

STATEMENT OF ENVIRONMENTAL EFFECTS

Alterations & additions

14 Sample Street, Ryde

Lot 12 DP 123456 · Fictional residential project

PREPARED BY

SEE Reports

REPORT REFERENCE

SEE-SAMPLE-001 · Revision 1

DATE

2 September 2026

SAMPLE – FICTIONAL PROJECT · NOT FOR LODGEMENT

DOCUMENT CONTROL

Report particulars

This document demonstrates the presentation and assessment depth of a completed residential Statement of Environmental Effects. All project, land and certificate details are fictional but internally consistent.

Field	Detail
Applicant	Jordan and Taylor Sample
Land	Lot 12 DP 123456 · 14 Sample Street, Ryde NSW 2112
Proposal	Alterations and additions to an existing two-storey dwelling
Consent authority	City of Ryde Council (fictional example)
Report reference	SEE-SAMPLE-001
Revision / date	Revision 1 · 2 September 2026
Prepared by	SEE Reports
Credentials	Illustrative sample only; no individual professional credential is represented.

PURPOSE AND RELIANCE

This sample is prepared to show the form of a client-ready SEE: a defined proposal, committed measurements, a structured assessment against planning controls, transparent source references and a reasoned conclusion. It is not planning advice and must not be lodged or relied on for any real property.

Fictional-data notice

The street address, lot/DP, mapping outcomes, architectural drawings, survey and BASIX certificate are invented for demonstration. Current controls must be obtained from official sources for every live project.

EXECUTIVE SUMMARY

Assessment outcome

The proposal has been assessed as a full development application for residential alterations and additions. It complies with the assumed LEP development standards and all tested DCP controls except the ground-floor rear setback.

SITE AREA

696.0 m²

PROPOSED GFA

264.0 m²

FSR

0.38:1

HEIGHT

8.42 m

RECOMMENDATION

On the fictional information assessed, the development is supportable subject to standard conditions. The 0.60 m rear-setback departure is modest, improves the existing setback, is confined to the ground floor and does not create unreasonable privacy, solar-access, landscape or bulk impacts.

Matter	Finding
Permissibility	Dwelling alterations and additions permitted with consent in the assumed R2 zone.
LEP standards	Height and floor-space ratio comply. No clause 4.6 request is required.
DCP assessment	One numeric variation: ground-floor rear setback 10.55 m versus 11.15 m.
Key impacts	Acceptable streetscape, privacy, overshadowing, traffic, landscape and construction outcomes.
Approval pathway	Local development application to Council; not represented as CDC-eligible.

SITE ANALYSIS

Site and locality

The subject site is a regular residential allotment on the southern side of a local street in Ryde. The illustration below is not a photograph of a real property.



Illustrative architectural image used as a fictional site-context photograph.

LOCAL SETTING

The locality is characterised by detached one- and two-storey dwellings, mature canopy trees and landscaped front setbacks.

SUBJECT LAND

A two-storey brick dwelling occupies the site. Vehicle access is from Sample Street. The rear yard contains lawn and established planting.

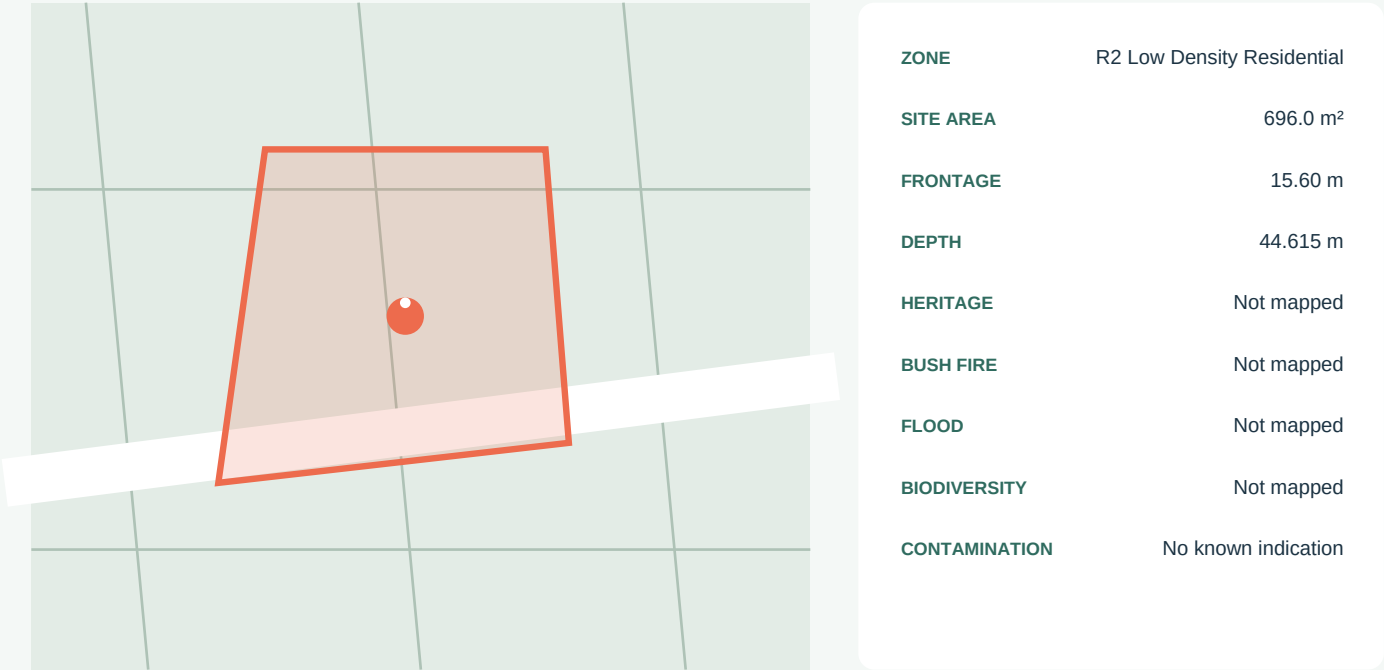
ADJOINING LAND

Residential properties adjoin east, west and south. No sensitive non-residential use is identified within the immediate visual catchment.

SITE ANALYSIS

Land description and constraints

The planning snapshot below is fixed for this fictional example. A live report would reproduce the current official map layers and the date accessed.



Source date

Fictional NSW planning-property snapshot dated 28 August 2026. A real assessment must retain the source URL, layer name and access date for every mapped conclusion.

THE PROPOSAL

Development description

The description below is intended to match the fictional architectural drawing set and gives the consent authority a precise statement of the works for which consent is sought.

Component	Committed scope
Demolition	Remove the 18.4 m ² rear sunroom, part of the rear roof, internal walls and the existing rear terrace.
Ground floor	Construct a 77.2 m ² rear addition containing kitchen, dining, living, laundry and covered terrace.
First floor	Construct a 50.4 m ² addition containing main bedroom, ensuite, wardrobe and study.
External works	New lightweight upper-level cladding, repaired tiled roof, aluminium windows and rear landscaping.
Earthworks	Maximum excavation 0.65 m and fill 0.30 m within the rear building footprint.
Trees	No tree removal. Existing mature trees on and adjoining the site are retained and protected.
Parking	Two existing on-site car spaces and the driveway crossing are retained.

GROSS FLOOR AREA RECONCILIATION

Element	Area
Existing dwelling GFA	154.8 m ²
Demolished sunroom	-18.4 m ²
Retained existing GFA	136.4 m ²
New ground + upper floor	127.6 m ²
Total proposed GFA	264.0 m ²

SUPPORTING INFORMATION

Drawing and document schedule

The assessment is based on a single coordinated fictional revision set. This schedule removes ambiguity about the plans and certificates assessed.

Document	Reference	Revision / date
Site plan	A01	Rev C · 24 Aug 2026
Demolition plan	A02	Rev C · 24 Aug 2026
Ground-floor plan	A03	Rev C · 24 Aug 2026
First-floor plan	A04	Rev C · 24 Aug 2026
Elevations	A05	Rev C · 24 Aug 2026
Sections	A06	Rev C · 24 Aug 2026
Shadow diagrams	A07	Rev C · 24 Aug 2026
Detail and level survey	SUR-01	16 Aug 2026
BASIX certificate	A123456_02	24 Aug 2026
Stormwater concept	SW-01	Rev B · 24 Aug 2026
Waste-management plan	WMP-01	24 Aug 2026

Document consistency

All dimensions and results in this report are tied to the Rev C architectural set. Any later design amendment must trigger a control and impact re-check.

STATUTORY FRAMEWORK

Approval pathway

The works are assessed as local development requiring consent. This sample does not claim that the proposal is complying development under a State Environmental Planning Policy.

Instrument / matter	Application to this proposal
Environmental Planning and Assessment Act 1979	The consent authority is to evaluate the matters in section 4.15, including applicable instruments, impacts, site suitability, submissions and the public interest.
Environmental Planning and Assessment Regulation 2021	The development application is to include the approved form and prescribed supporting information.
Ryde Local Environmental Plan 2014	Assumed principal environmental planning instrument for the fictional site.
Ryde Development Control Plan 2014	Detailed residential design controls assessed on pages 11–13.
BASIX	Fictional certificate A123456_02 forms part of the coordinated document set.
Integrated development	No approval under another Act is triggered on the fictional constraint information.

PATHWAY CONCLUSION

A full development application is the appropriate demonstrated pathway. The proposal is not designated development, State significant development or integrated development on the assumed facts.

LOCAL ENVIRONMENTAL PLAN

Zoning and permissibility

The fictional site is assumed to be zoned R2 Low Density Residential. The proposal retains the existing dwelling-house use and is consistent with the low-density residential character sought for the zone.

Assessment	Response
Land use	Dwelling house – existing lawful residential use retained.
Permissibility	Permitted with development consent in the assumed R2 zone.
Zone objective: housing needs	The works improve the utility and longevity of an existing family dwelling.
Zone objective: low-density character	Two-storey scale, compliant height, landscaped setbacks and a recessive upper level retain a low-density form.
Zone objective: amenity	Window design, screening, setbacks and shadow outcomes maintain reasonable neighbour amenity.

PERMISSIBILITY FINDING

Permitted with consent

No prohibited component is identified in the fictional scope. Development consent from Council is required before works commence.

NUMERIC CONTROLS

LEP and headline DCP results

Measured proposal values are compared directly with the assumed controls. The report does not substitute a word such as “confirm” for an assessment result.

Control	Required / maximum	Proposed	Result
Building height	9.50 m max	8.42 m	Complies
Floor-space ratio	0.50:1 max (348.0 m ²)	0.38:1 (264.0 m ²)	Complies
Storeys	2 max	2	Complies
Wall / eaves height	7.50 m max	7.10 m	Complies
Front setback	6.00 m min	6.20 m existing	Complies
Ground-floor side setbacks	0.90 m min	1.10 m / 1.20 m	Complies
First-floor side setbacks	1.50 m min	1.50 m / 2.40 m	Complies
Rear setback	11.15 m min	10.55 m ground floor	Varies -0.60 m
Deep-soil area	35% min (243.6 m ²)	37.7% (262.5 m ²)	Complies
Private open space	Usable rear area	92.0 m ²	Complies
Parking	2 spaces	2 retained	Complies

Variation identified

The 5.4% rear-setback departure is addressed as a DCP merit variation on page 13. It is not a breach of an LEP development standard and therefore does not require a clause 4.6 request.

DEVELOPMENT CONTROL PLAN

Built-form compliance

The residential controls have been applied to the exact fictional dimensions shown on the coordinated drawings.

Control	Assessment	Result
Height and storeys	8.42 m overall, 7.10 m to eaves and two storeys.	Complies
Front setback	Existing 6.20 m setback retained; established street alignment unchanged.	Complies
Side setbacks	Ground 1.10/1.20 m; upper floor 1.50/2.40 m.	Complies
Rear setback	Ground floor 10.55 m versus 11.15 m numeric control; upper floor 12.30 m.	Variation
Articulation	Upper floor is recessed and uses lightweight cladding; rear façade is broken by openings and roof form.	Complies
Private open space	92 m ² level, directly connected to living areas and at least 8 m deep.	Complies
Deep soil	262.5 m ² or 37.7%, including an unobstructed 8 m x 8 m rear area.	Complies
Car parking	Two on-site spaces retained with no driveway or crossing change.	Complies

BUILT-FORM FINDING

The overall envelope is consistent with the intended two-storey residential form. The only departure is localised to the rear ground floor and is evaluated on its effects rather than concealed in a checklist.

DEVELOPMENT CONTROL PLAN

Amenity and environmental controls

The proposal incorporates measurable landscape, solar, privacy and construction responses.

Control	Measured / designed response	Result
Solar access	Neighbouring north-facing living windows retain at least 3 hours sunlight between 9am and 3pm at winter solstice.	Complies
Private open space solar	More than 50% of the subject 92 m ² principal open-space area receives 2+ hours sunlight at winter solstice.	Complies
Visual privacy	Upper east-facing windows have 1.6 m sill heights; west ensuite glazing is obscured; rear outlook is over the subject yard.	Complies
Acoustic privacy	Living areas are at ground level; plant is positioned more than 3 m from a side boundary and screened.	Complies
Trees	No removal; construction is outside the notional tree-protection zones shown on the fictional landscape plan.	Complies
Stormwater	Concept design directs roof water to rainwater storage and the existing lawful discharge point.	Complies
Waste	Demolition and construction waste streams are identified with reuse and recycling targets.	Complies

Evidence trail

The complete fictional drawing set includes survey levels, window positions, area calculations, shadow diagrams, stormwater and waste information that correspond with these findings.

DCP VARIATION

Rear setback merit assessment

The ground-floor rear wall is proposed 10.55 m from the rear boundary, compared with the assumed 11.15 m control. This is a 0.60 m or 5.4% departure. The upper floor complies at 12.30 m.

Consideration	Planning response
Existing condition	The existing rear sunroom is set back 10.25 m. The new wall improves that condition by 0.30 m.
Purpose of control	The setback is intended to preserve usable landscape, separation, privacy, sunlight and a low-density rear-yard character.
Landscape outcome	37.7% deep soil and a contiguous 8 m x 8 m rear deep-soil area are retained; no tree is removed.
Bulk and scale	The departure is ground-floor only. The upper level is behind the control line and the overall height and FSR comply.
Privacy	Ground-floor openings face the subject rear yard; boundary planting and fencing screen oblique views.
Solar access	The June 21 diagrams show the neighbouring property retains at least three hours sunlight to north-facing living windows.
Precedent / public interest	The site-specific response does not abandon the control; it achieves the control's objectives with a minor numerical variation.

MERIT CONCLUSION

Council can support the DCP variation because the proposal delivers the intended landscape and amenity outcomes and improves the existing rear setback.

ENVIRONMENTAL EFFECTS

Streetscape and design

The additions retain the established front building line and concentrate new floor area toward the rear. The upper level is visually recessive from Sample Street.



Design element	Response
Scale	Two storeys, 8.42 m high and 0.38:1 FSR – below assumed maximums.
Presentation	Existing masonry frontage retained; new upper floor uses lighter cladding and is set behind the front wall.
Roof form	Low-pitch rear roof sits below the principal ridge and reduces apparent bulk.
Landscape	Front garden and mature trees retained; additional rear planting softens the new terrace.

ENVIRONMENTAL EFFECTS

Privacy, views and visual impact

Window placement and room use have been assessed together with setbacks, sill heights and screening. No significant view corridor is identified across the fictional site.

Receptor	Design response	Outcome
Eastern neighbour	Upper bedroom windows use 1.60 m sill heights; no elevated deck faces the boundary.	Acceptable
Western neighbour	Ensuite glazing is obscured and fixed below 1.70 m; study window faces the street.	Acceptable
Rear neighbour	Upper-floor rear window overlooks the subject site's 10.55 m deep yard; boundary planting filters oblique views.	Acceptable
Subject dwelling	New living space opens to the private rear yard with direct access and passive surveillance.	Positive
Public domain	No front setback, driveway or prominent front-elevation change is proposed.	Neutral

FINDING

The proposal avoids direct, close-range overlooking of adjoining private open space and living-room windows. Screening is integrated into the architectural design rather than deferred to a condition.



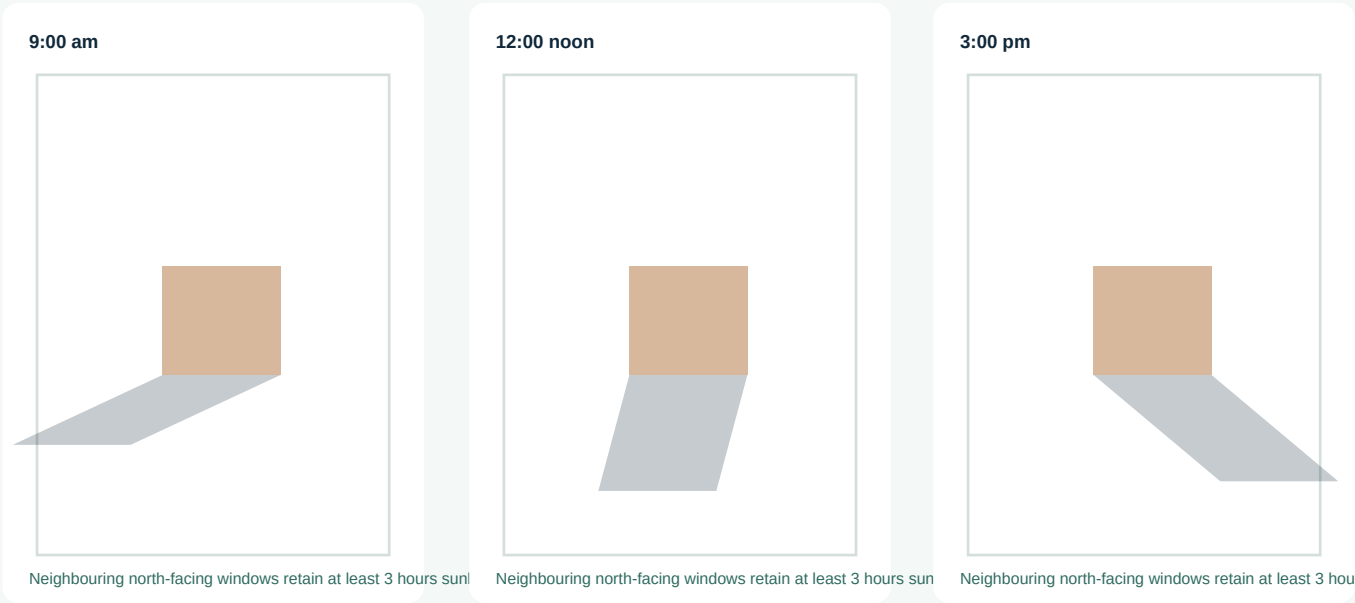
View sharing

No mapped or observed district, water or landmark view corridor is represented in this fictional dataset. A live report would record site-inspection photographs and assess any identified view against current planning principles.

ENVIRONMENTAL EFFECTS

Solar access and shadow outcome

The fictional Rev C shadow diagrams model existing and proposed shadows at 9am, noon and 3pm on 21 June. The proposal is shown in warm grey; new shadow is shown in blue-grey.



Test	Measured outcome
Eastern neighbour living windows	3.4 hours direct sunlight retained between 9am and 3pm.
Western neighbour living windows	4.1 hours direct sunlight retained between 9am and 3pm.
Subject principal open space	56 m² of the 92 m² area receives at least 2 hours sunlight.
Neighbouring private open space	More than 50% receives at least 2 hours sunlight.

ENVIRONMENTAL EFFECTS

Access, parking and traffic

The works do not intensify the residential use or change the driveway. The existing two-space parking arrangement remains available throughout occupation.

Matter	Existing	Proposed / effect
Vehicle crossing	One crossing to Sample Street	Retained unchanged
On-site parking	Two spaces	Two spaces retained
Dwelling yield	One dwelling	One dwelling
Peak traffic	Typical dwelling movements	No material increase
Pedestrian access	Path from street	Retained and upgraded at entry
Construction access	Existing driveway	Managed by delivery scheduling and protection

FINDING

No traffic study is warranted for the alteration of a single dwelling where dwelling yield and parking supply do not change. Standard conditions can manage short-duration construction deliveries and verge protection.

Construction management

Heavy deliveries are limited to approved work hours; materials are stored on site; the footpath and roadway remain unobstructed; any damage is made good.

ENVIRONMENTAL EFFECTS

Landscape, trees and biodiversity

The proposal retains a landscape-dominant rear yard and exceeds the assumed deep-soil target. No mapped biodiversity constraint or tree removal is represented.

Landscape metric	Required / benchmark	Proposed	Result
Deep-soil area	35% / 243.6 m ²	37.7% / 262.5 m ²	Complies
Contiguous rear deep soil	8 m x 8 m	8 m x 8 m retained	Complies
Total landscaped area	Site-responsive	278.0 m ² / 39.9%	Acceptable
Tree removal	Avoid where practicable	None	Complies
New planting	Supplement boundaries	6 small trees + shrubs	Positive

PROTECTION MEASURES

Temporary fencing is placed at the notional tree-protection zones before demolition. No stockpiling, washout or level change occurs within those zones. Excavation closest to retained trees is supervised and adjusted where significant roots are encountered.

Biodiversity finding

The fictional planning snapshot identifies no terrestrial biodiversity layer. Retention of established canopy and new native planting nevertheless provides an improved habitat and heat-mitigation outcome.

ENVIRONMENTAL EFFECTS

Drainage, flooding and water

The fictional site is not mapped as flood-prone. The stormwater concept accompanies the application and coordinates roof collection, rainwater reuse and lawful discharge.

Measure	Design response
Roof water	New roof areas drain to charged lines and a 3,000 L rainwater tank.
Reuse	Tank water supplies garden irrigation, toilets and laundry cold-water taps.
Overflow	Controlled overflow connects to the existing lawful street system via the documented concept design.
Surface water	Finished levels fall away from the dwelling; grated drains capture paved-area runoff.
Neighbour impacts	No concentrated discharge, raised level or retaining structure directs water onto adjoining land.
Flooding	No mapped flood planning constraint in the fictional source snapshot.

Detailed design

Final pipe sizing, pit levels and any on-site detention requirement are to be certified with the construction documentation. This does not alter the planning conclusion demonstrated by the concept.

ENVIRONMENTAL EFFECTS

Construction, waste and noise

Construction impacts are temporary and can be managed through standard site controls and the submitted fictional waste-management plan.

Impact	Mitigation commitment
Hours	Work only during Council-approved construction hours; no audible work outside those hours.
Dust	Water suppression, covered loads, sealed cutting methods and prompt clean-up.
Noise	Maintain equipment, avoid unnecessary idling and notify neighbours of unusually noisy stages.
Erosion	Install stabilised access, sediment fence and inlet protection before earthworks.
Waste	Separate masonry, metal, timber and plasterboard; use licensed facilities and retain dockets.
Asbestos	If suspected material is found, stop work and engage a licensed assessor/removalist.
Public safety	Secure fencing, contained materials and unobstructed pedestrian access.

WASTE TARGETS

The fictional waste plan estimates 11.8 tonnes of demolition material and targets at least 80% recovery by mass through source separation and licensed recycling facilities.

SUSTAINABILITY

BASIX and resource efficiency

Fictional BASIX certificate A123456_02 dated 24 August 2026 is assumed to accompany the application. Commitments are reflected in the architectural and services documentation.

Area	Commitment
Water	3,000 L rainwater tank connected to toilets, laundry cold water and garden taps; efficient fixtures.
Thermal comfort	Insulated roof, walls and suspended floor; appropriately specified glazing and external shading.
Energy	Efficient heat-pump hot water, ceiling fans, LED lighting and rooftop photovoltaic provision.
Passive design	North-oriented rear living areas, operable cross-ventilation and controlled western glazing.
Materials	Retain substantial existing structure; specify low-VOC finishes and responsibly sourced timber.

FICTIONAL BASIX RESULT

Water 42 · Energy 58 · Thermal pass

These figures are illustrative certificate outputs, not estimates for a real dwelling.

SECTION 4.15 EVALUATION

Matters for consideration

The proposal has been evaluated against the statutory matters ordinarily relevant to a local residential development application.

Section 4.15 matter	Evaluation
Environmental planning instruments	The retained dwelling-house use is permissible; assumed height and FSR standards comply.
Proposed instruments	No draft instrument is represented as materially altering the assessment.
Development control plan	Controls comply except the justified 0.60 m ground-floor rear-setback variation.
Planning agreement	No planning agreement is represented.
Regulations	Application documentation, BASIX and prescribed matters are addressed for the fictional scope.
Likely impacts	Built form, amenity, traffic, landscape, drainage, waste and construction impacts are acceptable with identified measures.
Site suitability	The serviced residential allotment can accommodate the development and retained landscape area.
Submissions	No submissions have been received because this is a fictional pre-lodgement sample.
Public interest	Housing utility is improved without unreasonable off-site impact; approval is in the public interest.

CONCLUSION

Planning conclusion

The report reaches a clear recommendation on a defined dataset, including the proposal's single numeric departure.

RECOMMENDED OUTCOME

Support, subject to conditions

The alterations and additions are permissible, comply with the assumed LEP height and FSR standards, and deliver an acceptable response to the DCP. The minor rear-setback variation achieves the control's landscape, separation, privacy and solar-access objectives.

CONDITIONS ANTICIPATED

01	Development in accordance with the Rev C architectural plans and fictional BASIX certificate.
02	Tree protection, sediment controls and construction-site management installed before work.
03	Stormwater detailed design certified before construction certificate issue.
04	Construction hours, waste handling and public-domain protection observed.

This conclusion applies only to the fictional information scheduled on page 7. Any change to the building envelope, windows, floor area, site levels or landscape design requires reassessment.

SOURCES AND DECLARATION

Evidence register

A credible SEE identifies the sources behind its planning conclusions. The references below are the authoritative materials this fictional assessment is modelled on; current versions must be confirmed for live work.

Source	Use in this report
Environmental Planning and Assessment Act 1979 (NSW), section 4.15	Statutory evaluation framework.
Environmental Planning and Assessment Regulation 2021 (NSW)	Application and information requirements.
NSW legislation website – Ryde Local Environmental Plan 2014	Model for zoning, permissibility and development standards.
City of Ryde – Ryde Development Control Plan 2014, Part 3.3	Model for residential built-form, setback, landscape and amenity controls.
City of Ryde – development application forms and checklists	Model for supporting-document expectations.
NSW Planning Portal / spatial planning-property information	Model for zoning and constraint-map verification.
Fictional drawings A01–A07 Rev C, survey, BASIX, stormwater and waste plan	Project-specific evidence used for every measurement and finding.

SAMPLE DECLARATION

This report is a fictional product demonstration prepared by SEE Reports. It does not identify an actual parcel, applicant, architect, surveyor or certifier. No individual professional credential or site inspection is represented. A report for lodgement must be generated from verified property data, the final drawing set and current official planning sources, then reviewed for project-specific accuracy.

Prepared for demonstration by SEE Reports

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