

What is a Statement of Environmental Effects?

A Statement of Environment Effects (SEE) is a document that is required for all development applications. It explains the likely impacts of a development proposal on the natural and built environment and how these impacts will be minimised. It also addresses how a development proposal complies with applicable legislative requirements.

Does my development need an SEE?

An SEE may be required depending on the nature of your development, and what zone it is located in. If you are not sure of what your development is defined as, please consult the [Dictionary](#) in the Dubbo Regional Local Environmental Plan 2022.

What should your SEE include?

An SEE should include:

- A description of the site (including present and previous land uses) and the surrounding locality.
- A detailed description of the proposed development, including operational details.
- Details of the sites' suitability for the proposed development.
- The likely impacts of the proposed development (including environmental impacts on both the natural and built environments, and the social and economic impacts in the locality).
- The steps to be taken to lessen the expected impacts.

- How the proposed development complies with relevant planning instruments and policies (such as a Local Environmental Plan, Development Control Plan), any other applicable planning instruments (such as State Environmental Planning Policies) and legislation.
- Justification for any part of the development that does not comply with relevant policies or legislation.

How do I create an SEE?

For minor development, you may wish to use Council's SEE template available on our [website](#), however a suitably qualified consultant is recommended for more complex developments. If the SEE does not contain all required information this may cause delays in the processing of your application.

How do I submit my Development Application and SEE to Council?

You can apply for a development application through the NSW Government Department of Planning and Environment's [Planning Portal](#).

Still need help?

Before you prepare an application, we encourage you to discuss your proposal with Council's Duty Planner or Building Officer. This is a free service, available via phone (02) 6801 4000 or in-person at our Customer Experience Centres between 1pm to 4:30pm, Monday to Friday by booking an appointment. Enquiries can also be sent via email to council@dubbo.nsw.gov.au