

> Appendix B – Template Statement of Environmental Effects



Development Application

Part 1: Applicant and site details

1. Location and title description of the property

Site No _____ Street No _____ Street _____
 Airport _____
 Lot(s) _____ Section _____
 Deposited Plan(s) _____ Strata plan _____
 Other _____
We need this to correctly identify the land. Get these details from Airport property maps. If unsure ask us for assistance.

2. Description of the proposed development

Please provide a detailed description
 If a building, what will it be used for? _____

3. Applicant name, address etc

Company name: _____
 ACN: _____
 Contact: Mr/Mrs/Miss/Ms/Other _____
We will post our reply to this address
 Postal Address _____
 _____ Post code _____
 Phone _____ Alternative phone _____
 Fax _____ Email _____

Part 2: Development details

4. Type of Development

A Building
 B Demolition
 C Earthworks or similar
 D Change of Use
 E Advertising sign
 F Other activity (specify) _____
More than one can be ticked

5. Estimated cost of the development

Estimated cost \$ _____
Only if you ticked boxes A, B, C, E or F at Question 4
Please state the full contract price for labour and materials, or a realistic estimate provided by your architect or quantity surveyor.

> Appendix B – Template Statement of Environmental Effects

Part 4: Checklist

13. Have you completed the DA Checklist?

The DA Checklist tells you all about the plans and other information that you must provide with the application

Yes
No

14. Have you provided:

- 3 copies of the architectural and / or other relevant plans
- 3 copies of the notification plan (A4 only)

Yes
You must provide the required number of copies

The Notification Plan consists of a site plan and elevations presented on a single sheet. It must show the height and external configuration of the building in relation to property boundaries and adjoining buildings.

15. Do your supporting plans include all the required details?

Tick the boxes for the details that you have provided

- | | | | |
|----------------------------------|--------------------------|--------------------------------------|--------------------------|
| A: Survey Plan | <input type="checkbox"/> | D: Landscape Concept Plan | <input type="checkbox"/> |
| B: Environmental Management Plan | <input type="checkbox"/> | E: Erosion and Sediment Control Plan | <input type="checkbox"/> |
| C: Energy Efficiency (ABGR) | <input type="checkbox"/> | F: Shadow diagrams | <input type="checkbox"/> |

Part 5: Development Application Environment Statement

ECOLOGICALLY SUSTAINABLE DEVELOPMENT

Before granting consent for development, Airport Management will give regard to the following principles of ecologically sustainable development, to the extent it considers them relevant to the proposed development:

- (a) energy efficiency and the conservation of natural resources, particularly water and soil, and rainwater harvesting for onsite use.
- (b) the avoidance of environmentally damaging materials.
- (c) the avoidance of significant adverse impact on the natural environment, particularly areas of remnant vegetation, watercourses and native flora and fauna.
- (d) waste avoidance and waste minimisation, and
- (e) encouraging the use of public transport.
- (f) commercial building(s) should consider BASIX sustainable building guidelines and National Australian Built Environment Rating Scheme (NABERS).

16. Have you discussed the application with the Airport Environment Manager? Yes
No

17. Have you completed the Statement of Environmental Effects [Item 20]? Yes

18. Have you discussed the application with affected neighbours? Yes

Early consultation can avoid unnecessary conflict and delays. We suggest you to discuss the proposal with your neighbours before submitting this application

No

19. Have you discussed this application with the Airport Building Controller? Yes

No

If yes who did you speak to? _____ Date: _____

> Appendix B – Template Statement of Environmental Effects

Applicants Name: _____
 Airport: _____
 Project Description: _____
 Size Number: _____

Environmental Issues	Activity	Potential Impacts	Y/N	DA Requirements	Action to Manage (indicate activity & action[s] proposed)
Soil	Construction Activities	Excavations? Exposure of soil? Storage of stockpiles of soil, sand etc?		Erosion and sediment control measures must be installed and maintained as specified in the <i>Urban Erosion and Sediment Control Handbook</i> .	
	Past Land Use	Development/ Disturbance of areas identified in the Contaminated Site Register?		A Site Assessment may be required. Airport Management (AM) to confirm.	
	Importation of Material	Sand/ soil/ rock etc imported onto site?		Any material imported onto the Airport must comply with BAL Specifications for the Importation of Material. Specifications are available on request.	
Water	Construction Activities	Excavations & exposure of soil? Stormwater controls?		Controls must be installed and maintained as specified in the <i>Urban Erosion and Sediment Control Handbook</i> .	
	Stormwater Management	Runoff from the facility directed to stormwater?		Stormwater runoff must meet the requirements specified in Schedule 2 of the Airport (<i>Environment Protection Regulations 1997</i>). OR be contained on-site for treatment and/ or reuse.	
	Discharges to Sewer	Discharges to sewer (other than domestic sewage)?		Applicant to indicate if a licence to dispose to sewer from Sydney Water is required. (Licence to be submitted to AM when obtained).	
	Wastewater Treatment Plant	Discharges to sewer or on-site recycling?		Appropriate licence[s] to dispose to sewer must be obtained from Sydney Water. OR if water recycled for use on-site must meet quality conditions for re-use purpose (eg: irrigation, vehicle wash, dust control)	

➤ Appendix B – Template Statement of Environmental Effects

Environmental Issues	Activity	Potential Impacts	Y/N	DA Requirements	Action to Manage [Indicate activity & action(s) proposed]
Air	Construction Activities	Generation of dust expected during construction?		Appropriate dust controls to be implemented in consultation with as specified by BAL. Could include but not limited to dust mesh, water trucks, sprayers.	
	Emissions to Atmosphere	Emissions to atmosphere expected during facility operation?		Emissions to atmosphere must comply with Schedule 1 of the Airport (Environment Protection) Regulations 1997.	
	Cooling Towers	Cooling towers associated with water-cooling or evaporative cooling systems to be installed? Are spray booths to be installed?		Cooling towers associated with water-cooling or evaporative cooling systems must be registered with BerksTown City Council. Spray-booths must be constructed, maintained and operated in accordance with NSW WorkCover guidelines.	
	Asbestos	Has asbestos been found at the facility following review of the Asbestos Register?		Renovations or demolition must be conducted in accordance with NSW WorkCover guidance notes and recommendations for asbestos.	
	Construction Activities	Is significant noise and vibration expected?		What are the sources of noise and any controls proposed? (a Noise and Vibration Control Plan may be required)	
	Operation Activities	Are the project hours of operation outside normal working hours? Is significant noise and vibration expected?		What are the sources of noise and any controls proposed? Noise from ground activities to comply with Schedule 4 of the Airport (Environment Protection) Regulations 1997 and NSW EPA Noise regulations for noise impacts off airport. A Noise Management Plan may be required.	
Waste	Construction Activities	Waste products generated onsite during construction?		Materials must be disposed of appropriately in accordance with NSW EPA requirements.	
	Operational Activities	Waste generated onsite from day-to-day operations		BAL fully supports and encourages the adoption of waste minimisation and recycling programs. (eg. separation & recycling bins)	

> Appendix B – Template Statement of Environmental Effects

Environmental Issues	Activity	Potential Impacts	Y/N	DA Requirements	Action to Manage (indicate activity & action(s) proposed)
Dangerous Goods/ Hazardous Substances	Construction Activities	Storage of materials onsite during construction? Dangerous Goods/ Hazardous Substances and waste products generated onsite during construction?		Temporary chemical storage facilities must be adequately bunded and comply with NSW WorkCover Dangerous Goods storage requirements. Dangerous Goods/ Hazardous Substances must be disposed of appropriately in accordance with NSW EPA requirements. Storage facilities must be constructed in compliance with NSW WorkCover Dangerous Goods storage requirements and be licensed with NSW WorkCover, as appropriate.	
	Storage	Installation of underground storage tank or aboveground storage tank? Storage of Dangerous Goods/ Hazardous Substances on site?			
Flora & Fauna	Existing or sensitive vegetation	Disturbance of existing vegetation & animal habitats identified in AES?		Disturbance and damage to vegetation must be kept to a minimum. Flora & Fauna study may be required.	
	Landscaping & Fill brought on to site	Importation of soil etc. associated with landscaping works?		Any material imported onto the Airport must comply with BAL Specifications for the Importation of Material.	
Heritage/ Archaeology	Items of European or indigenous heritage	Disturbance of sites identified in the Airport Heritage Management Strategy?		A heritage plan and/or archaeological study may be required. Construction work must be stopped and BAL notified immediately in accordance with State regulations.	
Resource Use - Energy	Energy Efficiency	Construction of new facilities or major modifications to existing facilities? Approximate annual energy use: _____ kW?		What energy conservation measures have been included/ considered in design of new and existing facilities? e.g. energy efficient design, equipment, insulation, etc. [has building been rated by NABERS?]	
Resource use - Water	Water Efficiency, Reuse, Harvesting	Construction of new facilities or major modifications to existing facilities? Approximate annual water consumption: _____ litres?		What water conservation measures in new and existing facilities have been included/ considered, e.g. water efficient taps & systems, rainwater tanks and grey water recycling?	

The Applicant has read and understood its Environmental Responsibilities and Duties with respect to the Airport Environment Strategy.

Completed by: _____ Position: _____

Signature: _____ Date: _____

(Contact Airport Environment Manager on 02 8709 9408 if you have any questions)

> Appendix B – Template Statement of Environmental Effects

Part 6: Signatures	
21. Tenants Consent	As lessee(s) of the land to which this application relates, I/we consent to this application. I/we also give consent for authorised Airport staff or agents to enter (without prior notice) the land to carry out inspections.
<i>Must be signed by the lessee of the land. If more than one lessee, every lessee must sign</i>	Signature _____ Date _____ Signature _____ Date _____ Print Name _____ Address _____ Print Name _____ Address _____
<i>If the lessee is a Company or An Association, must be signed by a director or secretary (or authorised delegate) under common seal</i>	If you are signing on the owner's behalf as the owner's legal representative, please state the nature of your legal authority and attach documentary evidence _____ <i>(eg Power of attorney executor, trustee, company director)</i>
22. Your declaration	I/We apply for consent to carry out the development described in this application. I/We declare that all the information given is true and correct. I also understand that: - if incomplete, the application may be delayed or rejected * more information may be requested within 21 days of lodgment.
<i>If the applicant is a Company or Association, this must be signed by a director or secretary (or authorised delegate) under common seal</i>	Signature _____ Date _____
Please note that the Airport Building Controller requires a separate building application in the standard form. The contact details are The Airport Building Controller, Level 1, 1 Rosebery Ave, Rosebery, NSW 2018. Telephone (02) 8344 3112, Fax (02) 8344 3144.	

> Appendix B – Template Statement of Environmental Effects

Part 7. How to lodge this application	
Address the application to: The Property Manager Sydney Metropolitan Airports Airport Avenue Bankstown, NSW 2200	Fees: Fees are calculated on a scale based on the type and estimated cost of the work. Ask us for a current Fee Scale
You can send it to us by any of the following methods:	Payment methods: Please pay by cheque, made payable to Bankstown Airport Limited. We are afraid that we cannot accept payment by any other means.
	Coming in to see us? We are open for business from 8.30am to 5.00pm, Mondays to Fridays (excluding public holidays).

> Appendix B – Template Statement of Environmental Effects

Part 8. Scale of Fees

WHAT FEES DO YOU NEED TO SUBMIT WHEN LODGING A DEVELOPMENT APPLICATION

Introduction

You must submit the appropriate fees with your application. These fees are:-

1. Application fee - all applications

Details of how to calculate these fees are provided below.

Why Does the airport charge these fees?

These charges are intended to provide for the appropriate assessment of applications for development.

What does the fee cover?

The services covered by the fee for a development application includes the following:-

- a) receipt of the application and any internal referrals of the application
- b) consideration of the application for the purpose of determining whether any further information is required in relation to the proposed development
- c) inspection of the land to which the proposed development relates
- d) preparation of internal reports on the application
- e) preparation and service of notices of the consent authority's determination of the application

1. Application Fee

First, determine the category of development of your proposal.

Development Application Fees

A. Estimated cost of the development

In most cases the fee is based on a genuine estimate of the costs associated with the construction or works.

This includes:-

- i. full contract price for labour and materials
- ii. the cost of demolition when part of the work and included in this application (ie: not part of a separate application for complying development)
- iii. the costs associated with the preparation of the building for the purpose for which it is to be used (such as costs of installing plant, fittings, fixtures and equipment)