

## **STATEMENT OF ENVIRONMENTAL EFFECTS GUIDE.**

A Statement of Environmental Effects is required for **ALL DEVELOPMENT APPLICATIONS** (apart from Designated Development, which requires an Environmental Impact Statement). The information required in a Statement of Environmental Effects will vary according to the type of development. If you are not sure what details to include please ask Council staff.

The Statement of Environmental Effects must demonstrate that you have considered the environmental impact of the development and it should set out any steps to be taken to mitigate any likely adverse environmental impacts. The following is the type of details to be included in the Statement of Environmental Effects:

### **A Site analysis/existing uses**

The site analysis should provide relevant details of your site together with its relationship to adjoining land. Things to consider include any constraints such as slope, existing vegetation, incompatible adjoining land uses, flooding, allotment shape, heritage matters etc. As well as the opportunities such as utilities, services, open spaces, views, vegetation etc. This type of information may be best illustrated in a clearly notated plan or with photographs of the site.

Any existing uses on the land need to be identified, if there are existing buildings on the site that are to be demolished, the age and condition of these buildings should be included.

### **B Operational details**

A description of the proposed use is required. This may include:-

- the type of activity involved and the equipment to be used.
- The number of employees
- Hours of business/use
- Maximum numbers of customers or clients expected at any one time
- Type of goods / raw materials / finished products
- Areas set aside for storage and waste disposal, whether internal or external to a building.
- Likely noise sources.

### **C. Access and traffic**

Provide details on:-

- location, number and dimensions of car parking bays
- access arrangements including driveways and crossovers
- details of street features such as trees, power poles, telstra pits, bus shelters, garbage bins, post boxes etc
- impacts on pedestrian movements may also be required
- access for disabled persons.
- For major traffic generating proposals a traffic and parking impact assessment report prepared by a consulting traffic engineer is likely to be required.

### **D. Utility Services and Waste disposal**

Waste collection, treatment and disposal arrangements need to be identified.

### **E. Energy Efficiency**

You need to demonstrate that your proposal has been designed taking into consideration energy efficiency. Details should include siting of buildings in relation to boundaries adjoining buildings, orientation of buildings, windows, living areas,

construction materials and passive design measures etc. Council's Shire Wide Development Control Plan No. Part C Section 6 – Energy Efficiency. (A copy of this can be obtained on Council's web site or at council offices.)

#### **F. Privacy, views and overshadowing**

You need to demonstrate how your proposal will relate to your neighbours buildings. Issues to consider include:-

- Visual privacy, eg positioning of windows, views between living areas and private adjoining spaces.
- Acoustic privacy, noise transmission into the development and the need for separation from noise sources from your proposal.
- Views, impact of the development on views from adjoining properties as well as from the proposed development.
- Overshadowing, Where overshadowing may occur you should provide a diagram of where the shadows will be cast.

#### **G. Flooding and Drainage**

Provide details on how your proposal is compatible with flooding and justification that the proposed design will not adversely affect either downstream or upstream flooding. Details of the proposal stormwater management controls for water entering or leaving the site.

#### **I. Pollution control (erosion, sediment, nutrient etc)**

Measures for a general erosion and sediment control strategy, including the proposed construction sequence, critical areas that require special management and proposed rehabilitation measures and on-going maintenance are to be included.

#### **J. Heritage Conservation**

You should identify if there is any heritage significance associated with the land or any buildings located upon it, or if your proposal will have any impact on other heritage buildings in the locality.

If your proposal involves alteration to a heritage or is located within a Heritage Conservation Area you will need to demonstrate design measures that will retain the heritage significance of the site.

#### **K. Flora and Fauna issues**

You should identify the areas of significant vegetation, It should also detail the impact the proposal may have on native flora and fauna and the measure proposed to minimise these impacts.

#### **L. Other considerations**

Specify any other matter which has the potential to impact upon air or water quality, native flora and fauna, the local community, public health or safety, the local economy, soil or groundwater contamination or existing noise levels.

#### **M. Mitigation measures.**

Where your proposal is likely to impact upon the environment provide details of the measures that will be undertaken to mitigate these impacts. Where these impacts are likely to be significant, a report from a professional consultant will be required. Such reports may include an acoustic assessment, preliminary hazard analysis or a flora and fauna impact statement.