



## 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:	Eric Tones
Lot and DP No.:	Lot 12 DP 37353
Street No.:	12
Street:	Macleay st
Locality:	Wagga Wagga

<b>Description of Development</b> (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.) Colourbond Steel Shed Demolition of existing Shed (asbestos)
<b>Description of Site</b> (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: Residential Backyard - Rectangle
• What is the present use and previous uses of the site? Residential Backyard
• Is the development site subject to any of the following natural hazards: <input type="checkbox"/> Bushfire Prone? <input type="checkbox"/> Flooding or stormwater inundation? Comments: Nil
(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 <a href="http://www.rfs.nsw.gov.au">www.rfs.nsw.gov.au</a> .)
• What other constraints exist on the site? (e.g. vegetation, easements, sloping land, drainage lines, contamination, etc.) Nil
• What types of land use and development exist on surrounding land? Residential

**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: ☐ Yes ☒ No
- 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?	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
• Will the development increase local traffic movements / volumes? If yes, by how much? .....	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
• Are additional access points to a road network required?	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
• Has vehicle manoeuvring and onsite parking been addressed in the design?	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
• Is power, water, electricity sewer and telecommunication services readily available to the site?	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
Comments:	
Environmental Impacts	
• Is the development likely to result in any form of air pollution (smoke, dust, odour etc.)?	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
• Does the development have the potential to result in any form of water pollution (eg. sediment run-off)?	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
• Will the development have any noise impacts above background noise levels (eg. Swimming pool pumps)?	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
• Does the development involve any significant excavation or filling?	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
• Could the development cause erosion or sediment run-off (including during the construction period)?	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
• Is there any likelihood in the development resulting in soil contamination?	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
• Is the development considered to be environmentally sustainable (including provision of BASIX certificate where required)?	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
• Is the development situated in a heritage area or likely to have an impact on any heritage item or item of cultural significance?	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
• Is the development likely to disturb any aboriginal artefacts or relics?	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
Comments:	



**Flora and Fauna Impacts**(For further information on threatened species, see [www.threatenedspecies.environment.nsw.gov.au](http://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**

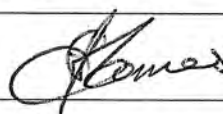
(Refer to Appendix 3 of the *Development Application Preparation and Lodgement Guide* to ensure that you have considered all of the potential impacts relevant to your proposal. Please provide further details below or attaché additional pages if required.)

Comments:

Letter from Heritage Adviser

**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)	ERIC TOMES
Applicant's signature/s	
Date	09 APR 21

**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.

Additional Information:

1. The storm water overflow from the water storage tank will be routed from the tank at the rear of the shed through 100mm plastic pipe to connect with the current storm water outlets from the rear of the house. (See diagram A)
2. The additional area requested for the shed is composed of weather awnings to protect the access points to the shed. The shed is orientated front to the East, and in aspect, is similar to the current shed that has deteriorated and contains asbestos sheeting. These additional awnings will not have an impact on neighbouring properties.

The view of the structure from the South, from No.10, is limited by structures (a 1.8m fence, a 4.0m brick stack, a 2.2m sound screen and the pergola/carport) built on No.10 Macleay St. (See Photo 1) and a screening slatted wall on the end of their rear deck. (See Photo 2)

The view of the structure from the West, 13 Edmondson St., is limited by structures (1.8m fence, a 2.2m sound screen and a 6.0m x 6.0 Shed) built on 13 Edmondson St. (See Photo 3 and 4)

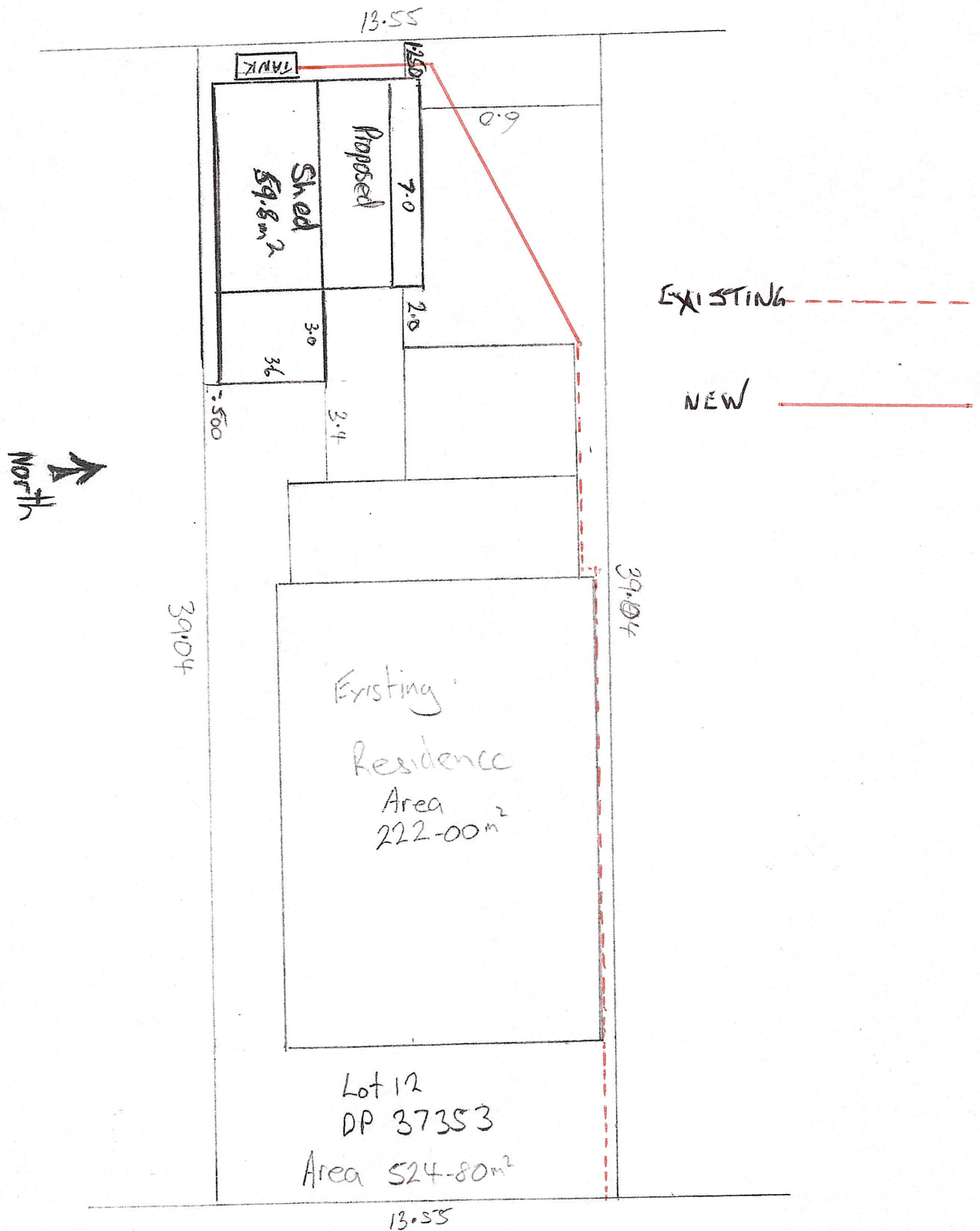
The view of the structure from the South, No 14 Macleay, is screened by a Climbing Rose screen. (See Photo 5)

The view from the East is screened by a solid driveway gate and is not visible from the street.

E.J. Tomes  
12 Macleay St  
Turvey Park

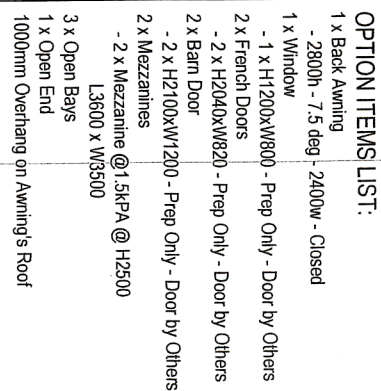
Attached

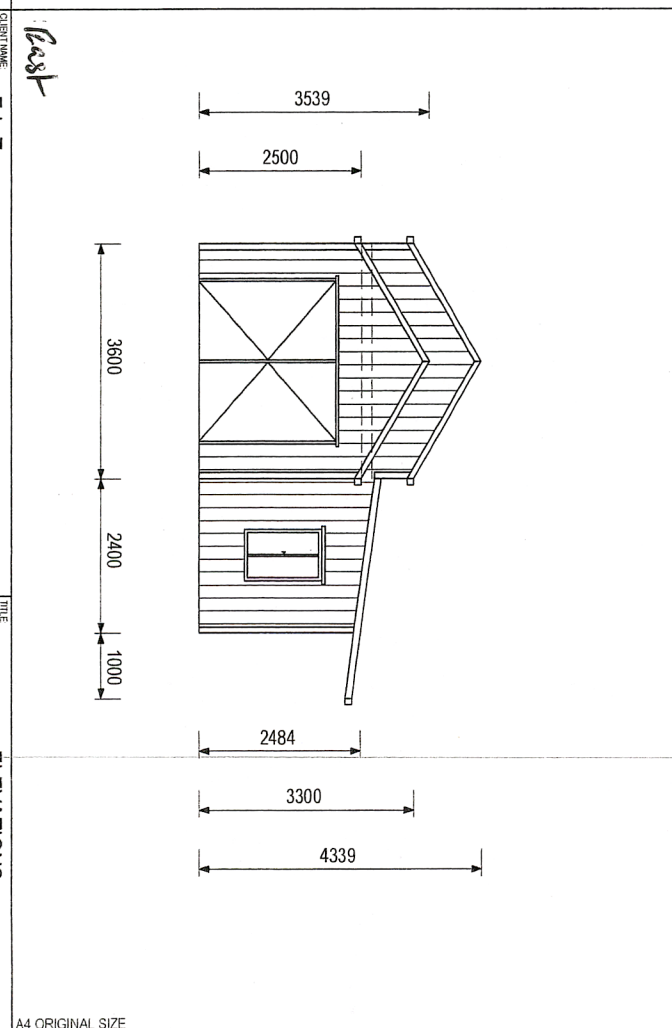
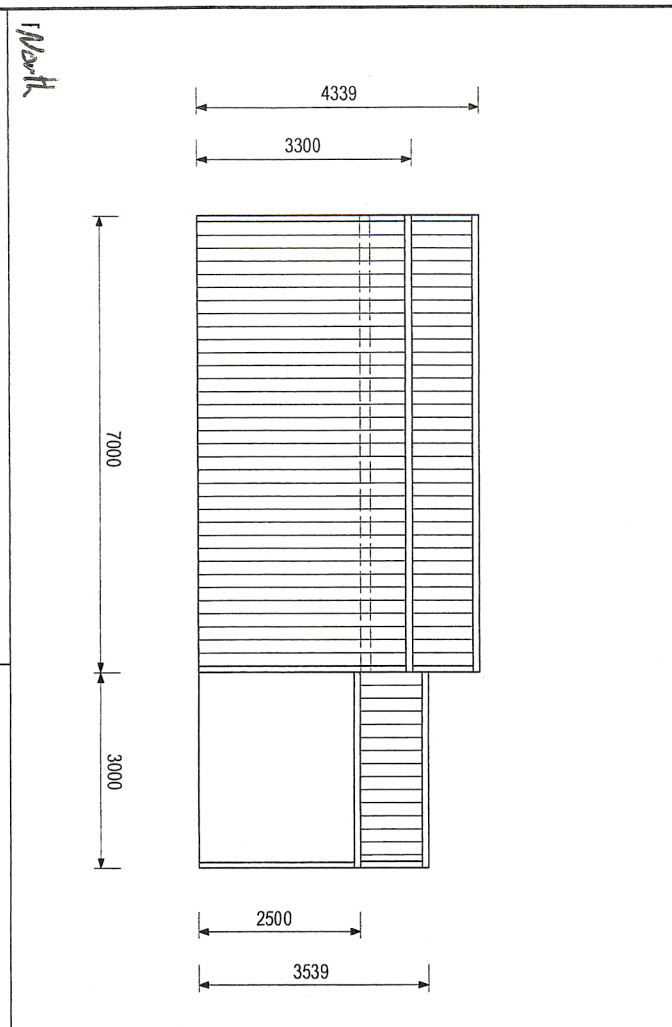
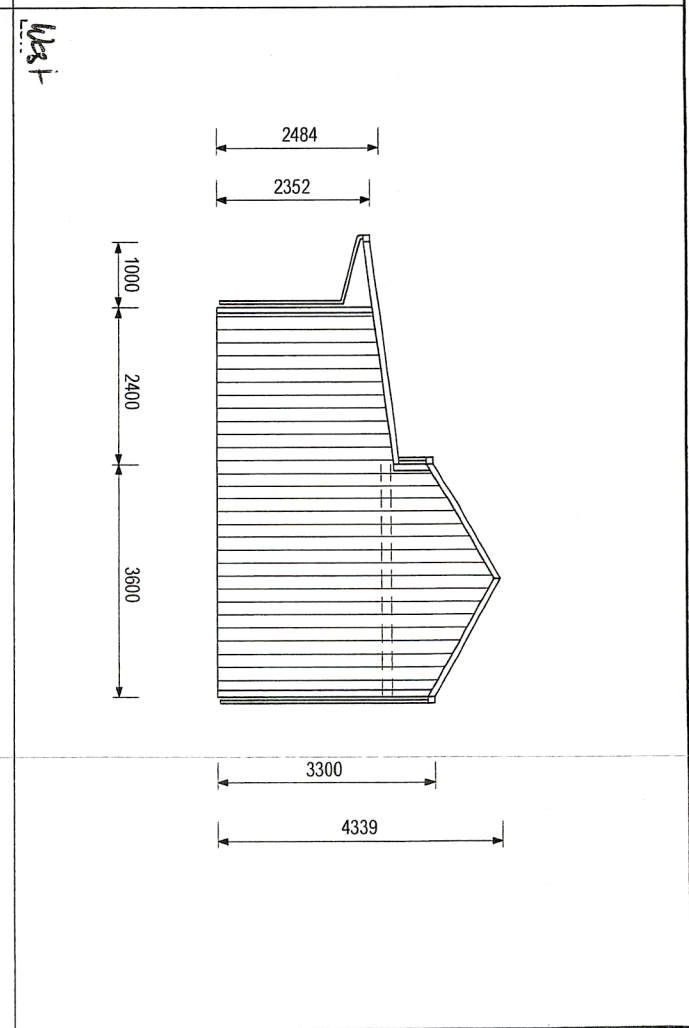
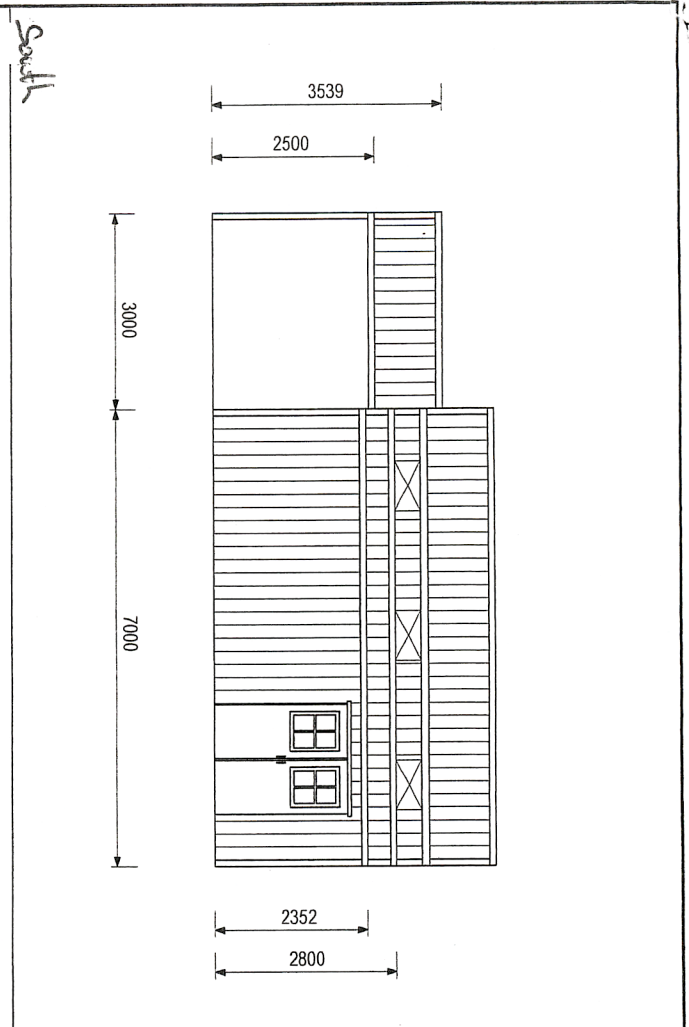
Diagram A Storm Water Routing  
Photo 1 View to the North to N0.10 showing Fence Line  
Photo 2 View to the North to N0.10 showing Slat Screen  
Photo 3 View to the West to Edmondson St.  
Photo 4 View to the South-West to Edmondson St.  
Photo 5 View to the South to 14 Macleay St.



12 Macleay St  
Wagga Wagga



A4 ORIGINAL SIZE



Company: Endurance Sheds Wagga  
Address: 7 Pearson St  
Phone: 02 6925 2815  
Email: peter@endurancesheds.wagga.com.au

CLIENT NAME <b>Eric Tomes</b>		TITLE <b>ELEVATIONS</b>	
SITE ADDRESS 12 Madley St Wagga Wagga NSW, PC: 2650		QUOTE to ESWPT40561	SCALE NTS
		DATE 17/03/2021	PAGES 02 of 02
		REV A	



A4 ORIGINAL SIZE