

How to prepare a Statement of Environmental Effects – a guide for all development

What is a Statement of Environmental Effects?

A Statement of Environmental Effects (SEE) is a report that details and explains the likely impacts of a proposed development.

An SEE will explain the likely impacts of the proposal (both during and after the development) and the proposed measures that will mitigate these impacts. It also includes a detailed assessment of the proposed development against all relevant legislation, policies and planning controls that apply to the land or type of development.

When is a Statement of Environmental Effects Required?

In accordance with the Environmental Planning and Assessment Regulation (EP&AR) 2000, a SEE is required to be lodged with all development applications (other than designated development or State significant development) otherwise the application is incomplete and will not be accepted by Council.

What must the Statement of Environmental Effects include?

The EP&AR 2000 provides requirements for what an SEE must include. It must include the following as a minimum:

1. A description of the site
 - Address details (street number, street name, lot and DP/SP/CP)
 - Description of the existing site (including current use, existing structures/walls/fences, current land conditions and natural features including topography, vegetation and watercourses etc.)
 - Description of any existing easements, covenants etc. and who they benefit/burden
2. A description of the proposed development and the environmental impacts
 - Any proposed demolition or building construction (including number of storeys, construction materials/finishes, removal of vegetation, landscaping, earthworks, site grading etc.)
 - All proposed land uses (including description of the proposed activities, number of staff to be employed, maximum visitor numbers, hours of operation, carparking etc. (if applicable))

- The proposed land use needs to be consistent with the definitions in the 'Dictionary' of Wollondilly Local Environmental Plan 2011
- The environmental impacts of the development
- How the environmental impacts of the development have been identified
- Steps to be taken to protect the environment or to lessen the expected harm to the environment

3. A statement of how the proposed development complies with relevant planning instruments, plans and policies

- Relevant legislation, including:
 - Environmental Planning and Assessment Act 1979;
 - Environmental Planning and Assessment Regulation 2000;
 - Relevant State Environmental Planning Policies (e.g. SEPP 44 – Koala Habitat Protection, SEPP (BASIX) 2004, etc.)
 - Wollondilly Local Environmental Plan 2011 (i.e. permissibility in the land use zone, minimum lot size, height of buildings etc.)
- Relevant controls, including:
 - Wollondilly Development Control Plan 2016 (i.e. setbacks, car parking requirements etc.)
- Other relevant Council policies as relevant (e.g. Council's Environmental Noise Policy etc.)
- Justification for any non-compliances
- Any other relevant legislation, plan, policy etc.
- It is recommended that compliance tables are used to describe this information

Who can help prepare a Statement of Environmental Effects?

Council's Duty Planner will provide general assistance and advice, but cannot assist in writing the SEE.

It is recommended you engage a suitability qualified draftsman or planning consultant to assist you in preparing your application and SEE.