



HUNTER'S HILL COUNCIL

STATEMENT OF ENVIRONMENTAL EFFECTS

To assist in the assessment of a development proposal Council requires a Statement of Environmental Effects.

Statements do not have to be in any special form. However, the following checklist will give you some idea of what the Council would like to know.

CHECKLIST of matters to be addressed in main body of the Statement:

- Compliance with statutory and Council code requirements.
- Suitability of the land for development; consider flooding, drainage, tidal inundation, landslip, soil erosion, bushfire and similar risks.
- Proposed vehicle access and egress, adequacy for any loading, unloading, turning or parking.
- Proposed landscaping of the site and whether any existing trees should be preserved.
- The physical character, location, siting, bulk, scale, shape, size, height, density, design or external appearance of the development.
- The siting of any building or works on the land and their relation to development on neighbouring land (especially consider overlooking and overshadowing).
- Impact on the landscape, streetscape, or scenic quality of the locality.
- The existing and likely future amenity of the neighbourhood.
- The amount of traffic likely to be generated, particularly in relation to the adequacy of exiting roads and present volumes of traffic carried.
- Whether public transport will be necessary to serve the development, and present availability and adequacy of public transport.
- Whether existing utility services are adequate to serve the development (i.e water, sewerage, power, stormwater drainage, and telephone) or , in rural areas, whether services are available on site.
- The impact on the natural environment.
- The impact on the built environment or items of natural heritage.
- Social and economic effects of the development.
- Any special heads of consideration specified in an environmental planning instrument (e.g. relating to heritage and conservation, Riverfront area, storm water management , earthworks, foreshore area etc).
- Any special circumstances relating to the site or the locality.
- Brief discussion of alternatives considered and reasons for preference.