



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 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.



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ADDRESS: Lot 801 DP 754578

PROPOSED DEVELOPMENT: Shed

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:

Clear block with slight slope that will require some leveling of the soil.

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

- 1) Tree removal or damage NA
- 2) Visual and aesthetic impact including impact on residential areas, from outdoor storage etc
The shed will be set at the rear of the block and will be the same colours as near by sheds
- 3) Impact on adjoining development, adjoining different zones, nearby residences, airport operations, etc minimal impact to nearby residents
- 4) Traffic generation, access and movement patterns including impacts on existing road system
light traffic, occasional access
- 5) Impact on overland flow paths a rain water tank will be fitted to the shed to catch any water runoff
- 6) Waste products generated waste will be minimal and will be disposed of at the local waste facility.
- 7) Siting, including in front of adjoining buildings, on boundary The shed will be built at the rear of the block in line with the neighbouring shed
- 8) Visual appearance (height, bulk, building materials, colours, reflective quality, detailing, lack of landscaping etc) The shed will be matching colours of neighbouring shed surfmist and shale grey.
- 9) Design incompatibility with neighbouring development and streetscape The shed will match and sit in line with existing neighbouring shed.
- 10) Noise, vibration, dust and the like works will be carried out within working hours. Noise dust and vibrations will be minimal
- 11) Other



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WHAT STAFF NUMBERS are to be employed? N/A Residential

WHAT PLANT OR MACHINERY is to be installed?: N/A Residential

HOURS & DAYS OF OPERATION N/A Residential

IMPACT IDENTIFICATION - How have the impacts been identified: N/A

IMPACT MINIMISATION – How is the development going to address site constraints, minimise environmental impacts including those listed previously, eg visual impact and offset any potential adverse effects from the use, eg from servicing, emissions, waste products generated, hours of operation, noise, possible contaminants.

To minimise environmental impacts rain water tanks will be in place to catch any run off the shed creates any earth work will be carried out in a way that will minimise the impact of water flow. The visual impact of the shed will be minimal as it will be set at the rear of the block in line with the neighbouring shed and will match in colour and design.

CONSTRUCTION IMPACT - What steps are to be taken to mitigate any impacts of construction activity including security, working on sloping sites and sediment loss, working near public assets, from noise, vehicle movements, rubbish and the like.

Construction impact will be minimal to surrounding neighbours. All work will be carried out within daylight hours.

ANY OTHER ISSUES?



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DEPARTURES FROM PLANNING PROVISIONS in the DEVELOPMENT CONTROL PLAN

- Provide request and reasoning for departures, including reasoning and evidence.

N/A Residential Shed



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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. |
| | X | Existing development |
| | X | Details of the character and amenity of the locality and surrounding streetscape and all structures on adjacent land. |
| | X | Details on any natural hazards affecting the site (<i>ie bushfire prone, flooding, subsidence, slip, mass movement, acid sulphate soils</i>). |
| | X | Details on any heritage matters. Significance of items, landscapes, areas, places or relics and practices. |
| | X | Details on any natural features including native vegetation, fauna habitat, land formations, rivers and streams. |
| | X | Details of existing services, easements, right of way. |
| | X | Business hours, no. of employees etc (<i>industrial/commercial/change of use/home business development</i>). |
| | X | Safety, security and crime prevention issues (<i>industrial/commercial developments</i>). |
| CURRENT AND PREVIOUS USES | | |
| | X | Details of any previous or existing land uses/activities. |
| | X | Details of land use/activities of adjoining properties. |
| | X | Details of any potential contamination from past uses or practices (known or suspected). |
| ACCESS AND TRAFFIC | | |
| | X | Details of accessibility for vehicles, pedestrians, bicycles and disabled persons. |
| | X | Details of road hierarchy/width proposed. |
| | X | Details of traffic generation/movements. |
| | X | Number and type of car parking spaces |
| | X | 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 | | |
| | X | 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 | | |
| | X | 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) |



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| WASTE | | |
|------------------------|--|---|
| | | 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.