

STATEMENT OF ENVIRONMENTAL EFFECTS

INDUSTRIAL 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 relevant to your application. This factsheet is a starting point to help you prepare your SOEE and has been provided 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?
- What is the Lot and Deposited Plan (DP) or Strata Plan (SP) of the property?
- What is the current zoning of the property?
- Is the proposed development/use permissible under the zone?
- What is the current use of the site?
- What was the previous use of the site? (if known)
- What are the existing site constraints (i.e. flooding, acid sulfate soils, heritage, vegetation etc)?
- Does the proposal include demolition of existing structures?

Outline of Development Proposal

Explain what it is you are trying to achieve on the site. Including:

- Description of the development proposed uses including all processes.
- Hours of operation
- Number of employees
- Number of visitors to the premises including customers and sales representative.
- What is the 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 Controls

Does the proposal comply with Council's relevant development control plans ([DCPs](#)) for Industrial Development:

- [Chapter 2 Requirements for Development Application Submission.](#)
- [Chapter 3 Environmental Management & Constraints.](#)
- [Chapter 9 Industrial Development.](#)

Access, Traffic and Transport

Provide details of proposed loading/unloading arrangements including:

- What types of delivery vehicles are to be used (including the size)?
- How often would these be frequenting the site?
- Does the proposal meet Council's car parking requirements in [Chapter 12 of City Wide DCP?](#)
- Does the proposal meet disability access requirements?
- Is there adequate pedestrian amenity?
- Is the development located on a Classified or Regional Road:
- What amount of traffic is likely to be generated from the proposal?
- For major traffic generating developments, a traffic impact assessment prepared by a suitably accredited Traffic Consultant will be required.

Surrounding Natural and Built Environment

- Does the proposal cause noise (such as operation of machinery etc.)? What are the measures in place to mitigate noise?
- Has the effects on any residential development in the vicinity been considered?
- Is the site located within/partly within the E2 Environmental Conservation zone under [Fairfield LEP 2013?](#)
- Is the site impacted by the Biodiversity or Riparian constraints as identified by Council's LEP Maps?
- What are the impacts of the proposed development on the surrounding natural and built environment?

Soil and Water

- Does the proposal involve cut and fill?
- Does the site have ready access to water supply and sewage disposal?
- Does the proposal meet Councils drainage and / or On-site Detention requirements?
- Does the site have any mainstream or overland flooding issues?
- Is the site affected by acid sulphate soils?

Waste

- Have details of waste disposal, including details of rubbish and waste from goods produced, been provided?
- Is the site contaminated or has had a previous use that may have caused contamination?
- Have you considered [Appendix E Waste Not Policy](#) in the Fairfield City Wide DCP? (May only be applicable to construction of industrial premises)
- Has a waste management plan been provided?(May only be applicable to construction of industrial premises)

Heritage

- Does the site contain a [heritage item](#)?
- Is the site in proximity 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 provides a brief summary of the major issues concerning industrial development in 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.