

# Statement of Environmental Effects Information Sheet



This Information Sheet provides general information on what to include in a Statement of Environmental Effects.

## WHAT IS A STATEMENT OF ENVIRONMENTAL EFFECTS?

A Statement of Environmental Effects (SEE) is a document that is to be submitted with your development application (DA) that puts forward reasons why the development is suitable for the area. The document should state what the impacts of the development are on the natural and built environment and how these impacts are going to be managed.

The SEE is your opportunity to tell Council how you have taken the environment into account when designing your proposal and why, if impacts do occur, they are acceptable. The matters listed below are not exhaustive and additional matters may be relevant to your proposal, depending on the type of development proposed and the constraints of the land.

## SUBMISSION REQUIREMENTS

The [Environmental Planning and Assessment Regulation 2000](#) requires that a SEE must indicate the following matters:

- the environmental impacts of the development;
- how the environmental impacts of the development have been identified;
- the steps to be taken to protect the environment or to lessen the expected harm to the environment;
- if the DA relates to residential flat development to which [State Environmental Planning Policy \(SEPP\) No. 65 – Design Quality of Residential Flat Development](#) applies:
  - an explanation of the design in terms of the design quality principles set out in Part 2 of [SEPP65](#);
  - drawings of the proposed development in the context of surrounding development, including the streetscape;
  - development compliance with building heights, building height planes, setbacks and building envelope controls (if applicable) marked on plans, sections and elevations;
  - drawings of the proposed landscape area, including species selected and materials to be used, presented in the context of the proposed building or buildings, and the surrounding development and its context;
  - if the proposed development is within an area in which the built form is changing, statements of the existing and likely future contexts;
  - photomontages of the proposed development in the context of surrounding development;
  - a sample board of the proposed materials and colours of the façade;
  - detailed sections of proposed facades; and
  - if appropriate, a model that includes the context.



- where development is likely to significantly affect threatened species, populations or ecological communities, or their habitats, a species impact statement is required to be submitted;
- BASIX certificate; and
- an assessment of those matters specified in clause 5A of the [Environmental Planning and Assessment Act 1979](#).