

25. ECO-INFO PREPARING A STATEMENT OF ENVIRONMENTAL EFFECTS

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WHAT IS A STATEMENT OF ENVIRONMENTAL EFFECTS?

A Statement of Environmental Effects (SEE) is a report outlining the likely impacts of the proposal, and the proposed measures that will mitigate these impacts.

The SEE includes written information about the proposal that cannot be readily shown on your plans and drawings. It relates to, and further details the notations you have made on your Site Analysis Plan and the other drawings which support your development application.

All development applications require a Statement of Environmental Effects.

Only a very brief SEE is required for proposals that are likely to have a negligible impact.

WHAT TO INCLUDE

Your SEE should address all the issues that are applicable to your proposal. The following is a general guide to the issues which may be relevant to different types of proposals. The extent of detail submitted is relative to the scale of the development proposed.

- A. Statutory Requirements** (legal issues)
Required for all applications.
- B. Site suitability**
Required for all applications.
- C. Current and previous uses**
Required for all applications.
- D. Access and Traffic**
Required for all residential, tourist, commercial and industrial proposals, except minor internal alterations.
- E. Air and Noise**
Required for all residential, tourist, commercial and industrial proposals.

- F. Privacy, views and overshadowing**
Required for all residential, tourist, commercial and industrial, except internal alterations.
- G. Soil and water**
Required for all new buildings and other proposals involving significant earthworks.
- H. Flora and fauna**
Required for all development involving removal or injury of native vegetation or fauna habitats, and removal or injury of trees (over 3 metres high or with a diameter of 75 mm or more measured at 1.4 metres above ground level).
- I. Energy, Soil and Water**
Required for all residential, tourist, commercial and industrial proposals.
- J. Waste**
A Waste Management Plan is required for all residential, tourist, commercial and industrial proposals. A *Site and Soil Assessment* for a sewerage management system will be required where connection to the sewer is not available.

HOW MANY COPIES OF THE SEE?

Provide a minimum of 4 copies of the SEE with your application. Some larger applications or integrated development require more copies.

CHECKLIST

You'll find a checklist over the page to help you prepare your SEE.

If you have any questions regarding the preparation of your SEE, please contact Council's Customer Service Officers on (02) 4350 5555.

STATEMENT OF ENVIRONMENTAL EFFECTS CHECKLIST

A SEE may require a variety of information. The issues and content will vary from one proposal to the next. If any of the following issues are relevant to your proposal, then the SEE needs to contain information concerning the issue and the measures you propose to mitigate the potential impacts. The SEE is to be attached to the development application.

YES	N/A	STATUTORY REQUIREMENTS
<input type="checkbox"/>		Is the proposed development permissible within the zoning?
<input type="checkbox"/>		Details of relevant Council policies / development control plans, and how the proposal addresses the provisions of these policies.
SITE SUITABILITY		
<input type="checkbox"/>		Property dimensions / site area / contours / slope / orientation / existing development.
<input type="checkbox"/>		Details of the character and amenity of the locality and surrounding streetscape and all structures on adjacent land.
<input type="checkbox"/>	<input type="checkbox"/>	Details of any natural hazards that affect the site (ie flooding, tidal inundation, subsidence, slip, mass movement, acid sulphate soils, or bush fire risk).
<input type="checkbox"/>	<input type="checkbox"/>	Details of any heritage significance of items, landscapes, areas, places or relics and practises.
<input type="checkbox"/>	<input type="checkbox"/>	Details of any natural features including native vegetation and fauna habitat.
<input type="checkbox"/>		Details of existing services, easements, right of ways.
<input type="checkbox"/>	<input type="checkbox"/>	Business hours, number of employees, etc (<i>industrial/commercial/change-of-use/home business</i>)
<input type="checkbox"/>	<input type="checkbox"/>	Safety, security and crime prevention issues (<i>residential/industrial/commercial developments</i>).
CURRENT AND PREVIOUS USES		
<input type="checkbox"/>		Details of any previous or existing landuses / activities.
<input type="checkbox"/>		Details of landuse / activities of adjoining properties.
ACCESS AND TRAFFIC		
<input type="checkbox"/>		Details of accessibility for vehicles, pedestrians, bicycles and disabled persons.
<input type="checkbox"/>		Details of traffic generation / movements.
<input type="checkbox"/>		Number and type of car parking spaces.
<input type="checkbox"/>	<input type="checkbox"/>	Off-street loading (<i>industrial/commercial development</i>).
AIR AND NOISE		
<input type="checkbox"/>	<input type="checkbox"/>	Air and noise pollution (existing or created).
<input type="checkbox"/>	<input type="checkbox"/>	Emissions, dust; particles, odours, fumes, gases, pollutants (<i>industrial/commercial development</i>).
<input type="checkbox"/>	<input type="checkbox"/>	Any hazardous landuses/activities (<i>industrial/commercial development</i>).
PRIVACY, VIEWS AND OVERSHADOWING		
<input type="checkbox"/>		Details of visual and acoustic privacy maintenance / controls for the development and adjoining properties.
<input type="checkbox"/>	<input type="checkbox"/>	Sunlight (solar) access and overshadowing.
<input type="checkbox"/>	<input type="checkbox"/>	Views / vistas.
<input type="checkbox"/>	<input type="checkbox"/>	Edge conditions ie boundary treatments / fencing etc.
FLORA AND FAUNA		
<input type="checkbox"/>		Existing vegetation (<i>must be clearly identified on a plan</i>).
<input type="checkbox"/>	<input type="checkbox"/>	Is native vegetation and / or fauna habitat present (fauna habitat is native vegetation, caves, dead trees, hollow-bearing trees, bushrock and rocky outcrops, wetlands, streams, lakes, ponds, dams. (<i>If yes, a 7 Part Test must be completed. Please ask for details</i>).
<input type="checkbox"/>	<input type="checkbox"/>	Adjacent to National Parks / State Recreation Area / Native Reserve.
<input type="checkbox"/>	<input type="checkbox"/>	Proposed landscaping treatments (refer to DCP 2005; Ch 14 - Tree Management, part 2.4e).
ENERGY, SOIL AND WATER		
<input type="checkbox"/>		Details of BASIX commitments (including Certificate number and date).
<input type="checkbox"/>		Details of proposed energy conservation ie design, materials, solar lighting and heating, ventilation, shading elements, insulation, appliances and machinery.
<input type="checkbox"/>		Details of water conservation measures (ie. 3 Star WELS rated water saving shower heads, dual flush 3/6 litre toilets, water tanks, etc.)
<input type="checkbox"/>		Details of soil conservation measures / erosion controls.
<input type="checkbox"/>		Proposed method of stormwater disposal.
WASTE		
<input type="checkbox"/>		Waste Management Plan - minimisation & recycling measures - during and post construction.
<input type="checkbox"/>	<input type="checkbox"/>	A Site and Soil Assessment for a sewerage management system (rural dwellings).