

## FACT SHEET - Statement of Environmental Effects

This information sheet provides a summary of some of the major issues that should be addressed in a Statement of Environmental Effects. This is a guide only, and is to be used on the basis that not every scenario and issue can be addressed in this document. Discussion with relevant Council staff is therefore encouraged, preferably in a pre-development meeting, early in the development/concept stage of the proposal.

### What is a Statement of Environmental Effects?

A Statement of Environmental Effects (SoEE) is a report that provides written information that can not be readily shown on the submitted plans, describing a proposed development, outlining the likely impacts of your proposed development on the natural and built environments, before, during and after construction. The SoEE requires you to identify the proposed measures you will take to mitigate these impacts, and any alternatives you may have considered in reaching this decision.

Under State and local legislation, urban planners are required to consider these issues when assessing your Development Application. If you do not provide sufficient detail in your SoEE, your application will be delayed or refused.

### When is a Statement of Environmental Effects Required?

Under Schedule 1 of the *Environmental Planning and Assessment Regulation 2000*, all development applications require a SoEE. The level of detail required will be relative to the complexity of your application.

### What must I include in my Statement of Environmental Effects?

Your SoEE should address all issues that are specific to your proposal. Each SoEE will be different depending on the type of development proposed. You must also provide evidence of how you have reached certain conclusions. It is recommended that you seek professional advice if you are unable to address the issues required.

The following is a general guide to preparing your SoEE. The comments under each heading are indicative of the information required.

#### Site Suitability

Detail how the site is suitable for the proposed development. You should include:

- site constraints such as flooding, drainage, bushfire prone areas, contamination, mine subsidence, etc.
- geotechnical hazards such as slip, spring and or slope affected land etc.
- proximity to shops, public transport, community and recreation facilities
- compatibility with adjoining development
- impact on the streetscape
- size and shape of allotment
- age and condition of buildings

## Current and Previous Uses

- 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

## Environmental Heritage:

- Is your property heritage listed or within a Heritage Conservation area?

## Air and Noise

Show that the proposal will not cause or be affected by air or noise emissions from the proposed development or adjoining development. Include details of:

- construction noise
- proposed air and noise mitigation measures
- on-going operational noise
- noise impacts from main roads or highways, and/or adjoining land uses
- you may require a consultants report for development near main or arterial roads

## Waste

- Describe how the proposal promotes waste minimisation and recycling.

## Privacy, Views and Overshadowing

Describe how the proposed development will affect visual and acoustic privacy, views and overshadowing:

### a) 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

### b) Acoustic Privacy

- relative to bedrooms
- separation of roads, parking areas and driveways from bedrooms and living room windows
- noise transmission between dwellings and measures to mitigate external noise sources

### c) Views

- impact of the proposed development on views from adjoining or nearby properties
- design options for protecting views
- views from the proposed development

### d) Overshadowing

- where lot size and orientation, slope of the site or adjoining buildings create the potential for overshadowing, include a shadow diagram.
- the plan must illustrate the extent of shadows cast by the existing and proposed building, including buildings on adjoining land.
- the plan must be drawn to a relevant scale and show shadows cast by buildings at the winter solstice ( generally 22 June) from 10am and 2pm.

## Fences, letterboxes, garbage bins, external storage and clotheslines

Describe the style, heights and materials of fences, letterboxes, garbage bin storage, external storage areas, clotheslines and where appropriate, show these items on your Site Plan.

## Soil and water

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

- water supply and sewage disposal - if you are not connected to reticulated water and sewer facilities, you should indicate whether this will be required
- stormwater drainage, erosion and sediment control - indicate how you will manage stormwater drainage (consider landscaping to decrease stormwater-related damage to the site and surrounds)
- flood liability and proposed mitigation work
- tank water supply requirements (including water for fire fighting purposes in rural areas)

## Tree removal

It is preferred that you site the development in such a way so as to minimise tree removal. If you do require tree removal, however, you must:

- show all trees higher than 6m in height and their distance from the development, on your Site Plan
- identify any tree that is to be removed on the Site Plan and note in your SoEE the number of trees, the species, level of maturity and their approximate size
- state how you will mitigate the tree loss ie. replacement plantings.
- you may be required to submit a Landscape plan and/or arborists report for certain developments and be required to pay a Landscaping Bond

## Flora and fauna and koala habitat

Show how the proposal will impact on existing flora and fauna and detail any proposed landscaping. If the site has an area of more than 1 hectare, or is identified as potential koala habitat on Council's Flora and Fauna study, you may need to provide evidence of meeting the requirements of the State Environmental Planning Policy No 44—Koala Habitat Protection and provide a Flora and Fauna Study undertaken by a professional ecologist.

## Access and traffic

Show that there is adequate provision for access and adequate number of parking spaces:

- onsite parking and parking calculations
- disability access
- pedestrian amenity
- bicycle facilities
- vehicle access to a public road
- vehicle turning paths
- driveway and hard stand areas- consider semi-porous or porous materials for driveways

## Operational details for business, industrial or home occupations

Describe how the development will operate by detailing:

- type of business and number of staff, hours and days of operation
- plant and machinery to be used
- deliveries to and from the site – frequency and number of vehicles

- type and quantity of raw materials, finished products and waste products
- identify any proposed hazardous materials or processes
- waste management -including recycling and liquid trade waste that requires disposal to sewer

## Armidale Dumaresq and Guyra Local Environmental Plans (LEP) and, Armidale Dumaresq and Guyra Development Control Plans (DCP)

Your application will be assessed against the matters identified in the relevant LEP and Development Control Plan (DCP) for the site of your proposed development. We suggest that you also address these matters in your SoEE to ensure an efficient processing of your application. To assist you, the following links to these documents are provided below:

### Armidale Dumaresq Local Environmental Plan 2012:

<https://www.legislation.nsw.gov.au/#/view/EPI/2012/589>

### Guyra Local Environmental Plan 2012:

<https://www.legislation.nsw.gov.au/#/view/EPI/2012/591>

### Armidale Dumaresq DCP and Guyra DCP

<https://www.armidaleregional.nsw.gov.au/development/planning-controls---guidelines/leps-and-dcps>

Note: In addition to the provisions in the LEP and DCP, various State Environmental Planning Policies also contain development standards and matters for consideration for some development types.