



# Statement of Environmental Effects

## For Signage

*Accompanying Plans:* Your plans should be detailed and accurate enough to show exactly what your proposal is. The plans should be to either a 1:100 or 1:200 scale on A4 or A3 paper.

### 1. PROPERTY DETAILS

Lot: \_\_\_\_\_ Section: \_\_\_\_\_ DP/SP: \_\_\_\_\_

Street No: \_\_\_\_\_ Street: \_\_\_\_\_

Suburb: \_\_\_\_\_ Postcode: \_\_\_\_\_ Site Area \_\_\_\_\_ m<sup>2</sup>/ha

### 2. DESCRIPTION OF THE PROPOSAL

How many signs will be erected? \_\_\_\_\_

What type of signs are they? (See definitions at bottom of page)

- Business Identification Sign
- Building Identification Sign
- Advertising Structure
- Advertising Sign

What are the dimensions of the proposed signs? (if more than 4 signs please attach details on a separate page)

	Sign 1	Sign 2	Sign 3	Sign 4
Height				
Length				
Surface area				

How will the signs be fixed in place?

\_\_\_\_\_

\_\_\_\_\_

What is the distance between the ground level and the lowest edge of each sign?

\_\_\_\_\_

\_\_\_\_\_

#### **Definitions:**

**Advertising Sign means** all signs that are not Building or Business identification signs, and includes any advertising structure for the advertisement.

**building identification sign** means a sign that identifies or names a building, and that may include the name of a business or building, the street number of a building, the nature of the business and a logo or other symbol that identifies the business, but that does not include general advertising of products, goods or services.

**business identification sign** means a sign:

- (a) that indicates:
  - (i) the name of the person, and
  - (ii) the business carried on by the person,
 at the premises or place at which the sign is displayed, and
- (b) that may include the address of the premises or place and a logo or other symbol that identifies the business, but that does not include any advertising relating to a person who does not carry on business at the premises or place.

Will people be able to walk underneath the size?  No  Yes

Will the signs be illuminated?  No  Yes how? \_\_\_\_\_

Will the sign be a moving sign?  No  Yes how? \_\_\_\_\_

Will the sign be an electronic variable message sign?  No  Yes

If you answered yes to this question, briefly describe what type of information is expected to be displayed on the sign.

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**3. DESCRIPTION OF THE SITE**

What structures exist on site?

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Does the Development involve the demolition of any existing structures?  No  Yes

*(If yes please elaborate)*

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Describe the use of lands adjoining the site.

*(Please include uses on the other side of roads)*

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**4. PRESENT AND PREVIOUS USES**

What is the present use of the site and when did this use commence?

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List any known previous uses of the site.

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Have any potentially contaminating activities been undertaken on the property?

Unsure  No  Yes please identify: \_\_\_\_\_

If yes, you will need to provide the relevant documentation in the form of a Site Contamination Assessment.

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**5. THREATENED SPECIES, POPULATIONS AND ECOLOGICAL COMMUNITIES AND THEIR HABITATS**

*If the answer is yes to either of the following questions or you are unsure of the answer it may be necessary to have a formal seven-part test completed to assess the impact on threatened species – applicants are encouraged to consult Council*

Is the development likely to significantly affect threatened species, populations or ecological communities, or their habitats?  No  Yes

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Will the development involve direct or indirect impacts on existing vegetation?

- No  Yes - please provide further detail

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**6. LEETON LOCAL ENVIRONMENTAL PLAN 2014 (LEP 2014)**

What is the Land Zoned? \_\_\_\_\_

Is this use permissible within the zone?

- Yes  No – Are you relying on existing use rights?  
 Yes  No – Council advises that you seek professional help to prepare your Statement of environmental Effects.

Flood Prone Land

Is your land identified as flood prone land on Leeton LEP2014 Flood Prone Map?  No  Yes

Bushfire Considerations

Is your land identified as being bushfire prone?

- No  Yes - please provide details of compliance with *Planning for Bush Fire Protection 2006*

Heritage

Is the proposal a heritage item?  No  Yes

Is the proposal within the vicinity of a heritage item?  No  Yes

Is the proposal within a heritage conservation area?  No  Yes

Will your development cause known potential harm and/or disturbance to Aboriginal objects?

- No  Yes

If you have ticked 'Yes' to any of the above, please expand and expand on any potential impact to the above:

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**7. STATE ENVIRONMENTAL PLANNING POLICES (SEPP)**

State Environmental Planning Policy 64 – Advertising and Signage applies to all developments relating to signage and advertising. There are two (2) parts that apply, *Part 2 Signage Generally* and *Part 3 Advertisements*. Part 2 applies to all types of signage and can be addressed below. Part 3 applies to signage that is not Business Identification signs and Building identification signs only and can be address as an attachment to this statement by going to:

<http://www.legislation.nsw.gov.au/maintop/view/inforce/epi+199+2001+cd+0+N>

Part 2 - Signage Generally

Signage shall be compatible with the desired amenity and visual character of an area, and provides effective communication in suitable locations, and is of high quality design and finish.

**Schedule 1 Assessment criteria**

Please address the following questions, expanding on how it does or does not meet the question.

**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?  No  Yes

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Is the proposal consistent with a particular theme for outdoor advertising in the area or locality?

No  Yes

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**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?  No  Yes

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**Views and vistas**

Does the proposal obscure or compromise important views?  No  Yes

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

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

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**Streetscape, setting or landscape**

Is the scale, proportion and form of the proposal appropriate for the streetscape, setting or landscape?

No  Yes

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Does the proposal contribute to the visual interest of the streetscape, setting or landscape?

No  Yes

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

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Does the proposal screen unsightliness?  No  Yes

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Does the proposal protrude above buildings, structures or tree canopies in the area or locality?

No       Yes (do not provide a response if you ticked No)

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Does the proposal require ongoing vegetation management?     No     Yes

(do not provide a response if you ticked No)

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**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?  No     Yes

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

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Does the proposal show innovation and imagination in its relationship to the site or building, or both?   

No     Yes

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**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?  No       Yes (do not expand if you tick No)

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**Illumination**

Would illumination result in unacceptable glare?  No       Yes

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

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Would illumination detract from the amenity of any residence or other form of accommodation?

No     Yes

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

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Is the illumination subject to a curfew?  No  Yes

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**Safety**

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

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

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

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