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. It relates to and further details the notations you have made on your Site Analysis Plan and the other drawings which support your development application.

All development applications require a Statement of Environmental Effects.

Only a very brief SEE is required for proposals that are likely to have a negligible impact.

What to Include

Your SEE should address all the issues that are applicable to your proposal. The following is a general guide to the issues which may be relevant to different types of proposals. The extent of detail submitted is relative to the scale of the development proposed.

A. Statutory Requirements (legal issues)
   Required for all applications.

B. Site suitability
   Required for all applications.

C. Current and previous uses
   Required for all applications.

D. Access and Traffic
   Required for all residential, tourist, commercial and industrial proposals, except minor internal alterations.

E. Air and Noise
   Required for all residential, tourist, commercial and industrial proposals.

F. Privacy, views and overshadowing
   Required for all residential, tourist, commercial and industrial, except internal alterations.

G. Soil and water
   Required for all new buildings and other proposals involving significant earthworks.

H. Flora and fauna
   Required for all development involving removal or injury of native vegetation or fauna habitats, and removal or injury of trees (over 3 metres high).

I. Energy
   Required for all residential, tourist, commercial and industrial proposals.

J. Waste
   Required for all residential, tourist, commercial and industrial proposals. A Site and Soil Assessment for a sewerage management system will be required for rural dwellings.

How Many Copies of the SEE?

Provide a minimum of 4 copies of the SEE with your application. Some larger applications or integrated development require more copies.

Checklist

You’ll find a checklist over the page to help you prepare your SEE.

If you have any questions regarding the preparation of your SEE, please contact Council’s Customer Service Officers on (02) 4350 5555.
## Statement of Environmental Effects Checklist

A SEE may require a variety of information. This varies from one application to the next. If any of the following are relevant then information concerning the issue should be attached to the development application.

### Statutory Requirements

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**Statutory Requirements**

- Is the proposed development permissible within the zoning?
- Details of relevant Council policies / development control plans, and how the proposal addresses the provisions of these policies.

### Site Suitability

- Property dimensions / site area / contours / slope / orientation
- Existing development.
- Details of the character and amenity of the locality and surrounding streetscape and all structures on adjacent land.
- Details of any natural hazards that affect the site (e.g., flooding, tidal inundation, subsidence, slip, mass movement, acid sulphate soils, and/or bush fire risk).
- Details of any heritage significance of items, landscapes, areas, places, or relics and practices.
- Details of any natural features including native vegetation and fauna habitat.
- Details of existing services, easements, right of ways.
- Business hours; number of employees; etc (industrial/commercial/change-of-use/home business)
- Safety, security and crime prevention issues (industrial/commercial development).

### Current and Previous Uses

- Details of any previous or existing landuses / activities.
- Details of landuse / activities of adjoining properties.

### Access and Traffic

- Details of accessibility for vehicles, pedestrians, bicycles and disabled persons.
- Details of traffic generation / movements.
- Number and type of carparking spaces.
- Off-street loading (industrial/commercial development).

### Air and Noise

- Air and noise pollution (existing or created).
- Emissions: dust; particles; odours; fumes; gases; pollutants (industrial/commercial development).
- Any hazardous landuses/activities (industrial/commercial development).

### Privacy, Views and Overshadowing

- Details of visual and acoustic privacy maintenance / controls for the development and adjoining properties.
- Sunlight (solar) access and overshadowing.
- Views / vistas.
- Edge conditions ie boundary treatments / fencing etc.

### Flora and Fauna

- Existing vegetation (must be clearly identified on a plan).
- Is native vegetation and/or fauna habitat present (fauna habitat is native vegetation, caves, dead trees, hollow-bearing trees, bushrock and rocky outcrops, wetlands, streams, lakes, ponds, dams. (If yes, an 8 Part Test must be completed. Please ask for details).
- Adjacent to National Parks / State Recreation Area / Native Reserve.
- Proposed landscaping treatments (refer to DCP No. 14 – Tree Management, part 2.3e)

### Energy, Soil and Water

- Details of BASIX commitments (including Certificate number and date).
- Details of proposed energy conservation ie design, materials, solar lighting and heating, ventilation, shading elements, insulation, appliances and machinery.
- Details of water conservation measures (i.e., AAA water saving shower heads, dual flush 3/6 litre toilets, water tank, etc.).
- Details of soil conservation measures / erosion controls.
- Proposed method of stormwater disposal.

### Waste

- Details of proposed waste facilities and control (during and after construction).
- A Site and Soil Assessment for a sewerage management system (rural dwellings).
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Office Use: Date: / /  
Applicant’s Signature  
Customer Service Officer: