

(SD-FO-219) STATEMENT OF ENVIRONMENTAL EFFECTS

What is a Statement of Environmental Effects?

A Statement of Environmental Effects (SEE) is a detailed report that describes the proposed development and identifies any likely or potential impacts. The report will also outline proposed measures to mitigate these impacts. The statement includes written information about the proposed development that cannot be readily shown on the submitted plans and drawings.

A well prepared SEE allows opportunity to demonstrate the merits of the proposal. In contrast, a poorly prepared SEE often leads to requests for more information, delaying the assessment until matters have been resolved. The submission of a SEE is a chance to provide Council with logical, rational and reasonable arguments for the proposed development. It is also a chance to demonstrate that the environment has been considered in the design stage by highlighting concerns and the means proposed to avoid, minimise, mitigate or manage them.

When is a Statement of Environmental Effects required?

Under the provisions of Schedule 1 of the Environmental Planning and Assessment Regulation 2000, **all development applications** must be accompanied with a SEE. The complexity of an application will determine the extent of information to be provided.

What to include in a Statement of Environmental Effects

The SEE should address all the issues that are applicable to your proposal. As a minimum, the SEE is to address the following matters:

- a) A detailed description of the proposal
- b) the environmental impacts of the development,
- c) how the environmental impacts of the development have been identified,
- d) the steps to be taken to protect the environment or to lesson the expected harm to the environment,
- e) in some cases, the SEE will also have to consider any matters indicated by any guidelines issued by the Director-General.

An accurately prepared SEE will enable Council Officers to assess applications efficiently and avoid any delays in the assessment process. Council has the authority to reject an application that it regards as being insufficient or incomplete. For proposals that are likely to have minimum impact, a brief SEE will be sufficient.

The following **Statement of Environmental Effects Standard Form** can be used as a general guide for **small scale development**, such as:

- dwellings;
- carports;
- swimming pools;
- shed;
- boundary adjustments;
- dual occupancy; or
- change of use.

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Small scale development

This Statement of Environmental Effects is not exhaustive and where insufficient information has been provided Council reserves the right to stop the assessment of the application pending the submissions of more detailed information.

Development applications which are of a larger scale will require a more detailed Statement of Environmental Effects

SITE DETAILS			
Site Address			
City/Postcode			
Lot/Section/DP	Lot:	Section:	DP:
PROPOSAL			
Provide a detailed description of the proposed development			
SITE ANALYSIS			
Describe the existing use of the site:			
Describe the proposed use of the site:			
Are there any known site constraints: Consider factors such as flooding, slope, bushfire, land contamination etc.			
PERMISSIBILITY			
Is the proposed use permissible in the zone under the <i>Griffith Local Environmental Plan 2014 (GLEP)</i> ? Does it meet the objectives of the zone:			
Are there matters or provisions specified for consideration under the GLEP?			
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PERMISSIBILITY (continued)	
What are the relevant DCPs applicable to the development? Is the development consistent with the DCPs?	
If the development does not strictly comply with standards of the GLEP and/or DCPs, does it have merit for the proposed variation?	
CONTEXT AND SETTING	
Does the development fit with character of the area? Consider the compatibility of the development with adjoining/nearby land uses.	
Is the development consistent with the visual streetscape of the locality? Consider external alterations, signage etc.	
Is the development affecting/ located near an item with heritage significance? If so, are there any likely impacts on this item due to the development?	
Will the proposed development affect privacy, views and/or overshadowing of adjoining properties? Shadow diagrams are required if there is potential for overshadowing or if the development is two storeys or more	
Will the proposed development generate offensive noise or vibration? If so, what measures will be used to mitigate the noise sources?	

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OPERATIONAL USES (for commercial uses only)			
Number of staff:			
Hours and days of operation:	Please tick	From	To
	Sunday		
	Monday		
	Tuesday		
	Wednesday		
	Thursday		
	Friday		
	Saturday		
Onsite activities:			
Type and quantity of raw materials, finished products and waste products to be stored onsite:			
Identify any proposed hazardous materials or processes:			
Does the development include skin penetration practices? Please describe accordingly: Consider the provisions of the NSW Health Authority			
Does the development include food preparation practices? Please describe accordingly: Consider the provisions of the NSW Food Act 2003 and FSANZ Food Standards			

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OPERATIONAL USES (for commercial uses only)

Does the development include the placement of signs? Please indicate the number of signs and describe accordingly:

Consider the size, colours, wording, location, etc. Refer to SEPP No. 64 – Advertising and Signage

TRAFFIC AND ACCESS

Provide details of accessibility for vehicles, pedestrians, bicycles and disabled persons:

Will local traffic movements or volume be affected? Provide details of traffic movements:

Will additional requirements for access, onsite car parking, loading and unloading be required?

How many onsite car parking spaces are provided for the development?

Refer to Council's DCP No. 20 – Off Street Parking Policy

UTILITIES

Does the development require access to reticulated water, sewer and storm water drainage systems? How will these be provided?

Will the development result in an extension of the reticulated water, sewer or storm water drainage system?

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UTILITIES (continued)	
Does the development include the installation of an onsite sewerage management system?	
Describe other utilities that are/or required to be connected: Consider provisions of electricity, gas, telecommunications, etc.	
WASTE	
Does the development involve the disposal of liquid trade waste? If so, please indicate methods of disposal:	
ADDITIONAL SUPPORTIVE INFORMATION	

NOTE: Statements that claim to have no adverse impacts are not considered to be credible documents

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