

How to Prepare a Statement of Environmental Effects Factsheet

What is a Statement of Environmental Effects?

A statement of environmental effects (SEE) is a document that describes the site and development, consistency with the applicable planning controls and how any environmental impacts will be mitigated. A SEE is required to be submitted with all development applications.

What Information Must be Included in a SEE?

As a minimum, a SEE must include the following information:

Site Description

- Street number and name.
- Lot and deposited plan number.
- A description of the existing site conditions including the topography, all natural features including trees, existing buildings, land uses and improvements including fencing and access driveways.
- A description of any easements and covenants and who they benefit and burden.

Development Description

- A description of all new building work including its locations within the site, proposed floor areas, the number of storeys and external materials and colours.
- A description of the proposed land use including what activities will be undertaken, operating hours and the number of staff and visitors (if applicable).

Consistency with Planning Controls

- List the planning controls that apply to the development. Refer to Council's [Planning Controls](#) webpage.
- Describe how the development is consistent with each of the planning controls, identify any variations and their extent and justify why they should be supported.

Environmental Impacts

- Describe the likely environmental impacts of the development, for example, noise, traffic, car parking availability, waste generation, etc.
- Describe how the development will mitigate the likely environmental impacts.

Where Can I Find More Information?

Additional information is available on Council's [Prepare](#) webpage. For further information contact Council on (02) 4654 7777.