

STATEMENT OF ENVIRONMENTAL EFFECTS

WHAT IS A STATEMENT OF ENVIRONMENTAL EFFECTS (SEE)?

A *Statement of Environmental Effects* is a report that details and explains the likely impacts of the proposed development both during and after the development, and the proposed measures that will mitigate these impacts.

For small developments Council can provide a template SEE, however more complex developments will require a detailed submission.

WHAT TO CONSIDER IN AN SEE?

1. SITE AND CONTEXT SUITABILITY

A Site and Context Analysis must be lodged for all DAs, to show that the site is suitable for the proposed development.

Relevant considerations include:

- provision of plans or details of the site, including its location, size, dimensions, existing buildings/ structures used, details of other non-related structures on the property, location of watercourses, details any trees or other significant vegetation on-site (including those to be removed), general description of site topography
- site constraints such as slope, flooding, geotechnical and ground water issues (provide a hydrological and geotechnical report by a qualified engineer where the proposal involves excavation exceeding 1 metre)
- whether the site is affected by bushfire hazard, proximity to transport services, shops, community and recreational facilities
- compatibility with adjoining development, including details of adjoining and adjacent land uses, distance to closest house/s not on the property, location of water courses, etc
- compatibility with land zoning objectives and landuses

2. PRESENT AND PREVIOUS USES

Provide the following details:

- present use of the site
- date the present use commenced
- previous uses of the site
- uses of adjoining land
- whether the present or any previous use of the site is a potentially contaminating activity (e.g. service station, land filling, lead paint removal, workshop, orchard, termite treatment)
- a statement as to whether or not you are aware that the site is contaminated land
- whether there has been any testing or assessment of the site for land contamination

3. DESIGN GUIDELINES

Show how your proposal satisfies our relevant site planning and design guidelines. Relevant considerations include:

- streetscape
- topography
- local context and building character, including massing, roof design, verandahs, balconies, windows, materials and decorative detailing
- setbacks
- building envelope
- fences

4. DEVELOPMENT STANDARDS

Demonstrate how the proposal complies with any relevant statutory development standards. Development standards may be found in the Local Environmental Plans or the Cootamundra DCP 2013. Copies of the LEPs and maps can be accessed www.legislation.nsw.gov.au.

If a proposal does not comply with a relevant development standard, Council may consider a variation to the standard. A written request can be made to Council in accordance with clause 4.6 of the LEPs.

In addition there are some controls in the Cootamundra DCP which can be accessed at Council's website at www.cgrc.nsw.gov.au. Acceptable Solutions mentioned in the DCP are minimum requirements that Council considers are likely to meet the intent/objectives and performance criteria of the particular design elements.

It is up to the applicant, if the application does not comply with an acceptable solution, to clearly demonstrate both understanding of the purpose/intent of the control and how the proposal will satisfy the purpose/intent and performance criteria of the control.

A table listing all of the relevant development controls and how your proposal complies (or doesn't comply) with the controls should be submitted with the SEE.

5. OPERATION AND MANAGEMENT

Provide detail describing how the premises will operate (where applicable):

- type of business
- number of staff
- expected number of customers or clients
- hours and days of operation
- plant, machinery, production processes
- type and quantity of goods handled, raw materials, finished products, waste products
- arrangements for transport, loading and unloading of goods (give details frequency of truck movements and size of vehicles)
- hazardous materials and processes
- noise control
- complaints management

Council may require a detailed Plan of Management for proposals which may adversely impact on residential amenity ie. Entertainment facilities, boarding houses etc. A Plan of Management must show how your activity will be managed to minimise adverse amenity impacts.

6. GENERAL ACCESSIBILITY

Show how the proposed development provides easy access and usable areas for everyone in accordance with the Disability Discrimination Act. Consider the needs of people with walking difficulties or sensory impairments, wheelchair users and people with young children.

You should consider:

- parking arrangements
- access to and within the development
- toilet facilities

Certain types of developments may require additional information (e.g. aged persons housing). See the National Construction Code (NCC) for further guidance.

7. ACCESS AND TRAFFIC

If your proposal is likely to generate significant amounts of traffic you must submit a traffic impact assessment report prepared by a qualified transport consultant. If your proposal is not a significant traffic generator you will still need to show that there is adequate provision for access, including:

- vehicle access to a public road (indicate grade), entry & exit in a forward direction
- number and type of vehicle movements expected, e.g. 4 x passenger vehicle movements per day (staff), 2 x passenger vehicle movements per day (customers), 1 x semitrailer movement per month (incoming product), 1 x small rigid truck movement per week (outgoing product), etc.
- parking calculations
- Loading and unloading areas
- Car parking requirements - resident, staff, customer, client and visitors (including number and location)
- existing public transport services
- proposed traffic management measures to resolve any conflicts between vehicles, pedestrians and cyclists
- pedestrian amenity (paving, seats, weather protection, security lighting)
- proposed bicycle facilities (racks, lockers, showers)

8. ENVIRONMENTAL ISSUES

Provide details on, and show how, the proposal will not impact on the following:

Air

- identify existing or proposed sources of odour or fumes (on-site or nearby) e.g. industries, food premises, exhaust systems, waste storage, oil or wood burning stoves or heaters, and how they will be managed/mitigated: height and placement of flues or chimneys, location of waste storage areas and compost heaps
- identify likely sources of dust, e.g. from vehicle movements, stockpiled materials, processes, machinery, etc and how it will be controlled to prevent nuisance.

Soils and water

- impact on soil quality, and mitigation measures
- impact on surface water and groundwater

Flora and fauna

- details of any trees to be removed as part of this proposal
- proposed landscaping and treatment of the land
- impact on native fauna

Noise

Identify what are the likely sources of noise, the likely levels to be emitted and how noise is to be controlled

- the existing and proposed noise sources (on-site and nearby) e.g. staff passenger vehicles, trucks and delivery vehicles, processing noise, machinery and equipment, main roads, industries, transport terminals, loading bays, heavy vehicles, restaurants, entertainment facilities, clubs, hotels, amplified music systems, car parks, ventilation and air conditioning units, pumps and pool filters
- construction noise (hours of operation, type of equipment, maximum noise levels, compliance with EPA guidelines)
- proposed noise reduction measures e.g. noise barriers, building layout and setback, room layout and window placement, building materials, insulation, double glazing

NOTE: Where noise is a major design issue, a report prepared by a qualified acoustic consultant will be required.

Waste

A Waste Management Plan that demonstrates inclusion of waste minimisation proposals 'avoid, re-use, recycle' and details of:

- details of amount of waste to be generated, e.g. animal carcasses, animal waste, (liquid and solid) excess or damaged product, packaging, etc
- details of possible composting or recycling
- proposed waste storage areas, at source waste separation program and facilities
- proposed recycling collection
- domestic food and organic waste composting
- litter control program (for activities such as takeaway food, sporting venues, etc)
- how building and demolition waste be used, recycled or disposed?
- Arrangements for hazardous building wastes such as asbestos and contaminated soil.

9. PRIVACY, VIEWS AND SUNLIGHT

Show how the proposed development will address privacy, views and sunlight access.

Visual Privacy

- window placement relative to adjacent dwelling and common areas
- views between living rooms and the private yards of other dwellings
- use of screen planting, hedges, walls or fences to improve privacy
- headlight glare, light spillage

Acoustic privacy

- placement of active use outdoor areas relative to bedrooms
- separation of roads, parking areas and driveways from bedroom and living room windows
- noise transmission between dwellings
- measures to mitigate external noise sources (e.g. traffic noise, placement of air conditioners, exhaust systems, pool pumps)

Sunlight

Provide analysis of shadow diagrams. Elevation shadow diagrams may be required to demonstrate impacts on windows of adjoining buildings.

Views

- impact of the proposed development on views from adjoining or nearby properties
- design options for protecting views
- views from the proposed development

10. WATER AND SEWER

Water

- amount of water required and purpose of water
- source of water, e.g. bore, town, trucked in, etc and storage details
- treatment, reuse and/or disposal of waste-water and run-off

Sewer / effluent disposal

- what is the method of effluent and liquid waste disposal (on-site wastewater management system, reticulated sewage system, etc)
- what are the likely types of discharges, and how will they be managed
- provide details of any liquid trade waste to be discharged to the sewage system

11. DRAINAGE

Show how the proposal will deal with all aspects of drainage on the site:

- have you proposed measures to maximise infiltration and minimise water runoff? (e.g. porous pavements, mulching and ground covers, low water demand native plants, rainwater tanks, stormwater reuse).
- stormwater drainage e.g. proposed management controls for flows entering within and leaving the site, proposed on-site detention calculations prepared by a consulting hydraulic engineer, justification that the proposed design measures will not increase stormwater runoff or adversely affect flooding on other land
- easements e.g. provide copies of letters of intention to grant interallotment drainage easements across downstream properties
- local flood mitigation measures

12. EROSION & SEDIMENT CONTROL

Show how you propose to prevent erosion and control sediment on the site, including:

- soil and erosion hazard characteristics and potential for impact on adjacent land and waterways
- explain how your erosion and sediment control strategy will work. Consider areas requiring special management, including proposed dust control measures and proposed site maintenance strategy

13. HERITAGE

A Heritage Impact Assessment is required for any work to a heritage item or a building within a Heritage Conservation Area. Where a Heritage Statement is required it must be prepared by a suitably qualified professional heritage advisor. The report must address:

- historical development of the site
- description of the item and its setting (e.g. garden, fences, ancillary buildings, etc)
- contribution to the streetscape including height, scale, mass, setback, fenestration, architectural style and period
- heritage significance (use Heritage Manual criteria)
- affect of proposal on the heritage significance of the building and its setting
- design options and rationale for the preferred option
- relevant conservation principles in accordance with ICOMOS Burra Charter

The NSW Heritage Manual and the Burra Charter can be obtained from the NSW Heritage Office.

14. CONSTRUCTION SITE MANAGEMENT

Show how the construction site will be managed to ensure public safety and to minimise public inconvenience:

- perimeter fencing to restrict public access to the construction site
- proposed hoardings or other enclosures to the site
- location of proposed access points, site amenity facilities, storage of building materials and equipment, bulk waste containers and materials stockpiles
- safe pedestrian access adjacent to the site
- methods of demolition
- dust control methods

15. ENVIRONMENTAL SUSTAINABILITY

Show how the proposal promotes Ecological Sustainable Development.

Energy and ventilation

- Orientation: does the design maximize north facing living areas? Do windows and solar collectors have good solar access? How have energy efficiency requirements influenced siting, design and landscaping
- Sun control: proposals to maximize summer shade and minimise winter shade (awnings, pergolas, blinds, and trees)
- Insulation: proposed roof, ceiling, wall and floor insulation; double glazing, door and window seals.
- Natural ventilation: Does window placement maximise cross ventilation?
- Heating, cooling and lighting: proposed specifications
- Clothes drying: is there an outdoor drying space with solar access?
- Water heating: has a hot water system with a greenhouse score of 3.5 or greater been specified?
- Multi-Unit Housing: you must submit a BASIX certificate setting out the performance levels achieved in relation to solar access, energy efficiency and performance
- Landscaping: native species, habitat creation, deciduous plants (sun control), water efficient plants and locations, permeable paving
- Water Efficiency: on site water detention systems, water tanks, water efficient fixtures, landscaping, pool covers,

NOTE: You need to include a BASIX certificate when you lodge a proposal to build a new home or multi-unit development. You will also be required to include a BASIX Certificate for alterations and additions which cost \$50,000 or over and for swimming pools greater than 40,000 L. All details listed on the BASIX Certificate (e.g. window areas, awnings/screening/shading devices, hard and soft landscaping and services), must be included on the submitted plans. For more information please visit www.basix.nsw.gov.au.

Sustainable Building Report

If required, you must prepare a comprehensive Sustainable Building report or Part J Assessment under the NCC.