



STATEMENT OF ENVIRONMENTAL EFFECTS (SEE) FACTSHEET

A Statement of Environmental Effects (SEE) is a document that must accompany most Development Applications (DAs). It explains the likely impacts of the proposed development and how they will be managed to ensure compliance with relevant planning controls. The SEE also demonstrates how the application addresses both site-specific and broader planning considerations.

WHAT MUST BE INCLUDED IN A SEE?

The SEE should provide sufficient information to enable Council and the community to understand the proposal and its potential impacts. At a minimum, the SEE should address the following:

- Description of the site and surrounding context (land use, zoning, constraints).
- Description of the proposed development, including plans and drawings.
- Assessment of likely environmental impacts (traffic, noise, flooding, bushfire, biodiversity, heritage, social and economic impacts).
- Details of how impacts will be mitigated or managed.
- Assessment of the proposed development against the relevant planning instruments, plans and policies, including:
 - **Environmental Planning and Assessment Act 1979,**
 - **Environmental Planning and Assessment Regulation 2021**

State Environmental Planning Policies (SEPP) examples:

- SEPP (Building Sustainability Index: BASIX) 2004,
- SEPP (Resilience and Hazards) 2021,
- SEPP (Biodiversity and Conservation) 2021.

Hawkesbury Local Environmental Plan 2012 (HLEP) – e.g. permissibility in the land use zone, minimum lot size, height of buildings etc.

Note: All SEPPs and HLEP 2012 are available via the NSW Legislation website (<https://legislation.nsw.gov.au>).

Hawkesbury Development Control Plan 2002 (HDCP) – e.g. setbacks, car parking requirements etc.

It is recommended to include compliance tables to describe this information.

- Other relevant Council policies (e.g. Floodplain Risk Management Policy, Social Impact Assessment Policy).

OTHER MATTERS

- Justification for any Hawkesbury DCP non-compliances,
- Any other relevant legislation, plans, or policies as applicable.



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