

STATEMENT OF ENVIRONMENTAL EFFECTS INFORMATION SHEET



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WHAT IS A STATEMENT OF ENVIRONMENTAL EFFECTS?

A Statement of Environmental Effects (**SEE**) is a written document which describes the development and explains how it has been designed to meet the requirements of any development control plans, any local environmental plans and to minimise the impact it may have on:

- the amenity and enjoyment of adjoining and nearby land;
- services available in the community;
- public health and safety;
- the ecology of the area;
- the character of the neighbourhood.

WHEN DO I NEED A STATEMENT OF ENVIRONMENTAL EFFECTS?

A Statement of Environmental Effects is required to accompany all development applications.

Please note that Council is unable to accept a Development Application unless a Statement of Environmental Effects is prepared and lodged concurrently with the application. Council will review the statement to determine its adequacy and will advise if additional information is required.

WHAT DO I NEED TO INCLUDE IN A STATEMENT OF ENVIRONMENTAL EFFECTS?

A site specific Statement of Environmental Effects shall detail the potential environmental effects of the development on the subject site, adjoining land and the immediate neighbourhood.

The level of detail depends on the development type and the site constraints. Specifically, the statement shall address but not be limited to the following:

- **A description of the proposed use of the site** (where applicable) including method, hours of operation, number of employees and servicing arrangements (predominantly for commercial and industrial development).
- **The manner in which the development will comply with Council's Planning Policies and relevant regulation** - the Coffs Harbour Local Environmental Plan 2013 and Coffs Harbour Development Control Plan 2015 including issues such as setbacks, height, open space provision, solar access and car parking. Some development types may be permitted and/or require consideration under State Environmental Planning Policies (SEPPs).
- **A detailed description of the site** including any topographical features and constraints such as easements, flooding, filling, instability, contamination, bushfire hazard etc. Details as to how any such site constraints are to be overcome must be included.
- **Details of vegetation on the site** including location, height and species and whether any vegetation is to be removed in conjunction with the proposed development. A flora and fauna assessment may also be required.

- **Details of any existing development on the site** including number and type of structures and their heritage significance, if applicable. Confirmation as to whether any structures are to be demolished (to be accompanied by a Demolition Work Plan).
- **Confirmation as to whether the development is to be staged** and details of the type of development to be constructed in each stage.
- **Details of the availability of servicing** and confirmation of consultations with servicing authorities (if the services do not currently exist or are required to be relocated).
- **A detailed description of traffic management issues** including intersection treatment, method of ingress/egress, loading facilities and carparking arrangements.
- **The proposed method of stormwater drainage** including the provision of onsite detention and whether any easements will be required in conjunction with the development.
- **The impact of the development on the streetscape** with regard to bulk and scale, compatibility and colours and materials of construction.
- **The impact of the development on the amenity of adjoining residents** including privacy, overshadowing, noise and views.
- **Any potential environmental impacts** associated with the proposed development, including air, water and noise impacts and the methods to be employed to mitigate any impacts.
- **The method of soil and water management** to be implemented on the site during construction works.
- **The method of waste management** to be employed on the site, both during construction and following completion of the development, including type/quantity of waste, method of disposal and recycling opportunities (to be accompanied by a Demolition Work Plan). Demolition and construction waste needs to be disposed of at an authorised waste facility.

Note: Council may require the submission of additional statements from qualified consultants detailing issues such as noise, structural, geotechnical, tree management, traffic, native flora or fauna impacts where the development has the potential to result in additional environmental impacts.

Further information regarding the preparation of the Statement of Environmental Effects may be obtained from Council's Customer Service Centre, 2 Castle Street, Coffs Harbour