

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 as outlined by [Schedule 1](#) of the [Environmental Planning and Assessment Regulation 2000](#).

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/Strata 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 location 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 which apply to the development. Refer to Council's Planning controls and strategies available [here](#):

Statement of Environmental Effects Fact Sheet



[https://www.murrayriver.nsw.gov.au/Plan-Build/Planning for more information.](https://www.murrayriver.nsw.gov.au/Plan-Build/Planning%20for%20more%20information)

- 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 proposed development, e.g. noise, traffic, car parking availability, waste generation, etc.
- Describe how the proposed development will mitigate the likely environmental impacts

Where Can I Find More Information?

Additional information is available on Council's Development Applications webpage available here: <https://www.murrayriver.nsw.gov.au/Plan-Build/Development-Applications>.

For further information contact Council on 1300 087 004.