

# Statement of Environmental Effects (SEE)

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## ATTACHMENT C (Development Application)

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

- Single residential dwellings (excluding Conservation Area)
- Dual Occupancies (excluding Conservation Area)
- Residential alterations and additions (excluding Conservation Area)
- Residential outbuildings and structures (sheds, pools, fences, carports) (excluding Conservation Area)
- Farm buildings
- Strata subdivision of existing buildings

### **Other development proposals must be accompanied by a purpose written SEE.**

The SEE is structured with relevant legislation and potential impacts identified to assist you in preparing a suitable SEE. The text within the proforma identifies key points and specific sections of legislation that you may need to consider depending on location and the nature of the proposal.

The link to Councils Local Environmental Plan (LEP), Development Control Plan (DCP) and online mapping can be found below and will assist you with adequately completing your SEE.

LEP: <https://legislation.nsw.gov.au/view/html/inforce/current/epi-2010-0378>

DCP: <https://wagga.nsw.gov.au/building-and-development/plans-policies-controls/wagga-wagga-planning-documents/dcp>

Online Mapping:

<https://maps.wagga.nsw.gov.au/intramaps99/default.htm?project=WaggaEx&module=Planning%20Map>

It is important that you use the links provided to determine what constraints exist on the site (flood prone, bushfire prone etc) and if any of the specific provisions/controls (listed in blue in the table below) are relevant to your development.

Development within a rural or village zone or land within Staunton Estate or Large lot intensification areas are required to also address the specific sections of the DCP at the bottom of the SEE. Please use the link to the DCP above to read and suitably address these specific sections.

The SEE must address all impacts that are relevant to your proposal. Appendix 3 of the *Development Application Preparation and Lodgement Guide* <https://wagga.nsw.gov.au/building-and-development/forms-and-documents> 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 as an attachment to this SEE.

Where you do not comply with a control within the DCP you must provide justification (refer to the requirements under Section 1.11 of the DCP) to support the proposed variation. Please note that simply supplying the justification does not guarantee that the variation will be supported.

<b>Application Details</b>	
<b>Applicant name</b>	
<b>Date</b>	
<b>Site Street Address</b>	
<b>Lot and DP</b>	

<b>Description of development</b>	
<b>Is a variation required?</b>  Yes  No	<b>Identify any required variations to relevant controls under the DCP.</b>

<b>Issue and Legislative Provisions</b>	<b>Not Relevant</b>	<b>Comment</b>
<b>Does the site contain any recent/relevant DA approvals?</b>	NR	
<b>What is the zoning of the site and is the proposal permissible?</b> <i>Relevant provisions – To be addressed if applicable.</i> <i>LEP</i> <i>2.2 Zoning of land to which Plan applies</i> <i>2.3 Zone objectives and Land Use Table</i>	NR	
<b>Description of the site</b>  Lot size, slope, existing features/buildings  Easements & Building Envelopes		

<p><b>Is the site located in an Urban Release Area?</b>  <i>Relevant provisions – To be addressed if applicable.</i>  <i>LEP</i>  <i>6.2 Public utility infrastructure</i>  <i>6.3 Development control plan</i></p> <p><i>DCP</i>  <i>14 Boorooma URA</i>  <i>15 Lloyd URA</i>  <i>16 Gobbagombalin URA</i></p>	<p>NR</p>	
<p><b>Is the site mapped as Bushfire or flood prone land?</b>  <i>Relevant provisions – To be addressed if applicable.</i>  <i>LEP</i>  <i>5.21 Flood Planning</i>  <i>5.22 Special flood considerations</i>  <i>DCP</i>  <i>4.1 Bushfire</i>  <i>4.2 Flooding</i></p>	<p>NR</p>	
<p><b>Are there any traffic, access or parking requirements or impacts?</b>  <i>Relevant provisions – To be addressed if applicable.</i>  <i>DCP</i>  <i>2.1 Vehicle access and movements</i>  <i>2.2 Off-Street parking</i>  <i>9.3.6 Front setbacks</i></p>	<p>NR</p>	

<p><b>Are there context, setting and streetscape impacts?</b>  <i>Relevant provisions – To be addressed if applicable.</i>  <i>DCP</i>  <i>9.2.2 Streetscape</i>  <i>9.2.3 Corner lots and secondary facades</i>  <i>9.2.4 Sloping Sites</i>  <i>9.3.1 Site area per dwelling</i>  <i>9.3.2 Site cover</i>  <i>9.3.6 Front setbacks</i>  <i>9.3.7 Side and rear setbacks</i>  <i>9.4.1 Building elements</i>  <i>9.4.2 Materials and finishes</i>  <i>9.4.4 Garages, carports, sheds and driveways</i>  <i>9.4.5 Site facilities</i></p>	<p>NR</p>	
<p><b>Are there solar impacts?</b>  <i>Relevant provisions – To be addressed if applicable.</i>  <i>DCP</i>  <i>9.3.4 Solar access</i>  <i>9.3.7 Side and rear setbacks</i></p>	<p>NR</p>	

<p><b>Are there visual or privacy impacts?</b>  <i>Relevant provisions – To be addressed if applicable.</i>  <i>DCP</i>  <i>5.1 Development on ridges and prominent hills</i>  <i>9.3.5 Private open space</i>  <i>9.3.7 Side and rear setbacks</i>  <i>9.4.3 Privacy</i></p>	<p>NR</p>	
<p><b>Are there any noise, vibration, air or microclimate impacts?</b></p> <p>Acoustic privacy conflicts</p> <p>Impacting nearby landuses (Rail, Road, Transport and Infrastructure SEPP referrals)</p>	<p>NR</p>	
<p><b>Does the proposal include earthworks/retaining walls?</b>  <i>Relevant provisions – To be addressed if applicable.</i>  <i>LEP</i>  <i>7.1A Earthworks</i></p> <p><i>DCP</i>  <i>2.6 Erosion and sediment control</i>  <i>9.4.6 Changing the landform – cut and fill.</i></p>	<p>NR</p>	

<p><b>Does the proposal include or impact on existing landscaping, vegetation, fauna?</b>  <i>Relevant provisions – To be addressed if applicable.</i></p> <p><i>Section 1.7 (EP&amp;A Act) and Part 7 of the Biodiversity Conservation Act 2016</i></p> <p><i>DCP</i>  <i>2.3 Landscaping</i>  <i>5.2 Preservation of trees</i>  <i>5.3 Native Vegetation Cover</i></p>	NR	
<p><b>What is the social and economic impact?</b></p>	NR	
<p><b>Specific DCP Sections – To be addressed if applicable</b></p>		
<p>Section 6 Villages</p>	NR	
<p>Section 8 Rural development</p>	NR	
<p>Section 9.1.5 R3 Zone – Staunton Estate</p>	NR	
<p>Section 9.5 Large Lot residential Zone – Intensification areas</p>	NR	