

Statement of Environmental Effects (SEE)

CITY OF WAGGA WAGGA

Application Number:

DA23/0236

Approved By Council -

26/05/2023

ATTACHMENT C

(Development Application)

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:

Lot and DP No:

Street No:

Street:

Locality:

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.)

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:

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

- 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.)

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

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		

Access, traffic and Utilities		
• Is legal and practical access available to the development?	Yes	No
• Will the development increase local traffic movements / volumes? If yes, by how much?	Yes	No
• 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:

PREPARED BY

This Statement of Environmental Effects (SoEE) has been prepared by:-

Prepared By: (Printed)	
Date	