



How to Prepare a Statement of Environmental Effects Guide For Lodgement Checklists 2-13

A statement of environment effects (SEE) is required to be lodged with all development applications otherwise the application will not be accepted by Council.

A SEE must include the following elements as a minimum:

1. A description of the site

- Address details including the property's street number, street name, lot and DP/SP.
- A description of the currently existing conditions of the site including any buildings, land uses, walls/fencing and natural features including the topography (flat, sloping etc.), existing vegetation, watercourses etc.
- A description of any existing easements, covenants etc. and who they benefit/burden.

2. A description of the proposed development

- Any proposed demolition or building construction including number of storeys, construction materials/finishes etc.
- All proposed land uses including a description of the proposed activities, number of staff to be employed, maximum visitor numbers, hours of operation etc.

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

- Relevant State Environmental Planning Policies (SEPPs) (eg. SEPP 64 - Advertising and Signage).
- Camden Local Environmental Plan 2010 (eg. permissibility, minimum lot size, height of buildings etc.).
- Camden Development Control Plan 2011 (eg. front, side and rear setbacks, car parking requirements etc.).
- Council policies as relevant, (eg. Council's Environmental Noise Policy etc.).
- Justification for **any** non-compliances with any relevant planning instrument, plan or policy.