



FACT SHEET – Statement of Environmental Effects

A Statement of Environmental Effects (SoEE) is a report that explains the likely impacts of your proposal and how those impacts are intended to be minimised. The Statement includes written information about your proposal that cannot be shown on plans or drawings.

A SoEE must be lodged with every development application and should address all issues that are applicable to your proposal.

What do I include?

The Statement should address the following matters (as a minimum):

- A description of the development for which consent is sought;
- Consideration of any relevant Development Control Plan (DCP), including nomination of any variations to standards and an explanation of how the objectives of the plan will not be compromised;
- Nomination of any environmental constraints to the development and how these issues will be managed, such as, bush fire prone land, flood liable land, steep sites etc.;
- Provision for access to the site and as assessment of increases in the generation of traffic; and,
- Method of servicing the development with electricity, telecommunications, sewer, water, and storm water disposal.

Why do I need a SoEE?

Planning law applying to development assessment requires a SoEE to be submitted with all development applications. Your SoEE will help Council make an informed decision regarding the proposal.

A properly prepared Statement addressing the necessary information will allow Council officers to assess your application quickly and avoid delays. A thorough, well-presented Statement is also an excellent opportunity to demonstrate the merits of your proposal.

What else should be provided?

In addition to the SoEE, specialised reports may be required to support the application. It is recommended that you contact Council's Environment & Planning Department to discuss any specific information that may be required to support your development proposal.

Sample Questions

A broad collection of issues and sample questions are listed on the next pages to serve as a starting point for the preparation of a SoEE. The list is not exhaustive and you should expand on anything relevant to your project.





Context and Setting

How does the proposal relate to neighbouring developments in terms of height, size, bulk, appearance, architectural style, colour schemes, materials used, setbacks, fencing, landscaping, function or activities (both proposed and surrounding)?

Public Domain

What public lands and publicly accessible spaces are nearby or adjoining? Are views, sunlight, acoustic amenity, access (including disabled access) or convenience interfered with? Does the public domain (including the road reserve) remain a safe place as a result of the development? Are motorists likely to be impeded or distracted by the proposal?

Infrastructure

Where are the pipes, drains, cables, wires and easements in relation to the proposed development? Where are the water meters? In what condition is the street surface, kerbing, footpaths, street trees, street furniture, vehicle and pedestrian crossings and other visible infrastructure? Are any of these affected by the proposal?

Heritage and Archaeology

What is the known history of the site? What was its previous use? How old are any existing structures? Are there any relics, artefacts or items of interest (including Aboriginal items) evident on the site?

Land Resources

Is the site presently viable for agricultural purposes? What water resources exist on the site? What is the topography like (flat, undulating, steep)? Is there any risk of slippage? Or erosion?

Soils

What is the soil type? Is there any evidence of salinity or water logging? What is the extent of vegetation cover? Are gullies, drainage lines and other erodible areas protected or exposed? How well does the site drain? How will the proposal affect drainage? Is the site contaminated? Is remediation required?

Air and Microclimate

Does the proposal have or produce any emissions? What is the distance to sources of air pollution? What are those sources? What is the prevailing wind direction? Are there any windbreaks or wind funnels (natural or artificial) affecting the site? How does the proposal affect air circulation?

Flora and Fauna

What flora and fauna has been seen on the site (including nocturnal animals)? Have you successfully identified all species? Are any of the species found endangered, critically endangered or threatened? Are any of the species likely to serve as habitat or food sources for endangered, critically endangered or threatened species?





Waste

Does the proposal produce any solid or liquid wastes? Are there any airborne emissions? How are wastes to be minimised? How are wastes to be treated? How are wastes to be stored? How are wastes to be disposed of?

Noise

What are the hours of operation? What is the ambient background noise like pre-development? What will it be like post development? Can the noise be avoided? Or muffled/insulated? Can the noise be confined within a building? Would that cause echo and reverberation?

Natural Hazards

Is the site bushfire prone? Or flood liable? Or excessively steep? Is erosion evident on the site? Or soil salinity? Is there any natural hazard evident on lands surrounding the site? Is re-growth likely to create a bushfire hazard in the future?

Social Impact

Will the amenity (visual, acoustic, recreational or social) of neighbours be affected? Will the proposal overshadow neighbours? How is privacy between sites maintained? What is the social character of the area? Will the proposal introduce a discordant element to the area?

Economic Development

Will the proposal generate jobs? Full-time, part-time, permanent or temporary? Construction phase or operational phase?

Design

What is the character of the area? Does one style predominate? Or is there a wide mixture of designs? Are there any adverse impacts from the proposal that could be reduced with an alternative design? Are the requirements of the DCP (setbacks, fences and building heights, building envelopes, parking provisions and so on) fully satisfied? If not, why not?

Construction

Does the proposal comply with the National Construction Code? Has construction site safety been addressed? How? Will any cranes or heavy lifting equipment be needed? Will all construction materials, vehicle parking and personnel be contained on the site? How will the amenity of neighbours be protected during construction? How will surrounding structures be protected during construction? What measures are proposed to protect soil erosion, drainage lines and waterways during construction?

