

# **STATEMENT OF ENVIRONMENTAL EFFECTS**

146 Williamsville Road, Curlwaa NSW

**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:

**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.

## 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.

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

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

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

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

### 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:

### 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:

### 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:

## 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:

## 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](http://www.threatenedspecies.environment.nsw.gov.au)

Please justify your answers below:

## 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)
- 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:

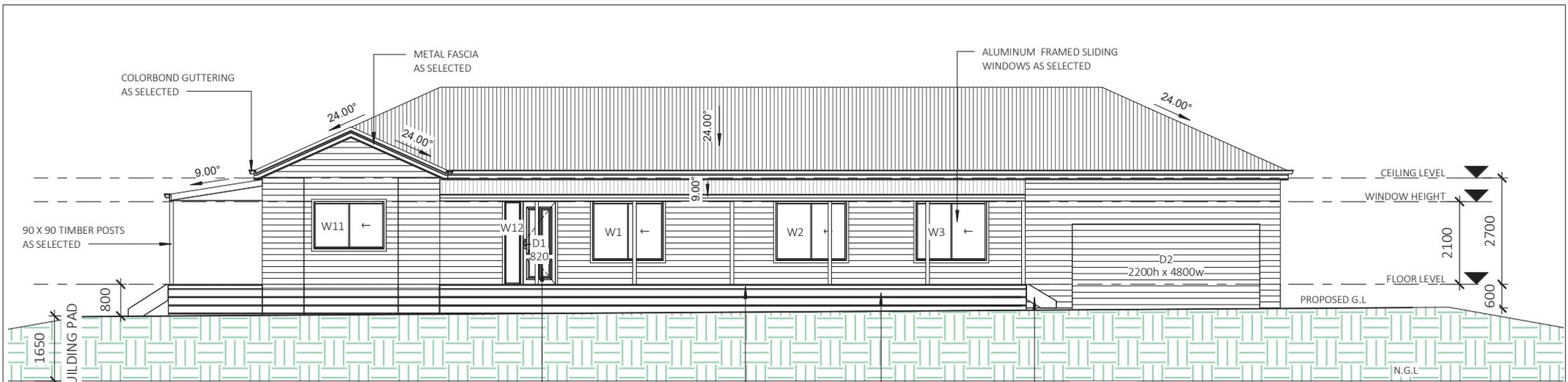
## SOCIAL AND ECONOMIC IMPACTS

- 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

Please justify your answers below:

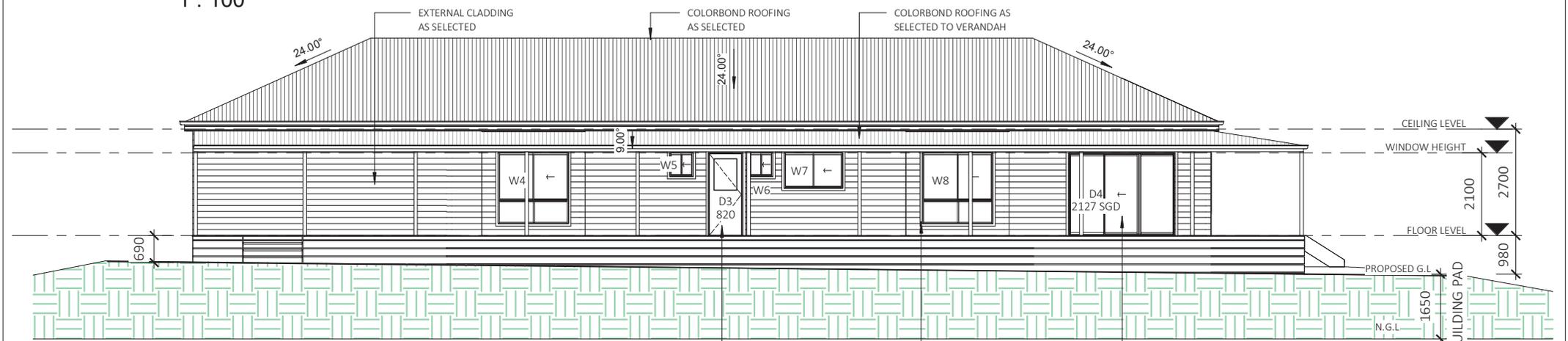
## CONCLUSION

Cumulative effects of all factors.



## ELEVATION NORTH

1 : 100



## ELEVATION SOUTH

1 : 100

**NOTE:**

REFER TO COLOUR SELECTIONS DOCUMENT FOR ALL SELECTIONS, MATERIALS, COLOURS AND FINISHES.

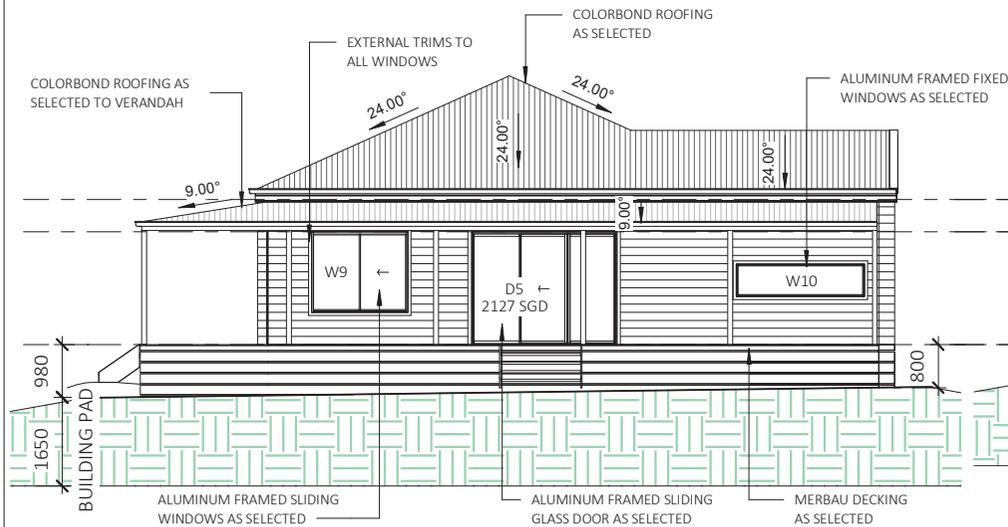


**Head Office & Factory:**  
212-214 Karlinie Street,  
Swan Hill VIC 3585  
**Phone**  
03 5036 0000 or  
1800 008 024  
**Lic:**  
Vic DB-U3234, N.S.W. 8932C  
**ABN:**  
64 753 985 826  
© Swanbuild

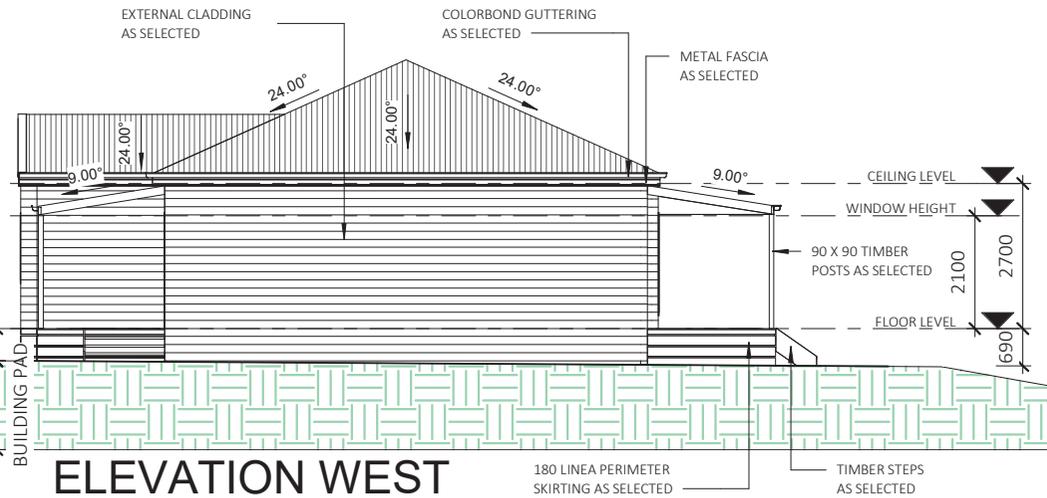
© COPYRIGHT  
These drawings are subject to copyright. Reproduction in whole or part is forbidden without written consent from Swanbuild  
**All works finished as per contract & variation documents**  
Figured dimensions take precedence over scaled dimensions  
**DO NOT SCALE OFF DRAWING**

DESCRIPTION	DATE	ISSUED

Project: <b>PROPOSED NEW RESIDENCE</b>		Drawing: <b>ELEVATIONS NORTH &amp; SOUTH</b>	
Series: <b>AMENDED BENALLA</b>		Client:	
Scale: <b>1 : 100</b>	Client Manager:	Address: <b>146 WILLIAMSVILLE ROAD, CURLWAA, NSW 2648</b>	
Drawn <b>M S</b>	Project Manager:	Revision:	<b>30/11/2021 3:14:08 PM</b>
Client Approval		Date	Project No. <b>X0970</b> Sheet No. <b>07 OF 09</b>



**ELEVATION EAST**  
1 : 100



**ELEVATION WEST**  
1 : 100

PLANNING DRAWINGS (NOT FOR CONSTRUCTION)



**Head Office & Factory:**  
212-214 Karinie Street,  
Swan Hill VIC 3585  
**Phone**  
03 5036 0000 or  
1800 008 024  
**Lic:**  
Vic DB-U3234, N.S.W. 8932C  
**ABN:**  
64 753 985 826  
© Swanbuild

© COPYRIGHT  
These drawings are subject to  
copyright. Reproduction in whole  
or part is forbidden without  
written consent from Swanbuild  
**All works finished as per  
contract & variation  
documents**  
Figured dimensions take  
precedence over scaled  
dimensions  
**DO NOT SCALE OFF DRAWING**

DESCRIPTION	DATE	ISSUED

Project: <b>PROPOSED NEW RESIDENCE</b>	
Series: <b>AMENDED BENALLA</b>	
Scale: <b>1 : 100</b>	Client Manager:
Drawn <b>M S</b>	Project Manager:
Client Approval _____ Date _____	

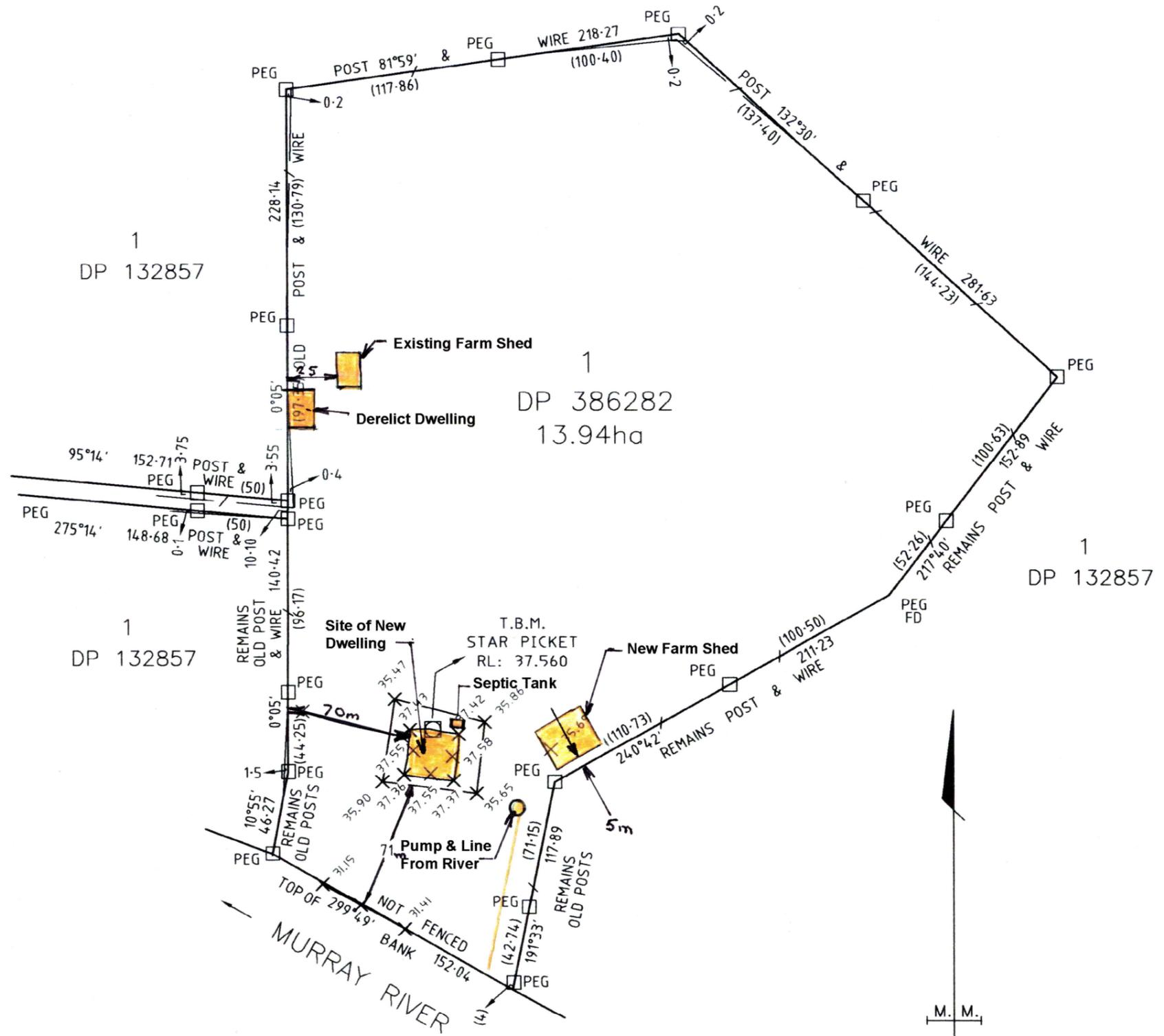
Drawing: <b>ELEVATIONS EAST &amp; WEST</b>	
Client:	
Address: <b>146 WILLIAMSVILLE ROAD, CURLWAA, NSW 2648</b>	
Revision:	<b>30/11/2021 3:14:09 PM</b>
Project No. <b>X0970</b>	Sheet No. <b>08 OF 09</b>

BIM 360://Pike Haydn/Pike Haydn.rvt

Revision:	Revision Note:	Date:	Signature:	Checked:
A	ORIGINAL PLAN	02/07/18	P.D.	P.D.

**SITE PLAN**

**146 WILLIAMSVILLE ROAD CURLWAA  
Development PAN-139268**



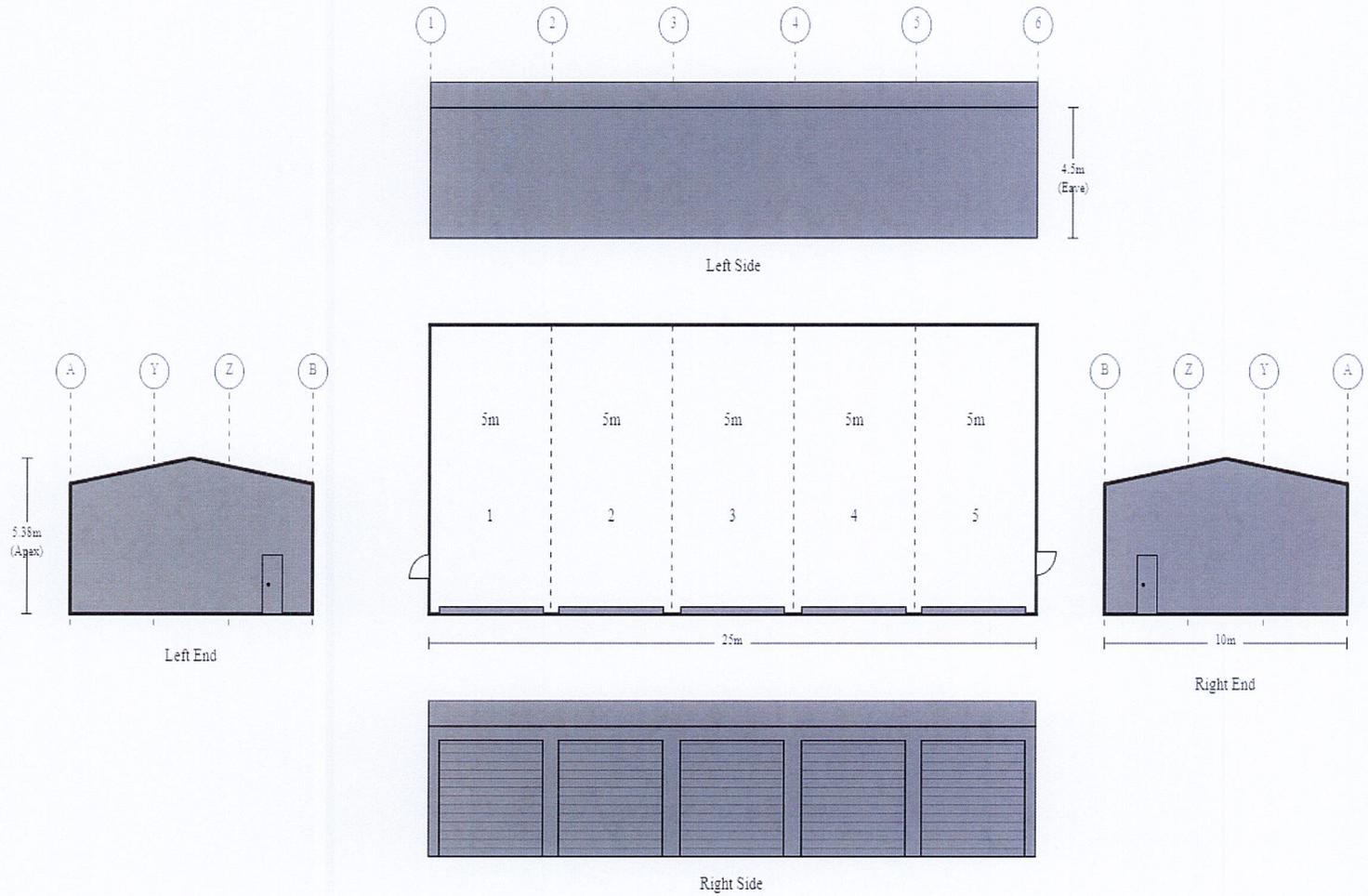
25 0 25 50 75 100  
LENGTHS ARE IN METRES  
1:2500(A3)



DANSON & BLABY PTY LTD  
CONSULTING LAND SURVEYORS  
177 WALNUT AVENUE  
MILDURA VIC. 3500  
PHONE: (03) 5023 6268

Drawn: M.SWITELL	Checked: P.R.DANSON	Approved Date: 02/07/18	Filename: 9422-10	Date of Survey 14/06/18	Scale: 1:2500(A3)
PLAN OF SURVEY OF LOT 1 IN DP 386282 PARISH OF WENTWORTH COUNTY OF WENTWORTH			PLAN OF SURVEY  9422		
			Version: 1	Sheet: 1 of 1	

Supplying premium quality BlueScope buildings manufactured locally.



Purchaser Name _____		<b>Building Layout</b> Ref# BRMIL2004002	Seller: THE Shed Company Mildura Name: Ben Rogers Phone: (03) 5021 0226 Fax: (03) 5021 0228 Email: ben.rogers@theshedcompany.com.au	 RESIDENTIAL • RURAL • COMMERCIAL
Site Address: _____				
Ref # BRMIL2004002	Print Date: 01/04/20			