



Sustainable Development Factsheet

A Guide to preparing a Statement of Environmental Effects

What is a Statement of Environmental Effects?

A Statement of Environmental Effects is a report that details and explains the likely impacts of the proposed development both during and after the development, and the proposed measures that will mitigate these impacts. It also includes a detailed assessment of the proposed development having regard to all policies and planning controls that apply to the land or type of development.

The Statement includes written information about your proposal and any other factor of your proposal that cannot be readily shown by your plans. A high quality Statement of Environmental Effects is an important component to a development application as well as high quality well designed plans.

When is a Statement of Environmental Effects Required?

All development applications no matter how minor must be accompanied by a thorough Statement of Environmental Effects, including those development applications seeking amendments to existing development consents.

What must be included within a Statement of Environmental Effects?

The Statement of Environmental Effects is to address all the relevant planning policy and controls (SEPPs,

IDO, LEPs and DCPs) as well as environmental issues that are applicable to your proposal, and must indicate as a minimum the likely environmental and social impacts of the development, how the environmental and social impacts of the development have been identified and the steps to be taken to protect the environment and community or to lessen the expected harm to the environment and community.

Who can help prepare a Statement of Environmental Effects?

Council's Development Support Officers can provide planning and building assistance at a general level but if this is insufficient to allow you to produce a thorough Statement of Environmental Effects you should seek out the services of a suitably qualified and experienced town planning consultant to assist you in preparing the necessary documentation to accompany your development application.

General Checklist

The following is a general checklist of the issues relevant to a range of different types of development proposals that must be discussed within your statement.

Please note that Council is unable to accept a Development Application unless accompanied by an adequate Statement of Environmental Effects.

Council will review the Statement to determine its adequacy and will advise if additional information is required.

1. SITE SUITABILITY

Show 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.

2. 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.

3. 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.
- Type and quantity of raw materials, finished products and waste products.
- Identify any proposed hazardous materials or processes.

4. ACCESS AND TRAFFIC

Show that there is adequate provision for access:

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

5. AIR AND NOISE

Show 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.

6. PRIVACY, VIEWS AND OVERSHADOWING

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

7. 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.

8. 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.

9. VIEWS

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

10. 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) from 9am, 12 noon and 3pm.

11. SOIL AND WATER

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

- Water supply.
- Sewage disposal.
- Drainage.
- Flooding.
- Erosion and sediment control. If you are not connected to town sewer, a waste water report will be required.

12. HERITAGE

The type of information required depends on whether the proposal relates to a listed heritage item or to a heritage conservation area. In the first instance a Heritage Impact Statement may be required. Council's Development Support Officers can provide you with advice on which requirements apply to your proposal.

13. SOCIAL AND ECONOMIC IMPACT

If your proposal may have a positive or negative impact on the locality socially or economically, you need to provide details and/or evidence to support your application. In some circumstances it may be worthwhile conducting some information community consultation with community groups, neighbours, the Police or other stakeholders prior to submitting your DA. You may also need to submit a Social Impact Assessment. Refer to Council's Social Impact Assessment Policy (available on Council's website) for requirements.

14. FLORA AND FAUNA

Show how the proposal will impact on existing flora and fauna and detail any proposed landscaping.

15. WASTE

Show how the proposal promotes waste minimisation. All rural dwellings will also require submission of an application for approval to install an onsite sewage management system, including a site and soil assessment.

16. 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 BASIX SEPP

For further information contact Byron Shire Council's Development Support Services on 6626 7025 or email dso@byron.nsw.gov.au #E2018/62227

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