5 		
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HAND WASHING FACILITIES <ul style="list-style-type: none"> ▪ Sufficient number & location (5m/toilets/open food) ▪ Warm water through single tap ▪ Sufficient water supply ▪ Hands free ▪ Towel dispenser ▪ Not solely air-dry 		
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STORAGE AND TOILET FACILITIES <ul style="list-style-type: none"> ▪ Storage adequate for clothing / cleaning chemicals, office ▪ Toilet facilities in accordance with BCA ▪ Ventilated airlock/s provided or ▪ Toilets with mechanical exhaust for 30 sec after use ▪ Self-closing doors provided ▪ No access through kitchen to toilets 		
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