

## **Statement of Environmental Effects for General Development**

Where proposed development is not designated development, the application must be accompanied by a written **statement of environmental effects (SEE)** unless the development is considered to have negligible effects (eg minor interior alterations) which must:

- Demonstrate that the environmental impact of the development has been considered
- Set out steps to be taken to protect the environment or mitigate harm

The following is a summary of minimum requirement (advisory only):

- Brief description of the proposal
- Objective of the proposal
- Brief discussion of alternative considered and reasons for preference

### **Checklist** of matters to be address in main body of the statement

- Compliance with statutory and Council code requirements
- Suitability of the land for development. Consider flooding, drainage, tidal inundation, land slip, soil erosion, mine subsidence, bushfire and similar risks
- Proposed vehicle access and egress. Adequacy for any loading, unloading, turning or parking
- Proposed landscaping of the site and whether any existing trees should be preserved
- The physical character, location, siting, bulk, scale, size, height, density, design or external appearance of the development
- The siting of any building or works on the land and their relation to development on neighbouring land (especially consider overlooking and overshadowing)
- Impact on the landscape, streetscape or scenic quality of the locality
- The existing and likely future amenity of the neighbourhood
- The amount of traffic likely to be generated, particularly in relation to the adequacy of existing roads and present volumes of traffic carried
- Whether public transport will be necessary to serve the development and present availability and adequacy of public transport
- Whether existing utility services are adequate to serve development (ie. Water, sewerage, power, stormwater drainage, telephone) or, in rural areas, whether services are available on site
- The impact on the natural environment
- The impact on the built environment or items of natural heritage
- Social and economic effects of the development

- *Any special heads of consideration specified in an environmental planning instrument (eg. relating to heritage and conservation, scenic protection, wetlands, water catchment areas, escarpments, etc.)*
- *Any special circumstances relating to the site or the locality*
- *Hours of operation and days of the week*
- *Waste management procedures.*

### ***Additional Information***

*The consent authority (Council) may, within 21 days of receiving the development application, ask for additional information on the development if that information is necessary for the determination of the application.*

### ***Supporting Documentation***

*The application may be supported with additional material (eg photographs, models, etc) illustration the proposed development and its context.*