

Statement of Environmental Effects

Accompanying a development application for

Proposed Shed

At

Lot 11/DP 1167396

22 Pannucio Rise, Gol Gol, NSW 2738

28 October 2021



FisherPlanning

TOWN PLANNING & PROJECT CONSULTANTS

| Rural |

Industrial |

Residential |

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Subdivisions |

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Environmental |

DOCUMENT VERIFICATION

Prepared for: Stanbrook

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V1	28/10/2021	Warrick Fisher	N/A	Warrick Fisher

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CERTIFICATION

To the best of our knowledge this report contains all available information relevant to the assessment of the proposal and is true and correct at the time of writing.

Prepared by:

Name: Warrick Fisher
Position: Director
Qualifications: BUrbRgnlPlan (EnvPlan)



Signature:

Date: 28/10/2021



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1 INTRODUCTION

This statement of environmental effects (“**SEE**”) accompanies the development application and associated documentation that has been prepared by Fisher Planning Pty Ltd for a shed at 22 Panuccio Rise, Gol Gol, NSW 2738.

This SEE is submitted as part of the application on behalf of Diane and Bradley Stanbrook (“**Landowner**”) for approval by Wentworth Shire Council (“**Council**”). A completed application is submitted via the NSW Planning Portal.

In preparing this SEE, I have reviewed the relevant planning documents, and have relied on the plans appended to this report.

1.1 KEY INFORMATION

Site	22 Pannucio Rise, Gol Gol, NSW 2738
Legal Description	Lot 11 on Deposited Plan 1167396
Site Area	5,000m ²
Owners	Diane and Bradley Stanbrook
Applicant	Fisher Planning Pty Ltd on behalf of the owner
LEP	Wentworth Local Environment Plan 2011 (“ LEP ”)
Zoning	R5 – Large Lot Residential (“ R5 ”)
Proposal	Development of a shed associate with a dwelling

2 SITE AND SURROUNDING ENVIRONMENT

2.1 SITE

The land is described as Lot 11 on Deposited Plan 1167396, otherwise known as 22 Panuccio Rise, Gol Gol, NSW 2738

The allotment can be described as generally rectangular in shape, refer to Figure 1 below.

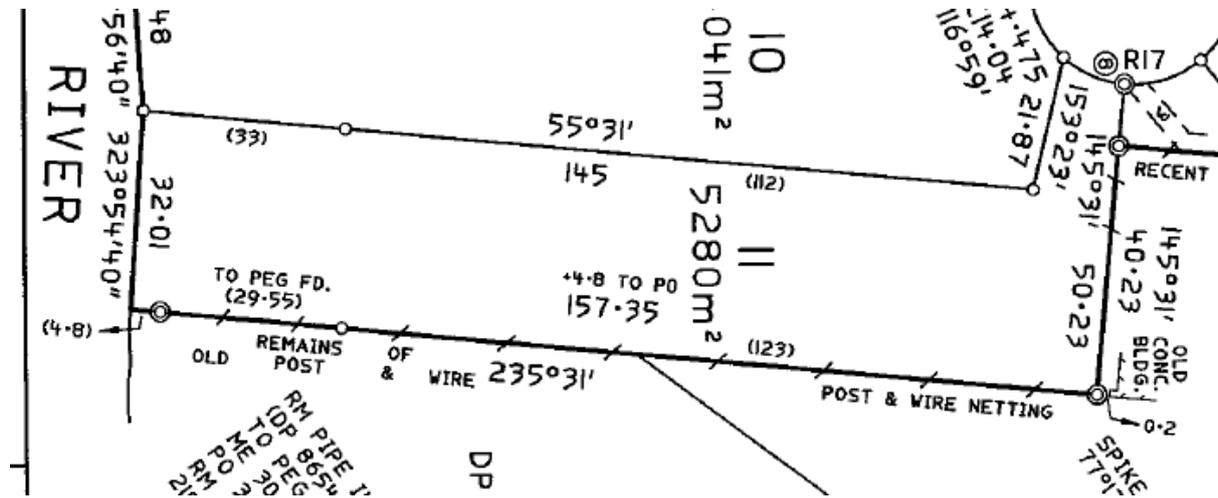


Figure 1 – Existing Allotment (Deposited Plan)

The site is 5,000m² and contains an existing dwelling.

The site is not subject to any known contamination, erosion, acid sulphate soils or fill.

The Murray River to the south-west is the significant view from the site.

Access is from an existing crossover from Panuccio Rise (sealed road).

There are no notable site features or characteristics except for the land abuts the Murray River to the south-west.

2.2 SURROUNDING NEIGHBOURHOOD

The surrounding environment consists of residential allotments of similar size containing dwellings and sheds. The surrounding development is similar in nature being 5000m² allotments with large dwellings and sheds.

The subject land abuts the Murray River to the south-west. The area is a recently created residential subdivision containing new dwellings. The location of the subject land is in close proximity to the Gol Gol CAD.

Figure 2 below demonstrates the number of sheds on similar allotments in a similar location. It is considered the proposed shed is consistent with surrounding sheds.



Figure 2: Surrounding land uses/development

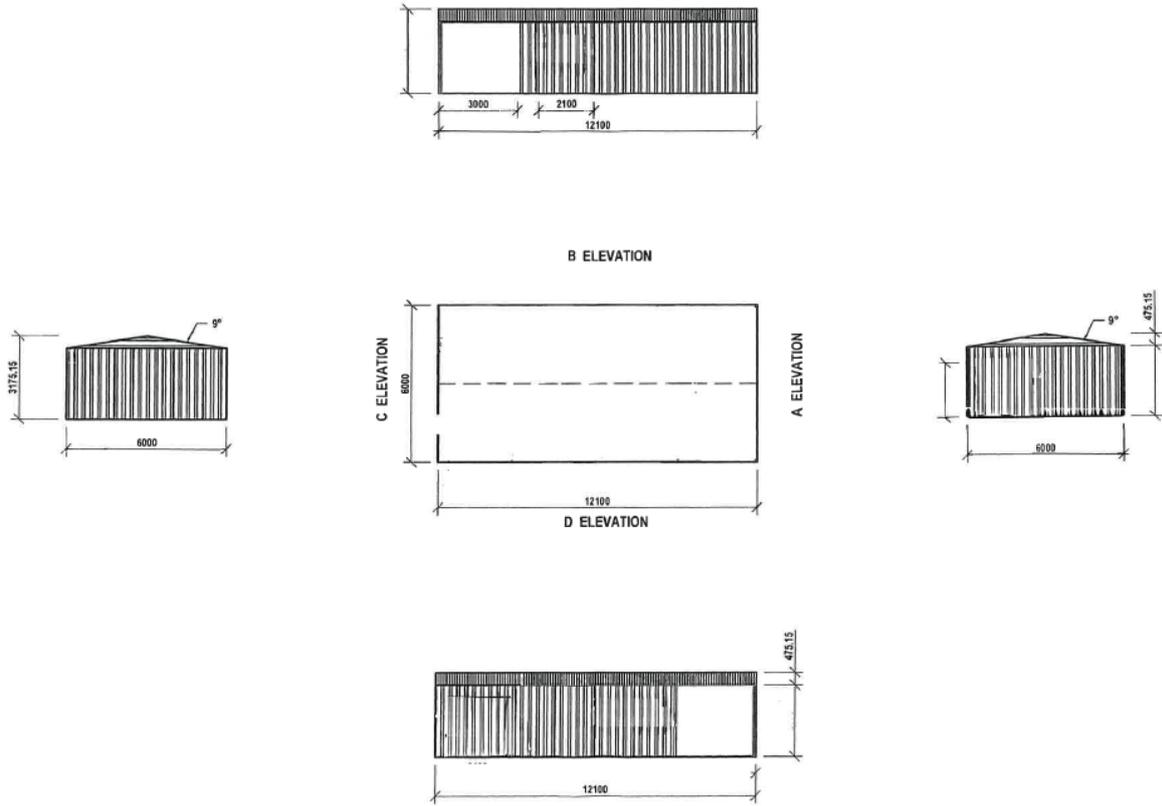


Figure 4 – Proposed shed plan

4 PERMISSABILITY

4.1 INTRODUCTION

The subject land is located in the R5 – Large Lot Residential zone in accordance with the Wentworth LEP 2011.

4.2 R5 – LARGE LOT RESIDENTIAL

The Objectives of the Zone are:

- *To provide residential housing in a rural setting while preserving, and minimising impacts on, environmentally sensitive locations and scenic quality.*
- *To ensure that large residential lots do not hinder the proper and orderly development of urban areas in the future.*
- *To ensure that development in the area does not unreasonably increase the demand for public services or public facilities.*
- *To minimise conflict between land uses within this zone and land uses within adjoining zones.*
- *To restrict the construction of new residential and other sensitive uses in flood prone areas*

The proposed shed is associated with an existing dwelling on the land.

Due to the setback of the proposed shed to the north-western boundary being 1.0m, a DA is required.

The proposal does not contravene the zone in any way and is consistent with the existing sheds on surrounding properties (refer to Figure 2).

4.3 OTHER CONSIDERATIONS

4.3.1 Visual impacts

The subject land is located in an existing residential area and the proposed shed is normal for the area and in a similar location to the majority of sheds in the local area on similar size and shaped allotments (refer Figure 2). Being well setback from the road and existing dwelling and gutter height of 3.0m, it is considered the shed will not have any visual impact on the local area and the Murray River.

The shed is to be constructed from Colorbond materials which is considered a non-reflective product.

4.3.2 Open space

The subject land is 5,000m² and provides adequate open space.

4.3.3 Overshadowing and Privacy

The proposed shed is to be only 3.0m in height and will not impact any existing dwelling.

4.3.4 Noise

Residential noise is expected from this type of development and is considered normal.

4.3.5 Erosion control measures

All erosion control measures will be undertaken by the builder to ensure no offsite impact.

4.3.6 Economic and social impacts

The proposed shed will create economic benefit in relation to jobs and using local businesses.

4.3.7 Environmental benefits

There are no adverse environmental impacts that will result from the proposed shed.

4.3.8 Security, site facilities and safety

The proposed shed will be constructed in accordance with the Building Code of Australia and Council requirements.

4.3.9 Stormwater/flooding

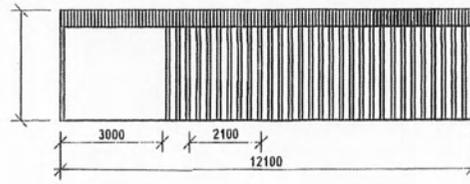
Stormwater from the shed will be connected to the existing stormwater system.

5 CONCLUSION

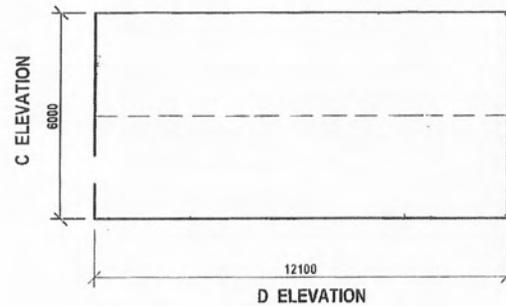
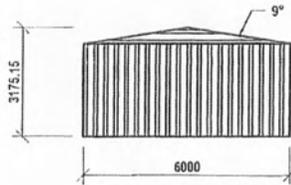
The application for the development of a shed on land known as 22 Panuccio Rise, Gol Gol is considered appropriate in this instance as the land contains an existing dwelling and is to be used in association with the dwelling.

The proposal represents an efficient use of this land and is consistent with the surrounding land uses and development as previously mentioned in this report.

Accordingly, it is recommended the development application be granted.



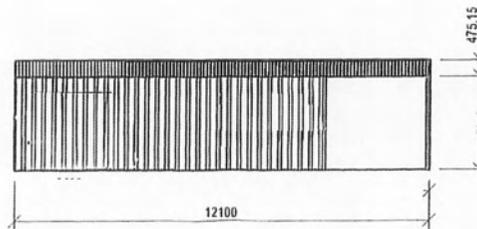
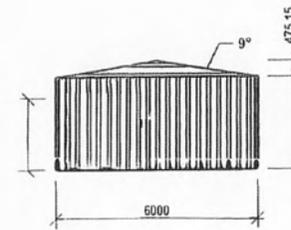
B ELEVATION



C ELEVATION

D ELEVATION

A ELEVATION



THIS IS SHEET ___ OF ___
 DRAWINGS REFERRED TO IN
 THE
 CONTRACT
 DATE: _____
 BUILDER: _____
 PROPRIETOR: _____

Roof: Corrugated 0.47 Colorbond
 Wall: Alphaclad 0.40 Colorbond

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 ©
 DO NOT SCALE THESE DRAWINGS

GOL GOL NSW
 Proposed Shed
 N° 22 PANUCCIO RISE

DRAWN: KM
 CHECKED: KM
 SCALE: 1:150
 DATE: 25/06/2020

DWG. NO.
 00026
 SHEET:
 1 OF 1