> Appendix B – Template Statement of Environmental Effects

BAC Airports

Development Application

Part 1: Applicant and site details

1. Location and title description of the property

We need this to correctly identify the land

Site No _____ Street No _____ Street _____

Airport _____

Lot(s) _____ Section _____

Deposited Plan(s) _____ Strata plan _____

Other _____

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

We will post our reply to this address

Company name: _____

ACN: _____

Contact: Mr/Mrs/Miss/Ms/Other _____

Postal Address _____

_____ Post code _____

Phone _____ Alternative phone _____

Fax _____ E-mail _____

Part 2: Development details

4. Type of Development

More than one can be ticked

A ☐ Building

B ☐ Demolition

C ☐ Earthworks or similar

D ☐ Change of Use

E ☐ Advertising sign

F ☐ Other activity (specify) _____

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

6. What is the property used for at present? _____ Date commenced _____

7. Will the development involve any of the following?

Ask us for assistance if uncertain

- ☐ Item or place identified in Airport Heritage Management Strategy
- ☐ Earthworks within 40 metres of a watercourse
- ☐ Earthworks, hoarding or structures within a public road
- ☐ An EPA licensed activity if undertaken off airport
- ☐ Destruction or damage to an Aboriginal relic(s)
- ☐ Removal or damage to trees/bushland
- ☐ Extraction or use of ground water

8. Your architect, designer or builders?

In case we need to discuss any details shown on the plans

Name _____

Phone _____ Alternative phone _____

E-mail _____ Fax _____

9. Additional airport approval will be required for the following:

- ☐ Stormwater drainage works
- ☐ Building waste container on footpath
- ☐ Domestic oil/solid fuel heater
- ☐ Moveable dwelling, temporary storage container(s)
- ☐ Place of public entertainment
- ☐ Temporary structure(s)
- ☐ Septic tank, waste water treatment system

10. Will it be a new building?

- ☐ Yes: completely new building
- ☐ No: alterations/additions to an existing building

11. Total amount of new floor area?

Floor Area _____ square metres

If you ticked 'No' at Question 10, only give the additional area

12. Main building materials?

Floors	Exterior Walls	Roof
Timber ☐	Full brick ☐	Tile ☐
Concrete slab ☐	Brick veneer ☐	Metal ☐
Other _____	Weatherboard ☐	Other _____
	Other _____	

Part 3: Aviation

All Development Applications within close proximity to the runway complex must include a report from a qualified acoustic consultant detailing the impact of aircraft noise on the development. The report must also include the measures undertaken for the inclusion of appropriate noise control features in the building construction.

> 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 this 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)

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.

Yes ☐
You must provide the required number of copies

15. Do your supporting plans include all the required details?
Tick the boxes for the details that you have provided

A. Survey Plan ☐
B. Environmental Management Plan ☐
C. Energy Efficiency (ABGR) ☐
D. Landscape Concept Plan ☐
E. Erosion and Sediment Control Plan ☐
F. Shadow diagrams ☐

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

Yes ☐
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: _____ Site Number: _____

Project Description: _____

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 *Urban Erosion and Sediment Control Handbook*.	
	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 *Urban Erosion and Sediment Control Handbook*.	
	Stormwater Management	Runoff from the facility directed to stormwater?		Stormwater runoff must meet the requirements specified in Schedule 2 of the *Airport (Environment Protection) Regulations 1997*, OR be contained on-site for treatment and/or re-use.	
	Discharges to Sewer	Discharges to sewer (other than domestic sewage)?		Applicant to indicate if a license to dispose to sewer from Sydney Water is required. (Licence to be submitted to AM when obtained).	
	Waste-water 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, sprinklers.	
	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?		Cooling towers associated with water-cooling or evaporative cooling systems must be registered with Bankstown City Council.	
	Painting	Are spray booths to be installed?		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.	
Noise	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	Installation of underground storage tank or aboveground storage tank? Storage of Dangerous Goods/ Hazardous Substances on site?		Storage facilities must be constructed in compliance with NSW WorkCover Dangerous Goods storage requirements and be licensed with NSW WorkCover, as appropriate.	
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/ Archeology	Items of European or indigenous heritage	Disturbance of sites identified in the Airport Heritage Management Strategy?		A heritage plan and/or archeological 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: _____ kilolitres?		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 9409 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.

Must be signed by the lessee of the land. If more than one lessee, every lessee must sign

Signature _____ Date _____

Signature _____ Date _____

Print Name _____

Address _____

Print Name _____

Address _____

If the lessee is a Company or An Association, must be signed by a director or secretary (or authorised delegate) under common seal

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

_____

(eg. Power of attorney, executor, trustee, company director)

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 the applicant is a Company or Association, this must be signed by a director or secretary (or authorised delegate) under common seal

- if incomplete, the application may be delayed or rejected
- more information may be requested within 21 days of lodgment.

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

You can send it to us by any of the following methods:

Fees:
Fees are calculated on a scale based on the type and estimated cost of the work. Ask us for a current Fee Scale

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).