

STATEMENT OF ENVIRONMENTAL EFFECTS



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.

WHY SHOULD I BOTHER PREPARING A SEE?

Legally required

Council's staff are obliged to ensure all assessments are carried out in accordance with a wide range of legislation, regulations, policies, plans and strategies as well as community expectations. The principle underlying the requirement for an SEE is that applications should provide Council with sufficient information to enable a proper determination. Council has the authority to reject an application that it regards as inadequate or incomplete, or to seek additional information. It is in both the applicant's and Council's interest that fully documented applications are submitted.

Assisting your application

A thoughtful, well-prepared SEE is an excellent opportunity to demonstrate the merits of your proposal. It allows a timely identification of the issues, ensuring they are processed quickly. By contrast, a poorly prepared SEE often leads to requests for more information and referrals to other agencies and some matters may only be identified in the final stages, stalling the process until they have been resolved. The SEE is your chance to bring all matter to the fore and provides Council with logical, rational and reasonable arguments in support your application.

Protecting the Environment

Importantly, identifying adverse impacts in a SEE does not mean that Council will automatically refuse the application. Rather, it is your chance to demonstrate that the environment has been considered in the design stage by highlighting concerns and the means proposed to avoid, minimise, mitigate or manage them. **Statements that profess to have no adverse impacts whatsoever, are not considered to be credible documents.**

SO HOW DO I PREPARE A SEE?

Over the next few pages you will find a few resources to assist in the preparation of a statement of environmental effects. These do not represent a limit and you are encouraged to expand upon the material provided in any way you perceive as relevant. To start with there are some categorised sample questions to help you think about the various elements of the environment and how your development may interact with them. Secondly, there is a blank template illustrating one acceptable way to format and layout your statement, please make as many copies of this template as you need to complete your statement. Thirdly, there is a checklist for some of the more common items that many developments will need to consider

STATEMENT OF ENVIRONMENTAL EFFECTS



to help you demonstrate that you have thought about a full range of issues. Finally, there is a quick legal overview to show why SEE's are required and what they **must** contain. As long as your statement shows a genuine attempt to satisfy these legal requirements Council will accept the SEE as valid.

STATEMENT OF ENVIRONMENTAL EFFECTS



ADDRESS:

PROPOSED DEVELOPMENT:

SITE CONSTRAINTS – What constraints apply to the site? ie trees, obstacle limitation surface plan, adjoining development, location of utilities, slope, easements, overland flow paths, flooding, bushfire:.....

.....
.....
.....

POTENTIAL IMPACTS – Issues that have the potential to cause an impact upon the environment include:

- 1) Tree removal or damage
.....
- 2) Visual and aesthetic impact including impact on residential areas, from outdoor storage etc
.....
- 3) Impact on adjoining development, adjoining different zones, nearby residences, airport operations, etc
.....
- 4) Traffic generation, access and movement patterns including impacts on existing road system
.....
- 5) Impact on overland flow paths
.....
- 6) Waste products generated
.....
- 7) Siting, including in front of adjoining buildings, on boundary.....
.....
- 8) Visual appearance (height, bulk, building materials, colours, reflective quality, detailing, lack of landscaping etc).....
.....
- 9) Design incompatibility with neighbouring development and streetscape.....
.....
- 10) Noise, vibration, dust and the like
.....
- 11) Other
.....

STATEMENT OF ENVIRONMENTAL EFFECTS



WHAT STAFF NUMBERS are to be employed?

WHAT PLANT OR MACHINERY is to be installed?:

.....

HOURS & DAYS OF OPERATION.....

.....

.....

.....

[illegible]

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.....

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[illegible]

- 5 -

STATEMENT OF ENVIRONMENTAL EFFECTS



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SEE Checklist

A Statement of Environmental Effects (SEE) may require a variety of information. This changes from site to site. If any of the following are relevant, then information concerning the issue should be addressed in the SEE.

YES	NO	SITE SUITABILITY
		Property dimensions/contours/slope.
		Existing development
		Details of the character and amenity of the locality and surrounding streetscape and all structures on adjacent land.
		Details on any natural hazards affecting the site (<i>ie bushfire prone, flooding, subsidence, slip, mass movement, acid sulphate soils</i>).
		Details on any heritage matters. Significance of items, landscapes, areas, places or relics and practices.
		Details on any natural features including native vegetation, fauna habitat, land formations, rivers and streams.
		Details of existing services, easements, right of way.
		Business hours, no. of employees etc (<i>industrial/commercial/change of use/home business development</i>).
		Safety, security and crime prevention issues (<i>industrial/commercial developments</i>).
CURRENT AND PREVIOUS USES		
		Details of any previous or existing land uses/activities.
		Details of land use/activities of adjoining properties.
		Details of any potential contamination from past uses or practices (known or suspected).
ACCESS AND TRAFFIC		
		Details of accessibility for vehicles, pedestrians, bicycles and disabled persons.
		Details of road hierarchy/width proposed.
		Details of traffic generation/movements.
		Number and type of car parking spaces
		Off street loading (<i>industrial/commercial development</i>)
PRIVACY, VIEWS AND OVERSHADOWING		
		Details on visual and acoustic privacy maintenance/controls for the development and adjoining properties.
		Sunlight (solar) access and overshadowing
		Views/vistas. From, across and/or towards the site.
		Edge conditions, ie boundary treatments/landscaping/fencing/retaining walls etc.
SOIL AND WATER		
		Details on water conservation measure (ie AAA water saving shower heads, dual flush 3/6 litre toilets etc)
		Details on soil conservation measures (<i>silt traps and filters, spillage prevention, storage/disposal of wastes</i>).
		Proposed method of stormwater disposal and quality controls.
FLORA AND FAUNA		
		Existing vegetation (<i>must be clearly identified on a plan</i>)
		Is native vegetation and/or fauna habitat present (fauna habitat is native vegetation, caves, dead trees, hollow-baring trees, bush rock and rocky outcrops, wetlands, streams, lakes, ponds, dams (<i>if yes, an 8 Part Test must be completed. Please ask for details</i>).
		Adjacent to National Parks/State Recreation Area/Native Reserve.
		Proposed landscaping treatments.
ENERGY		
		Details of proposed energy conservation, ie design, materials, solar lighting and heating, ventilation, shading elements, insulation, appliances and machinery.
		Does the proposal require a BASIX certificate (www.BASIX.nsw.gov.au)
WASTE		

STATEMENT OF ENVIRONMENTAL EFFECTS



		Details of proposed waste facilities and control (during and after construction)
		Detail prevention of soil contamination
		Detail prevention of waterway, drainage line, pond or dam contamination
		Detail prevention of airborne emissions or contaminants
		A <i>Site and Soil Assessment</i> for a sewerage management system (rural dwellings).
Applicant's Signature:		OFFICE USE: Date: / / CSO:

Legal Reference:

- Section 78A(9) of the *Environmental Planning and Assessment Act 1979* states that the regulations may specify what is required to be submitted with a development application.
- Clause 50((1)(a) of the *Environmental Planning and Assessment Regulation 2000* states that the development applications must contain information and documents specified in schedule 1, part 1.
- Schedule 1, part 1, subclause 2(1)(c) of the *Environmental Planning and Assessment Regulation 2000* requires the submission of Statements of Environmental Effects (SEE's) with all Development Applications (other than designated development).
- Schedule 1, part 1, subclause 4 of the *Environmental Planning & Assessment Regulation 2000* states that such ESS's must show
 - The environmental impacts of the development
 - How the impacts have been identified
 - The steps to be taken to protect the environment or lessen the expected harm to the environment
 - Any matters required to be indicated by any guidelines issued by the Director General.