

Development applications must include a Statement of Environmental Effects to legally validate the application. For minor proposals a brief / checklist consideration of environment issues will be sufficient. This fact sheet is designed to cover most types of development. However, major developments including designated and integrated development may require a detailed Environmental Impact Statement.

A Statement of Environmental Effects does not have to be in any special form, the following points will give you some idea of what Council requires. Some headings may not be relevant to all development. For Class 10 developments (shed, awning, swimming pool etc.) a checklist can be submitted and is available from Council.

Consider ALL the likely effects or impacts of your proposal, for example, effects on privacy and views from adjoining land or additional car movements. You need to assess issues that affect your development and issues that have outward effects on your neighbours or the local environment.

Planning Policies and Controls

- Address whether the proposal is permissible under the zoning of the land and the relevant Development Control Plan.
- Consider how the development satisfies the relevant planning controls applying to the site and justify any areas of non-compliance. A separate form is available from Council to vary any clause of a Development Control Plan. Some parts of the Council area are affected by special Scenic Protection and Environmental Protection zones, check your planning certificate for further information.

Site Suitability – Have you identified and dealt with potential hazards?

- Flooding • Poor drainage • Landslip • Soil erosion • Bushfire
- Land contamination including previous land use and any remediation that has been carried out or is proposed to be carried out

Make sure you provide details on your plans of all excavation, filling and any removal of vegetation.

Access and Traffic – How will you access the development?

- Driveway location, access grades, manoeuvrability and safety
- Is the existing road network and footpath crossing suitable?
- Consider the number of vehicles entering and exiting the site, including delivery trucks and pedestrian safety
- Provide calculations of number and location of parking spaces.

Please show the location of driveways and parking areas on your plans.

Streetscape and Design – Will the design suit the area?

- Discuss how the design of the development has taken into consideration the existing streetscape
- Include details of the proposed external finishes, including material type and colour

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Services – What services are required?

- Discuss the availability of services; are telephone and electricity available?
- What type of water supply is required?
- Is Council sewerage available or is an on-site system required?
- How is stormwater disposal to be carried out?

Privacy, Views and Overshadowing – Will the neighbours be affected?

- How the proposal will impact on neighbouring properties and any measures proposed to reduce the impact of noise, shadows.
- Will the proposal affect the views of the neighbouring properties and any measures to reduce the impact?

Social and Economic Effects – Are there any likely impacts?

- Is any native vegetation to be removed?
- Are native animals or birds likely to be effected?
- In relation to the Threatened Species Conservation Act, discuss the impact that the development will have any threatened or endangered species
- Proposed landscaping of the site and whether any existing trees should be preserved.
- You may be requested to produce evidence or documentatin in support of any claims you make.

Note: You may be requested to produce **EVIDENCE** or **DOCUMENTATION** in support of any claims you make.

USE THIS DOCUMENT AS A GUIDE

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