Wagga Wagga
City Council

ATTACHMENT C
(Development Application)

Statement of Environmental Effects (SEE)

A Statement of Environmental Effects (SEE) is required to accompany all development applications. This Statement of Environmental Effects template is designed to form an attachment to the Development Application. It can only be used for certain development types (see below).

✓	Applicable Development Types
	Single Residential dwelling (single storey and in a residential zone only – excluding Conservation Area)
	Residential Alterations or Additions (single storey only)
	Other Domestic Buildings and Structures (including swimming pool, sheds, carports, etc.)
	Strata Subdivision of existing buildings
	Minor works in Conservation Area (e.g. painting, cladding, plastering, re-roofing, changing materials, fittings such as doors, windows and screens, etc.)

Other development proposals must be accompanied by purpose written statements.

The SEE must address all impacts that are relevant to your proposal. **Appendix 3** of the ***Development Application Preparation and Lodgement Guide*** will assist you in ensuring that you have considered all of the potential impacts relevant to your proposal. Other issues not listed in Appendix 3 may also be relevant and should be included in the SEE. You are encouraged to expand upon the material provided in any way you perceive as relevant.

Where potential impacts are identified, please ensure that you provide relevant comments and information on the measures that are proposed in order to mitigate against those impacts. You may need to provide additional pages/documentation (etc.) as an attachment to this SEE.

☐ **I have provided supporting information on pages/documents attached to this SEE.**

Failure to provide the requested items will delay processing of the development application and may result in the application being returned to you for completion or additional information requests being forwarded to you from Council.

Application Details	
Applicant:	IAN WINBANK
Lot and DP No.:	LOT 13 DP 1202427
Street No.: 28	Street PAPERBANK DR
Locality:	FOREST HILL

Description of Development

(Should include where applicable a description of matters such as proposed buildings, proposed building materials, nominated colour scheme, nature of use, staging of the development details of any demolition and other works etc.)

INGROUND POOL

Description of Site

(Should include where applicable a description of the physical features of the site such as shape, slope, vegetation, any waterways. Also describe the current use/s on the site.)

Description:

GRASS AREA

NO VEGETATION

- What is the present use and previous uses of the site?

PRIVATE YARD

- Is the development site subject to any of the following natural hazards:

☐ Bushfire Prone?   ☐ Flooding or stormwater inundation?

Comments:

(Note if the site is identified as Bushfire Prone it will be necessary to address the Planning for Bushfire Protection Guidelines and in the case of subdivision the development will be integrated. For further information please consult the NSW Rural Fire Service web site www.rfs.nsw.gov.au).

- What other constraints exist on the site?
(e.g. vegetation, easements, sloping land, drainage lines, contamination, etc.)

2.5 EASEMENT

- What types of land use and development exist on surrounding land?

PRIVATE DWELLINGS

Planning Controls

- Is your proposal permissible in the zone? ☑ Yes ☐ No
- Is your proposal consistent with the zone objectives? ☑ Yes ☐ No
- Is your proposal in accordance with the relevant development control plan? ☑ Yes ☐ No

If you answered "No" to any of the above, you should make an appointment to discuss your proposal with a town planner or building surveyor before lodging a development application.

Comments:

Context and Setting

- Will the development be:
- Visually prominent in the surrounding area? ☐ Yes ☑ No
- Inconsistent with the existing streetscape? ☐ Yes ☑ No
- Out of character with the surrounding area? ☐ Yes ☑ No
- Inconsistent with surrounding land uses? ☐ Yes ☑ No

Comments:

Privacy, Views and Overshadowing

- Will the development result in any privacy issues between adjoining Properties as a result of the placement of windows, decks, pergolas, private open space, etc.? ☐ Yes ☑ No

- Will the development result in the overshadowing of adjoining properties resulting in an adverse impact on solar access? ☐ Yes ☑ No

- Will the development result in any acoustic issues between adjoining properties as a result of the placement of active use outdoor areas, vehicular movement areas, air conditioners and pumps, bedroom and living room windows, etc.? ☐ Yes ☑ No

- Will the development impact on views enjoyed from adjoining or nearby properties and public places such as parks roads and footpaths? ☐ Yes ☑ No

Comments

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Access, traffic and Utilities

- Is legal and practical access available to the development? ☑ Yes ☐ No

- Will the development increase local traffic movements / volumes? ☐ Yes ☑ No
  If yes, by how much? ....

- Are additional access points to a road network required? ☐ Yes ☑ No

- Has vehicle manoeuvring and onsite parking been addressed in the design? ☑ Yes ☐ No

- Is power, water, electricity sewer and telecommunication services readily available to the site? ☑ Yes ☐ No

Comments:

Environmental Impacts

- Is the development likely to result in any form of air pollution (smoke, dust, odour etc.)? ☐ Yes ☑ No

- Does the development have the potential to result in any form of water pollution (eg. sediment run-off)? ☐ Yes ☑ No

- Will the development have any noise impacts above background noise levels (eg. Swimming pool pumps)? ☑ Yes ☐ No

- Does the development involve any significant excavation or filling? ☐ Yes ☑ No

- Could the development cause erosion or sediment run-off (including during the construction period)? ☐ Yes ☑ No

- Is there any likelihood in the development resulting in soil contamination? ☐ Yes ☑ No

- Is the development considered to be environmentally sustainable (including provision of BASIX certificate where required)? ☑ Yes ☐ No

- Is the development situated in a heritage area or likely to have an impact on any heritage item or item of cultural significance? ☐ Yes ☑ No

- Is the development likely to disturb any aboriginal artefacts or relics? ☐ Yes ☑ No

Comments:

Flora and Fauna Impacts

(For further information on threatened species, see www.threatenedspecies.environment.nsw.gov.au)

- Will the development result in the removal of any native vegetation from the site? ☐ Yes ☑ No

- Is the development likely to have any impact on threatened species or native habitat? ☐ Yes ☑ No

(If the answer is yes to either of the above questions it may be necessary to have a formal seven-part test completed to assess the impact on threatened species – applicants are encouraged to consult Council).

Comments:

Waste and Stormwater Disposal

- How will effluent be disposed of? ☑ To Sewer ☐ Onsite

- Will liquid trade waste be discharged to Council's sewer? ☐ Yes ☑ No

- Will the development result in any hazardous waste or other waste disposal issue? ☐ Yes ☑ No

- How will stormwater (from roof and hard standing) be disposed of:
  ☐ Council Drainage System ☐ Other (if other provide details)

- Does the development propose to have rainwater tanks? ☐ Yes ☑ No

- Have all potential overland stormwater risks been considered in the design of the development? ☑ Yes ☐ No

Comments:

Social and Economic Impacts

- Will the proposal have any economic or social consequences in the area? ☐ Yes ☑ No

- Has the development addressed any safety, security or crime prevention issues? ☑ Yes ☐ No
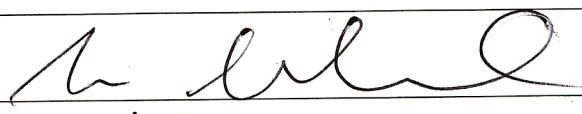
Comments:

Other Relevant Matters

(Refer to Appendix 3 of the *Development Application Preparation and Lodgement Guide* to ensure that you have considered all of the potential impacts relevant to your proposal. Please provide further details below or attaché additional pages if required.)

Comments:

APPLICANT DECLARATION

I/we declare to the best of my/our knowledge and belief, that the particulars stated on this document are correct in every detail and that the information required has been supplied. I/we acknowledge that the development application may be returned to me/us if information is found to be missing or inadequate.

Applicant's name/s (Printed)	IAN WINDBANK
Applicant's signature/s	
Date	19/3/2020

Legal Reference

Section 78A(9) of the *Environmental Planning and Assessment Act 1979* states that the regulations may specify what is required to be submitted with a development application.
Section 50(1)(a) of the *Environmental Planning and Assessment Regulation 2000* states that development applications must contain information and documents specified in schedule 1, part 1.

Schedule 1, part 1, subclause 2(1)(c) of the *Environmental Planning & Assessment Regulation 2000* requires the submission of Statements of Environmental Effects (SEEs) with all Development Applications (other than designated development)

Schedule 1, part 1, subclause 4 of the *Environmental Planning & Assessment Regulation 2000* states that such SEEs must show:
- The environmental impacts of the development
- How the impacts have been identified
- The steps to be taken to protect the environment or lessen the expected harm to the Environment
- Any matters required to be indicated by any guidelines issued by the Director-General.

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