

## A GUIDE TO WRITING A STATEMENT OF ENVIRONMENTAL EFFECTS

For most development proposals a brief consideration of the impact of the development on the environment is required. A Statement of Environmental Effects does not have to be in any special form, however, the points below will give you some idea of what we would like to know.

A Statement of Environmental Effects, apart from addressing key planning issues such as car parking, landscaping, design and the like, should acknowledge any departures from a Development Control Plan or Council Policy as well as justifying those departures. It is important to identify those departures and provide a sound reason for those departures. If you do not identify the departures and provide a justification, we may write seeking further explanation, which in turn could lead to delays.

The type of information you should provide will relate specifically to your site and your development proposal and as such some of the items below may not be applicable or there may be additional items you need to think about. The list is to be considered a guide only.

### POSSIBLE ISSUES TO ADDRESS WHEN PREPARING YOUR STATEMENT:

- Is the development permitted on the site? You will need to check the zoning plans, codes and policies that relate to the site.
- Will the development result in a loss of vegetation of any kind? How will vegetation be protected during construction? Does the development proposal include landscaping? If so, where? What type of planting – native and/or exotics?
- Are any existing buildings required to be demolished or partly demolished? If so, a Waste Management Plan is required.
- Is the land visually prominent?
- Will the development harm the existing scenic quality? What is intended to reduce the visual impact? Is there any screen planting proposed?
- How will water drain from the site?
- Is access to and from the development adequate? Are driveways the appropriate width? Are turning circles adequate?
- What will the traffic impact be? Is a Traffic Impact Statement required?
- Is the proposal similar to other developments in the area?
- The external appearance of the proposal – is the proposal suitable for the site in terms of bulk, design, density, height, shape and siting?
- Are there any utility services in place?
- How does the development relate to adjoining owners in terms of sunlight, access and privacy?
- Does the proposal impact on the views of adjoining neighbours?

- Have living units been designed to promote a pleasant living environment? For example, are the main living areas north facing?
- Will the development result in any cut and fill on the landform? If so, how much? Are retaining walls required?
- How will waste be managed during the development?
- How will sediment be controlled during construction?
- Will there be any benefits to the local economy?
- In the case of advertisements, details of the size, type, colour, message, lighting, materials and position of the signboard or structure on which the proposed advertisement are to be displayed?
- In the case of shops, offices and commercial development, the following details need to be provided where relevant:
  - type of use and goods to be sold
  - hours of operation
  - existing and proposed loading and unloading facilities
  - existing and proposed car parking
  - existing and proposed floor space
  - means of storage and disposal of waste and recycling opportunities.
- In the case of industrial development, the following details need to be provided where relevant:
  - hours of operation
  - type of industrial use
  - machinery to be used and noise levels
  - types of raw materials/chemicals to be used
  - number of employees
  - delivery times and size of delivery vehicles
  - existing and proposed landscaping
  - type, size and quality of goods to be made and transported
  - existing and proposed loading and unloading facilities
  - existing and proposed car parking
  - existing and proposed floor space
  - disposal of wastes and recycling opportunities.
- In the case of any signage, the following details need to be provided:
  - what the sign will say
  - number of signs
  - location of the proposed signs (this should be shown on your elevation plans)
  - size and colours of all signs and how the sign will be attached.