



Health & Planning Division
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Statement of Environmental Effects

Attachment C to the Development Application

made under the Environmental Planning & Assessment Regulation 2000

INTRODUCTION

To assist Council in assessing your development application, in accordance with relevant legislative requirements, it is necessary for you to answer the following questions and provide justification of your responses. These questions relate to common matters that need to be addressed in order to mitigate potential impacts resulting from your development.

Please note: Incomplete or insufficient information may lead to your application be delayed or rejected.

PERMISSIBILITY

- 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 member of the Health & Planning Division before lodging a development application.

Please justify your answers below:

N/A

DESCRIPTION OF DEVELOPMENT

This needs to 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.

Only a re-alignment of boundaries is proposed.

No Development in terms of Buildings or Demolition are proposed.

There will be no changes to the site as part of this proposal.

DESCRIPTION OF SITE

1. Describe the site including any physical features of the site such as shape, slope, vegetation, any waterways. Also describe the current use/s on the site.

Proposed Lot 2 is primarily horticultural with a gentle slope towards the Sturt Highway.

Proposed Lot 1 consists of a dwelling and surrounding sheds, and is relatively flat.

2. What is the present use and previous uses of the site?

Proposed Lot 1 consists of a dwelling and sheds, and some small plantations.

Proposed Lot 2 is mainly vines.

The use of each Lot will remain unchanged.

The purpose of the re-alignment is to designate the horticultural blocks as one lot and the river frontage lots as the other.

3. Is the development site subject to any of the following natural hazards: (e.g. bushfire prone, salinity, flooding or stormwater inundation etc.)

The Development is for a re-alignment only, no Buildings are proposed.

There is some native vegetation near the river which will remain un-touched.

We know of no salinity issues.

The section of land near the river may be subject to flooding in a 1 in 100 year flood event (such as the 1956 flood).

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

No other constraints exist.

5. What types of land use and development exist on surrounding land?

The land around the subject property is of similar uses.

All surrounding land is used for dwellings and horticultural purposes.

The same uses as our proposed site.

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

Please justify your answers below:

N/A

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

Please justify your answers below:

Re-alignment of boundaries only.

There will be no adverse effects to adjoining properties.

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
- Are power, water, sewer and telecommunication services readily available to the site? Yes No

Please justify your answers below:

The Development is for a re-alignment only.

Dwellings and services already exist on both sites.

Nothing will change as far as impact on the land or surrounding areas.

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

Please justify your answers below:

Re-alignment of Boundaries only.

No Development.

FLORA AND FAUNA IMPACTS

- 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

For further information on threatened species, visit www.threatenedspecies.environment.nsw.gov.au

Please justify your answers below:

Re-alignment of Boundaries only.

No Development.

WASTE AND STORMWATER DISPOSAL

- How will effluent be disposed of?
 To Sewer Onsite
- How will stormwater (from roof and hard standing) be disposed of:
 Council Drainage System Other (please provide details) onsite drainage
- 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
- 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

Please justify your answers below:

All services will remain as existing.

All sewer and storm-water is managed on-site, through realm drains, trenches or flow diversion methods. The sites are large enough for this to be managed effectively.

No new Development is proposed.

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?N/A Yes No

Please justify your answers below:

Re-alignment only.

CONCLUSION

Cumulative effects of all factors.

The proposed re-alignment of Boundaries outlined within this application is seen to meet all the requirements of the L.E.P. 2011.

The proposal will have no impact to the surrounding environment.

The Subdivision will have no impact on the current or future utilization of the land.

NOTES:

- E-1 EASEMENT FOR WATER SUPPLY - DP733472
- E-2 EASEMENT FOR RIGHT OF CARRIAGEWAY - DP733472
- E-3 EASEMENT FOR PIPELINE - DP829971
- E-4 EASEMENT FOR RIGHT OF CARRIAGEWAY - DP645234

BACKGROUND IMAGE IS FOR DIAGRAMMATIC PURPOSES ONLY TO SHOW EXISTING STRUCTURES. ITS POSITION IS APPROXIMATE.



CURRENT LOT CONFIGURATION



Surveyor : Andrew Derek Saunders
 Date of Survey : 27/10/2020
 Surveyors Ref : 9875

PLAN OF PROPOSED SUBDIVISION OF
 LOT 2 IN DP829971 & E-1, E-2, E-3, E-4 IN DP 733472

LGA : Wentworth
 Locality : Trarhams Cliffs
 Subdivision No :

NOTES:

- E-1 EASEMENT FOR WATER SUPPLY — DP733472
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Surveyor : Andrew Derek Saunders
Date of Survey : 27/10/2020
Surveyor's Ref : 9875

PLAN OF PROPOSED SUBDIVISION OF
LOT 2 IN DP829971 & LOT 3 IN DP 733472

LGA: Wentworth
Locality: Fenham CTRS
Subdivision No:

