

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:

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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

WHAT STAFF NUMBERS are to be employed?

WHAT PLANT OR MACHINERY is to be installed?:

HOURS & DAYS OF OPERATION

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IMPACT IDENTIFICATION - How have the impacts been identified:.....

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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.

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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.

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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.

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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 OVERTHROWING		
		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		
		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).

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Applicant's Signature:	OFFICE USE:	Date: / / CSO:
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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.