



Statement of Environmental Effects

Minor developments

About this form

A Statement of Environmental Effects (SEE) is required to accompany all development applications. This Statement of Environmental Effects template is designed to form an attachment to the Development Application and can be only used for certain development types (see below)

How to complete this form

Ensure all fields are filled out correctly

Submit completed form via the NSW Planning portal as a supporting document to your development application

Applicable Development Types

Single residential dwelling (single storey only and in a residential zone only – excluding heritage conservation areas)

Residential alterations and additions (single storey only)

Swimming Pools & Sheds

Other development proposals must be accompanied by purpose written statement.

The SEE must address all impacts relevant to your proposal. Where potential impacts are identified ensure, you provide relevant comments and information on the measures proposed in order to mitigate against those impacts. Include additional documents / pages as an attachment to this SEE

I have provided supporting information on pages/documents attached to this SEE

Failure to provide the requested items will delay processing of the development application and may result in the application being returned for completion or request for additional information from Council.

Applicant Details

Full name

Property Address:

Lot

Section

DP

Description of Proposed Development

Include, where applicable a description of proposed buildings, proposed building materials, nominated colour scheme, nature of use, details of any demolition and other works

Description of Site

Include, where applicable a description of the physical features of the site such a shape, slope, vegetation and waterways. Describe the current use of the site.

What is the present use and previous use of the site?

Is the development site subject to any of the following natural hazards?

Bushfire prone	YES	NO	Flooding or stormwater inundation	YES	NO
Comments					

Note: If the site is identified as bushfire Prone it will be necessary to address the planning for Bushfire protection guidelines and in the case of subdivision the development will be integrated. Refer to [NSW Rural Fire Service](#)
Identify other constraints existing on the site eg. vegetation, easements, sloping land, drainage lines, contamination

What type of land use and development exist on surrounding land?

Planning Controls

Is your proposal permissible in the zone?	YES	NO
Is your proposal consistent with the zone objectives	YES	NO
Is your proposal in accordance with the relevant development control plan?	YES	NO
If you answered 'No' to any of the above, we suggest you make an appointment to discuss your proposal with the Development Concierge before lodging a development application.	YES	NO
Comments		

Context and Setting

Will the development be:		
Visually prominent in the surrounding area?	YES	NO
Inconsistent with the existing street scape	YES	NO
Out of character with the surrounding area?	YES	NO
Inconsistent with surrounding land uses?	YES	NO
A variation to the Building Line Setbacks?	YES	NO
Comments		

Privacy, Views and Overshadowing

Will the development result in any privacy issues between adjoining properties because of the placement of windows, decks, pergolas, private open space etc?	YES	NO
Will the development result in the overshadowing of adjoining properties resulting in an adverse impact on solar access?	YES	NO
Will the development result in any acoustic issues between adjoining properties because of placement of active use outdoor areas, vehicular movement areas, air conditioners, pumps, bedroom, living room, windows etc?	YES	NO
Comments		

Access, Traffic and Utilities

Is legal and practical access available to the development?	YES	NO
Will the development increase local traffic movements/volumes? If yes by how much?	YES	NO
Are additional access points to a road network required?	YES	NO
Has vehicle manoeuvring and onsite parking been addressed in the design?	YES	NO
Is power, water, electricity, sewer and telecommunication services readily available to the site?	YES	NO
Comments		

Environmental Impacts

Is the development likely to result in any form of air pollution (smoke, dust, odour etc)	YES	NO
Does the development have potential to result in any forms of water pollution (eg sediment run-off)	YES	NO
Will the development have any noise impacts above background noise levels eg swimming pool pumps	YES	NO
Does the development involve any significant excavation or filling?	YES	NO
Could the development cause erosion or sediment run-off (including during the construction period)	YES	NO
Is there any likelihood the development will cause contamination?	YES	NO
Is the development considered to be environmentally sustainable (including provision of BASIX certificate where required).	YES	NO
Is the development situated in a heritage area or likely to have an impact on any heritage item or item of cultural significance?	YES	NO
Comments		

Flora and Fauna

Will the development result in the removal of any native vegetation for the site?	YES	NO
Is the development likely to have an impact threatened species?	YES	NO
Comments		

Waste and Stormwater Disposal

How will effluent be disposed of?	YES	NO
Will the development result in any hazardous waste or other waste disposal issue?	YES	NO
Will liquid trade waste be discharged to Council's sewer	YES	NO
How will stormwater (from roof or hardstand areas) be disposed of.		
Council drainage system	Other (provide details)	
Comments		

Does the development propose to have rainwater tanks?	YES	NO
Have all potential overland stormwater risks been considered in the design of the development?	YES	NO
Comments		

Social and Economic Impacts

Will the proposal have any economic or social consequences in the area?	YES	NO
Has the development addressed any safety, security or crime prevention issues?	YES	NO
Comments		

Other Relevant Matters

Provide further details or attach additional pages as required

Applicant Declaration

I/we declare the particulars stated in this document are correct to the best of my/our knowledge and acknowledge the application may be returned if it's deemed the information supplied is inadequate or not supplied.

Name

Name

Signature

Signature

Date

Date