

STATEMENT OF ENVIRONMENTAL EFFECTS



WHAT IS A STATEMENT OF ENVIRONMENTAL EFFECTS?

A *Statement of Environmental Effects* (SEE) is a report outlining the likely impacts of the proposal, and the proposed measures that will mitigate these impacts. The SEE includes written information about the proposal that cannot be readily shown on your plans and drawings.

WHY SHOULD I BOTHER PREPARING A SEE?

Legally required

Council staff are obliged to ensure all assessments are carried out in accordance with a wide range of legislation, regulations, policies, plans and strategies as well as community expectations. The principle underlying the requirement for an SEE is that applications should provide Council with sufficient information to enable a proper determination. Council has the authority to reject an application that it regards as inadequate or incomplete, or to seek additional information. It is in both the applicant's and Council's interest that fully documented applications are submitted.

Assisting your application

A thoughtful, well-prepared SEE is an excellent opportunity to demonstrate the merits of your proposal. It allows a timely identification of the issues, ensuring they are processed quickly. By contrast, a poorly prepared SEE often leads to requests for more information and referrals to other agencies and some matters may only be identified in the final stages, stalling the process until they have been resolved. The SEE is your chance to bring all matter to the fore and provides Council with logical, rational and reasonable arguments in support your application.

Protecting the Environment

Importantly, identifying adverse impacts in a SEE does not mean that Council will automatically refuse the application. Rather, it is your chance to demonstrate that the environment has been considered in the design stage by highlighting concerns and the means proposed to avoid, minimise, mitigate or manage them. **Statements that profess to have no adverse impacts whatsoever, are not considered to be credible documents.**

SO HOW DO I PREPARE A SEE?

Over the next few pages you will find a few resources to assist you in the preparation of a Statement of Environmental Effects. These do not represent a limit and you are encouraged to expand upon the material provided in any way you perceive as relevant. To start with there are some categorised sample questions to help you think about the various elements of the environment and how your development may interact with them. Secondly, there is a blank template illustrating one acceptable way to format and layout your statement, please make as many copies of this template as you need to complete your statement. Thirdly, there is a checklist for some of the more common items that many developments will need to consider to help you demonstrate that you have thought about a full range of issues. Finally, there is a quick legal overview to show why SEE's are required and what they ***must*** contain. As long as your statement shows a genuine attempt to satisfy these legal requirements Council will accept the SEE as valid.

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NAME:

ADDRESS:

PROPOSED DEVELOPMENT: RETAINING WALL EXTENSION

SITE CONSTRAINTS – What constraints apply to the site? ie trees, obstacle limitation surface plan, adjoining development, location of utilities, slope, easements, overland flow paths, flooding, bushfire:

The only site constraint is flooding. This is why we have chosen a steel 'H' beam structure with redgum sleepers. This will not wash away, will withstand flooding, is aesthetically pleasing & will stop any further erosion.

POTENTIAL IMPACTS – Issues that have the potential to cause an impact upon the environment include:

- 1) Tree removal or damage

We will not be removing or damaging any existing trees.

- 2) Visual and aesthetic impact including impact on residential areas, from outdoor storage etc

There will be no visual or aesthetic impact, as it is a continuation of the existing retaining wall. It will be built with redgum sleepers, the same that is already present.

- 3) Impact on adjoining development, adjoining different zones, nearby residences, airport operations, etc

There is no impact on adjacent land holdings or LEP zones. This retaining wall is a continuation of the existing redgum retaining wall.

- 4) Traffic generation, access and movement patterns including impacts on existing road system

There will be minimal impact on the existing road during construction. All machinery will be transported in and used during construction and then removed.

- 5) Impact on overland flow paths

There will be NO impact on overland flow paths.

- 6) Waste products generated

The waste products that will be generated will be from dredging only. We will be removing this waste and refilling an existing unwanted dam off site. This dam is not in a flood prone area.

- 7) Siting, including in front of adjoining buildings, on boundary

This is an extension of an existing retaining wall that continues on through the boundary.

- 8) Visual appearance (height, bulk, building materials, colours, reflective quality, detailing, lack of landscaping etc)

The retaining wall will be in keeping with the visual aesthetics of the rural zoning, because it is an extension of the existing wall. The landscaping will be as per our vegetation plan attached.

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9) Design incompatibility with neighbouring development and streetscape

N/A

10) Noise, vibration, dust and the like

Noise, vibration & dust will be kept to a minimal level. All work will be carried out in normal working hours, so as not to disrupt neighbours etc.

11) Other

Please see attached.

WHAT STAFF NUMBERS are to be employed? 2-3

WHAT PLANT OR MACHINERY is to be installed?

None

HOURS & DAYS OF OPERATION?

IMPACT IDENTIFICATION - How have the impacts been identified:

Visual research

IMPACT MINIMISATION - How is the development going to address site constraints, minimise environmental impacts including those listed previously, eg visual impact and offset any potential adverse effects from the use, eg from servicing, emissions, waste products generated, hours of operation, noise, possible contaminants.

All machinery servicing will be done off site. All waste products generated from dredging will be exported off site. They will be used to fill an unwanted dam at "Oakbank" Deniliquin. This is not a flood prone area. We will be conducting all work at a low river in order to minimise any impact on the site. All work will be carried out in normal working hours and on days of low/no wind to minimise dust & noise. Any contaminants found will be disposed of properly. All backfilling soil will be non-contaminated soil.

CONSTRUCTION IMPACT - What steps are to be taken to mitigate any impacts of construction activity including security, working on sloping sites and sediment loss, working near public assets, from noise, vehicle movements, rubbish and the like.

The construction will take place when the river is low, so there is no impact on the sediment. All machinery will be transported to site & then removed from site in order to minimise the use on the public road. All rubbish will be disposed of thoughtfully. Once construction has begun we will endeavour to make sure there are consecutive work days in order to finish as quickly as possible, so machinery & disruption can be removed.

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ANY OTHER ISSUES?

DEPARTURES FROM PLANNING PROVISIONS in the DEVELOPMENT CONTROL PLAN

- Provide request and reasoning for departures, including reasoning and evidence.

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FLORA AND FAUNA

	Existing vegetation (<i>must be clearly identified on a plan</i>)
	Is native vegetation and/or fauna habitat present (fauna habitat is native vegetation, caves, dead trees, hollow-baring trees, bush rock and rocky outcrops, wetlands, streams, lakes, ponds, dams (<i>if yes, an 8 Part Test must be completed. Please ask for details.</i>).
	Adjacent to National Parks/State Recreation Area/Native Reserve.
	Proposed landscaping treatments.

ENERGY

	Details of proposed energy conservation, ie design, materials, solar lighting and heating, ventilation, shading elements, insulation, appliances and machinery.
	Does the proposal require a BASIX certificate (www.BASIX.nsw.gov.au)

WASTE

	Details of proposed waste facilities and control (during and after construction)
	Detail prevention of soil contamination
	Detail prevention of waterway, drainage line, pond or dam contamination
	Detail prevention of airborne emissions or contaminants
	A <i>Site and Soil Assessment</i> for a sewerage management system (rural dwellings).

Applicant's Signature: _____

Date: _____

Legal Reference:

- Section 78A(9) of the *Environmental Planning and Assessment Act 1979* states that the regulations may specify what is required to be submitted with a development application.
- Clause 50(1)(a) of the *Environmental Planning and Assessment Regulation 2000* states that the development applications must contain information and documents specified in schedule 1, part 1.
- Schedule 1, part 1, subclause 2(1)(c) of the *Environmental Planning and Assessment Regulation 2000* requires the submission of Statements of Environmental Effects (SEE's) with all Development Applications (other than designated development).
- Schedule 1, part 1, subclause 4 of the *Environmental Planning & Assessment Regulation 2000* states that such ESS's must show
 - The environmental impacts of the development
 - How the impacts have been identified
 - The steps to be taken to protect the environment or lessen the expected harm to the environment
 - Any matters required to be indicated by any guidelines issued by the Director General.

Statement of Environmental Effects.

11) Other.

We have chosen this form of retaining wall as it is an extension of the existing red gum retaining wall. In order to implement a successful dredging program, we need to be able to get machinery down along the edge of the river. This way the retaining wall will be sturdy and will have minimal impact with the water's edge. Part of the dredging program is to stamp out the weeds that have started to multiply along the edge and the silty areas in the lagoon, because the water levels are exceptionally low, particularly when the river is low. The water can become rather stagnant at times when there is no flow.

We would also like to move the houseboat mooring off the main stream of the river. This is so other river users can use this part of the river safely. Because we are situated on a bend, many boat users tend to turn here, which can be very dangerous & also we have excess boat wash hitting our bank causing quite a lot of erosion.