

STATEMENT OF ENVIRONMENTAL EFFECTS

COMMERCIAL DEVELOPMENT

How to prepare a Statement of Environmental Effects (SOEE)

What is a Statement of Environmental Effects?

It tells Council what you are proposing to do, outlines the likely impacts of your proposal on surrounding properties and the measures to be put in place to minimise these impacts. It helps to also describe in words your plans and drawings.

SOEE's are required for most Development Applications.

Where proposals are likely to have minimal impacts on neighbouring properties (like interior alterations, minor building works or change of use applications), they can be supported by a simple SOEE.

The SOEE identifies and addresses those issues that are applicable to your application. This Factsheet is a starting point to help you prepare your SOEE and has been prepared as a guide to help you put together a SOEE to support your proposal.

General details to be provided in the Statement of Environmental Effects

Site Description

- What is the property address, including Lot and Deposited Plan (DP) or Strata Plan (SP) of the property?
- What is the zoning of the property?
- Is the proposal/use permissible under the zone?
- What is the current use of the site?
- What was the site previously used for?
- Is the site affected by flooding, acid sulfate soils, vegetation, etc that would impact on your proposal?
- Does the proposal include demolition of any building/structure?

Outline of Development Proposal

Explain what it is you are trying to achieve for the site, including:

- Description of the proposed uses including all processes involved in the business.
- Hours of operation.
- Number of employees.
- Number of visitors to the premises including customers and sales representative(s).
- Details of specification of equipment and machinery used (i.e., model, noise levels and number of machines proposed).
- Inventory of all chemicals and their volumes used, including any dangerous goods and their classification.

Compliance with Development Control Plans

Does the proposal comply with Council's Development Control Plans ([DCPs](#)) for Commercial Development?

For commercial developments within Town Centres, refer to the following DCPs:

- [Fairfield Town Centre DCP 2013](#)
- [Cabramatta Town Centre DCP 5/2000](#)
- [Canley Corridor DCP 37](#)
- [Fairfield Heights Town Centre DCP 2013](#)
- [Bonnyrigg Town Centre DCP 28](#)

For commercial developments within Neighbourhood Centres or smaller Local Centres, refer to Fairfield City Wide DCP 2013:

- [Chapter 8A Neighbourhood and Local Centres – Business Use](#)
- [Chapter 8B Neighbourhood and Local Centres – Mixed Use](#)

Access, Traffic and Transport

Provide details of proposed loading/unloading arrangements for the development, including:

- What types of delivery vehicles will be used in conducting deliveries?
- How often would deliveries be done?
- What are the proposed loading and unloading arrangements?
- Does the proposal meet Council's car parking requirements in the relevant [Town Centre DCP](#) or [Chapter 12 of City Wide DCP](#)?
- Does the proposal meet disability access requirements?
- Is adequate pedestrian access provided?
- What amount of traffic is likely to be generated by the proposal? Major developments that have potential to generate significant traffic movements and a traffic impact assessment may need to be prepared by a Transport Consultant.

Natural and Built Environment

- Does the proposal cause noise impact (such as operation of machinery, etc.)? What measures are to be put in place to address unacceptable noise impact?
- Has the effects on any residential development in the area been considered?
- What are the impacts of the proposed development on the surrounding natural and built environment?

Soil and Water

- Does the site have ready access to water supply and sewage disposal?
- Does the proposal meet Council's drainage requirements?
- Is the site affected by acid sulphate soils?
- Is the site affected by mainstream or overland flooding?

Waste

- Have details of waste disposal, including details of rubbish and waste from goods produced, been provided?
- Have you considered [Appendix E Waste Not Policy](#) in the Fairfield City Wide DCP?
- Has a waste management plan been provided?

Heritage

- Does the site contain a [heritage item](#)?
- Is the site close to a [heritage item](#)?
- Should you answer 'Yes' to either of the above questions, a heritage impact statement prepared by a suitably qualified heritage planner/architect may be required

More information

For more information, please contact Council's Duty Officer between 8:30am and 4:30pm at Fairfield City Council's Administration Centre or by telephone 9725-0222.

Disclaimer

This information sheet is intended as a guide to assist applicants in preparing simply Statement of Environmental Effects for minor change of use applications in commercially zoned land within the Fairfield City. Anyone proposing a development or use of land should discuss the proposal with relevant Council staff.

This is an information sheet only and is not a Statement of Environmental Effects. The information sheet is not to be handed to Council as part of the Development Application.