



STATEMENT OF ENVIRONMENTAL EFFECTS GUIDE FOR APPLICANTS

What is a Statement of Environmental Effects?

A Statement of Environmental Effects (SEE) is a document describing a proposed development and outlining the likely impacts, and the proposed measures that will mitigate these impacts. The SEE includes written information about the proposal that cannot be readily shown on the plans.

When is a Statement of Environmental Effects Required?

All Development Applications require a SEE. Only a very brief SEE is required for proposals that are likely to have little impact, for example, alterations and additions. For minor development, Council can provide a pro-forma upon request.

What to include in a Statement of Environmental Effects?

Your SEE should address, in a separate document, all the issues that are applicable to your proposal. The following is a general guide to preparing a SEE and more information may be required depending on the development:

1. DESCRIPTION OF DEVELOPMENT

Provide the following details:

- What is the development?
- What is the dominant use in the area?
- What is the wall material and colour?
- What is the roof material and colour?
- Is any demolition required

2. SITE SUITABILITY

Demonstrate that the site is suitable for the proposed development. You should consider such things as:

- Site constraints such as flooding, slope, acid sulfate soils, bushfire and subsidence.
- Proximity to shops, community and recreation facilities.
- Compatibility with adjoining development.
- Compatibility with visual setting.
- Local planning objectives.
- Size and shape of allotment.
- Age and condition of buildings.

3. CURRENT AND PREVIOUS USES

Provide the following details:

- Previous use of the site.
- Date when present use commenced.
- Present use of adjoining land.
- A statement as to whether or not you are aware that the site is potentially contaminated.

4. OPERATIONAL DETAILS

Describe how the development will operate:

- Type of business.
- Number of staff.
- Hours and days of operation.
- Plant and machinery.
- Deliveries – frequency and vehicles size.

- Type and quantity of raw materials, finished products and waste products.
- Identify any proposed hazardous materials or processes.
- Expected customers
- Advertising/signage – location(s)

5. ACCESS AND TRAFFIC

Demonstrate that there is adequate provision for access:

- Disability access.
- Pedestrian amenity.
- Bicycle facilities.
- Vehicle access to a public road.
- Onsite parking.
- Parking calculations – See DCP.
- For major traffic generating proposals, attach a Traffic Impact Assessment Report prepared by a Transport Consultant.

6. ODOUR AND NOISE

Demonstrate that the proposal will not cause, or be affected by, air or noise emissions. Include details of:

- Proposed air and noise mitigation measures.
- Construction noise.
- Operational noise.
- Where noise is a major issue, attach a report by an Acoustic Consultant.

7. PRIVACY, VIEWS AND OVERSHADOWING

Describe how the proposed development will affect privacy, views and overshadowing.

Visual Privacy

- Window placement relative to adjacent dwellings and common areas.
- Views between living rooms and the private yards of other dwellings.

- Use of screen plantings, walls or fences to improve privacy.
- Floodlights and other light spillage.

Acoustic Privacy

- Placement of active use outdoor area relative to bedrooms.
- Separation of roads, parking areas and driveways from bedrooms and living room windows.
- Noise transmission between dwellings.
- Measures to mitigate external noise sources.

Views

- Impact of the proposed development on views from adjoining or nearby properties.
- Design options for protecting views.
- Views from the proposed development.

Overshadowing

Where lot size and orientation, slope of site or adjoining buildings create the potential for overshadowing, include a shadow diagram. The plan must illustrate the extent of shadows cast by existing and proposed building, including buildings on adjoining land. The plan must be drawn to a suitable scale and show shadows cast by buildings at the winter solstice (22 June) for 9am, 12noon and 3pm.

8. SOIL AND WATER

Detail how the proposal will deal with all aspects of soil and water management.

- Water supply.
- Sewage disposal (connection to mains or septic).
- Stormwater Drainage and detention.
- Water Quality.
- Erosion and sediment control.
- Distance to nearest creek/river/gully/watercourse

9. ENERGY

Details of proposed energy conservation and energy efficiency i.e. design, materials, solar lighting and heating, ventilation, shading elements, insulation and appliances.

A BASIX Report is required for all developments subject to State Environmental Planning Policy (Building Sustainability Index: BASIX) 2004.

10. WASTE

Demonstrate how the proposal promotes waste minimisation and outline the waste disposal methods both during construction and operation.

FURTHER INFORMATION

Should you have any further enquiries please contact Council's Development Services Staff on 02 6728 8200.

11. FLORA AND FAUNA

Discuss how the proposal may affect existing flora and fauna and provide details of amount of clearing and any proposed mitigation measures.

If there will be large amount of flora and fauna impacted, or large amounts of clearing proposed, attach a Flora and Fauna Report prepared by a suitably qualified ecologist.

12. HERITAGE

The type of information required depends on whether the proposal relates to a listed heritage item onsite, &/or adjacent to the site, or to a heritage conservation area. It should demonstrate how the development is sympathetic to the heritage item/conservation area.

Council's Planning Staff can provide you with detailed advice on which requirements apply to your proposal.

13. FLOODING

Consideration should be given to Council's *Development Control Plan relating to Flood Prone Lands in Inverell*.

Council's Planning Staff can provide you with detailed advice on which requirements apply to your proposal.

14. BUSH FIRE

When developing in a bush fire prone area it is important to consider the following requirements:

- Asset Protection Zones and Inner Protection Areas
- Water Supply
- Vegetation and slope
- Access

Further information to be considered can be found in *Planning for Bush Fire Protection 2006* and *Australian Standard 3959-2009 Construction of buildings in bushfire prone areas*, alternatively Council's Development Services Staff can provide you with detailed advice on which requirements apply to your proposal.

15. SOCIAL AND ECONOMIC IMPACT

Describe how your proposal may have a positive or negative impact on the locality (socially or economically) and provide details &/or evidence to support your application. In some circumstances it may be worthwhile conducting some community consultation with community groups, neighbours, the Police or other stakeholders prior to submitting your Development Application.