



Health & Planning Division  
26-28 Adelaide Street  
PO Box 81  
WENTWORTH NSW 2648

Tel: 03 5027 5027  
[council@wentworth.nsw.gov.au](mailto:council@wentworth.nsw.gov.au)

## 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?                                  | <input checked="" type="checkbox"/> Yes | <input type="checkbox"/> No |
| • Is your proposal consistent with the zone objectives?                      | <input checked="" type="checkbox"/> Yes | <input type="checkbox"/> No |
| • Is your proposal in accordance with the relevant development control plan? | <input checked="" type="checkbox"/> Yes | <input type="checkbox"/> 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:

The property is Zoned RU5: Village.  
The Zone objective is to promote a range of land uses, services and facilities.  
To ensure opportunities for economic development.  
The proposal is in accordance with the relevant development control.

### 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.

The proposal is for a replacement verandah in association with an existing retail premises.

## 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.

The site contains an existing retail premises and service station.

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

The site is currently a service station and retail outlet.

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

there are no natural hazards affecting the site.

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

Nil

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

The surrounding area consists of commercial development in the form of Hotel, motel and residential development

### 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:

The proposal is for a replacement verandah and is suited to this premises and the existing streetscape.

### 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:

The verandah is small in character and will not cause issues to surrounding development.

### 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 proposal is for a replacement verandah and Access will not be affected.

## 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 |

Please justify your answers below:

Proposed development will not result in any detrimental effect wither during construction or on completion.

## FLORA AND FAUNA IMPACTS

- |   |                              |  |
|---|------------------------------|--|
| • Will the development result in the removal of any native vegetation from the site?    | <input type="checkbox"/> Yes | <input checked="" type="checkbox"/> No |
| • Is the development likely to have any impact on threatened species or native habitat? | <input type="checkbox"/> Yes | <input checked="" type="checkbox"/> 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:

No vegetaion removal is required, and no threatened species will be affected.



#### 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:

Design as per plans attached.

#### 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:

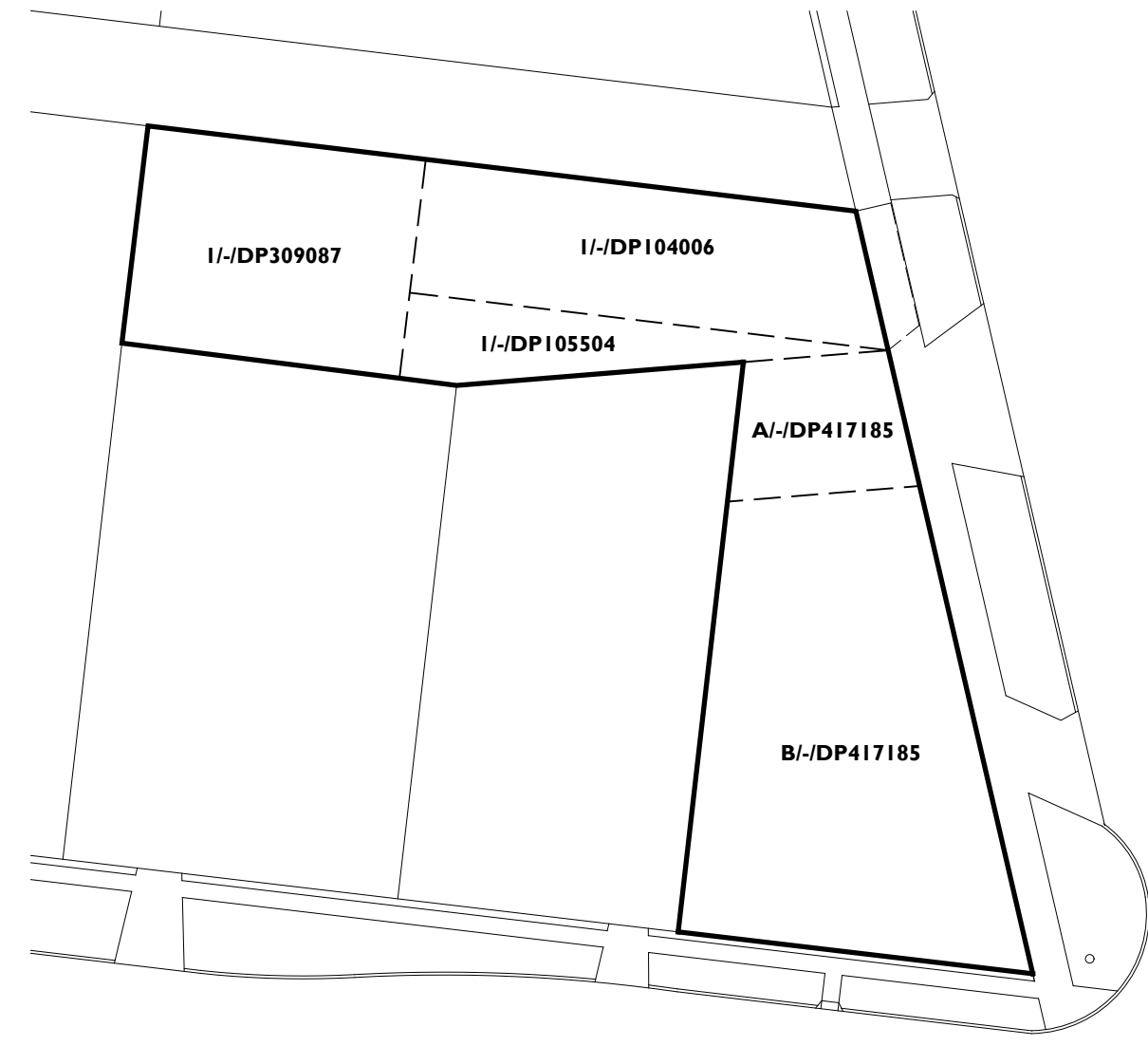
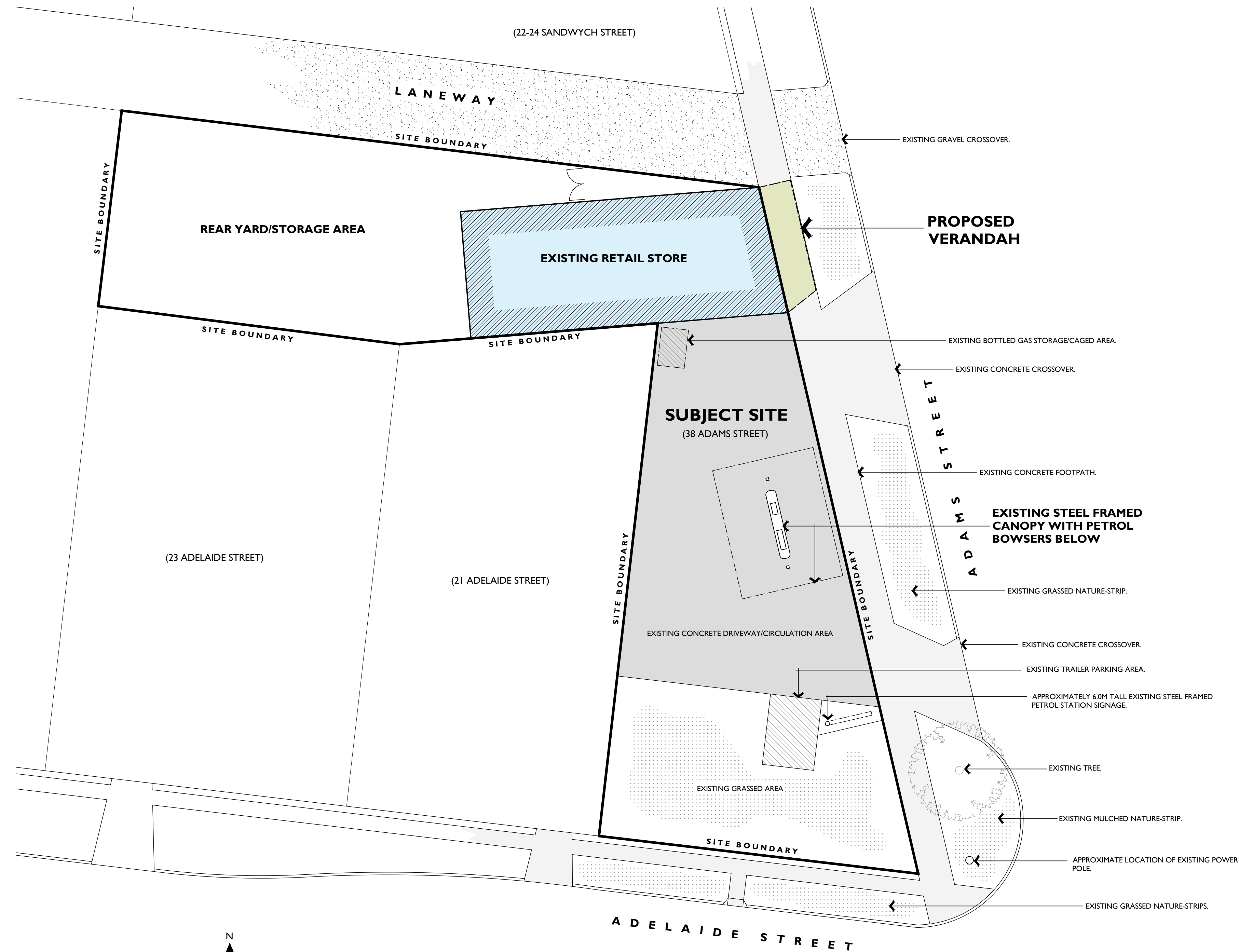
The proposal has considered safety and security in the design and no economic or social consequences will result.

#### CONCLUSION

Cumulative effects of all factors.

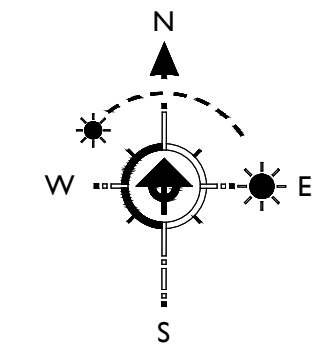
The proposal is for a replacement verandah and no additional development.

<b>Wentworth Shire Council Conflict of Interest Risk Management Statement</b>	
<b>Project Name</b>	Construction of new replacement verandah – 38 Adams Street Lot A DP 417185 adjacent to Wentworth Shire Council Road Reserve Wentworth.
<b>Portal / DA Number</b>	DA2025/054 & PAN - 515870
<b>Potential conflict</b>	Construction of new replacement verandah on Council managed land. This application is identified as (BP WENTWORTH) 38 Adams Street Lot A DP 417185 adjacent to Wentworth Shire Council Road Reserve Wentworth.
<b>Assessed level of Risk</b>	<b>Medium</b>
<b>Management Strategy</b>	<p><b>Council is managing potential conflicts of interest in this matter as follows:</b></p> <ul style="list-style-type: none"> <li>• All plans and supporting documents will be added to Councils website for 28 day public notification.</li> <li>• Council will carry out surrounding neighbour notifications to advise residents on the upcoming works and to invite any submissions on the proposed development.</li> <li>• Assessment of Development Application will be carried out by Councils Health and Planning Team.</li> </ul>
<b>Contact</b>	Anyone with concerns about Council fulfilling its obligations should report their concerns to Council at <a href="mailto:council@wentworth.nsw.gov.au">council@wentworth.nsw.gov.au</a>
<b>Approved by General Manager</b>	<p><b>KEN ROSS</b></p> 



**SITE IDENTIFICATION PLAN**  
SCALE 1:500

**SITE PLAN**  
SCALE 1:200



Project:  
**PLANNING APPLICATION  
FOR  
PROPOSED FRONT VERANDAH  
TO EXISTING RETAIL STORE**

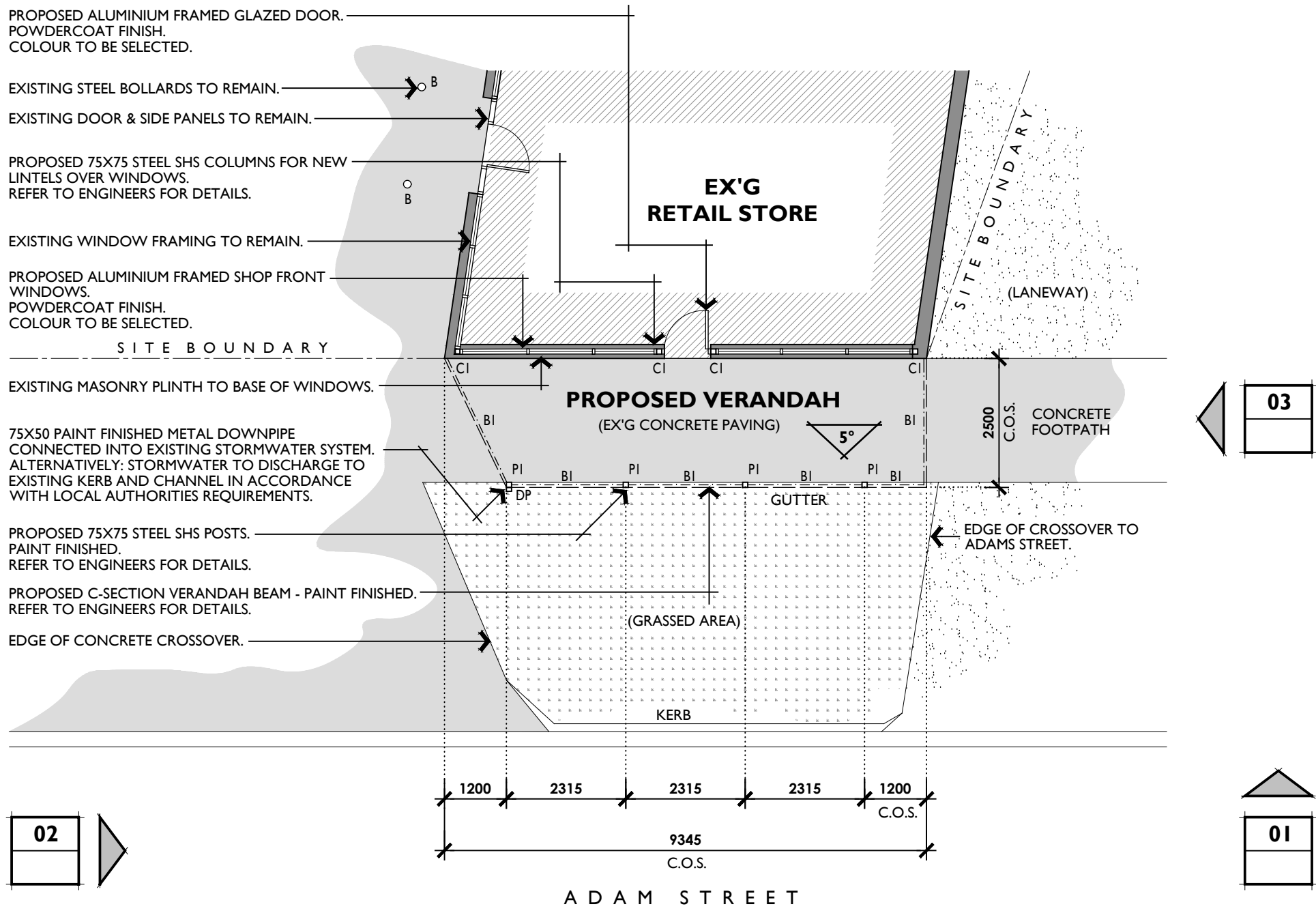
Client:  
**NICK ANDERSON PROJECT MANAGEMENT**

Location:  
**38 ADAMS STREET  
WENTWORTH, NSW**

Project No: 24/25-030  
Drawing No: SD-01

Drawing: **SITE PLAN & SITE IDENTIFICATION PLAN**

Date: 31 MARCH 2025  
Scale: AS SHOWN (at A1)  
Sheet Size: A1



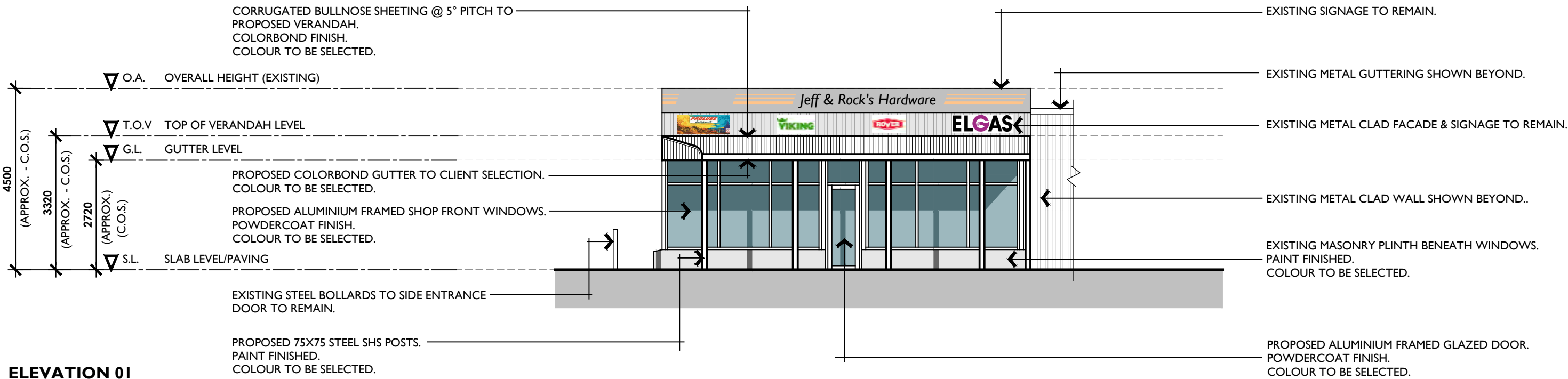
## FLOOR PLAN

SCALE: 1:100

### AREAS:

PROPOSED VERANDAH: 22.00m<sup>2</sup>

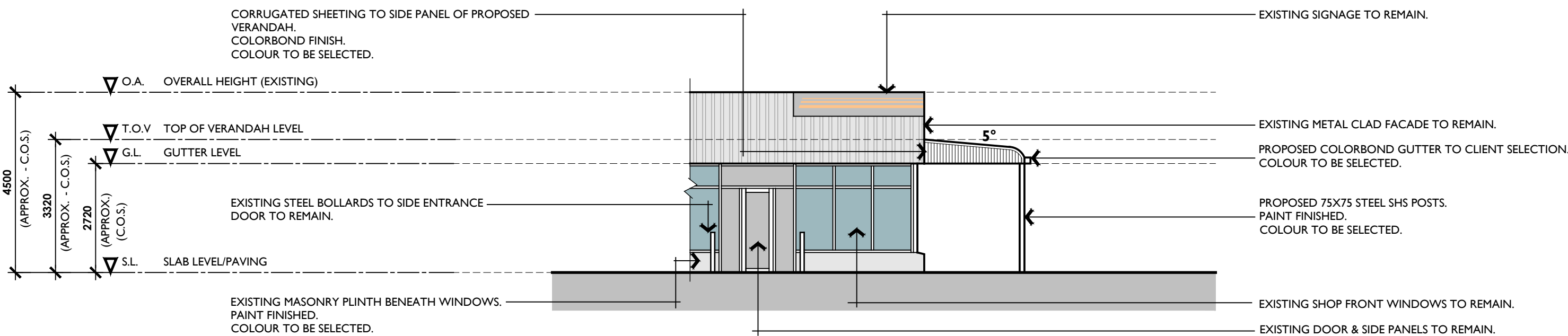
NOTE: ALL DIMENSIONS ARE NOMINAL AND SHALL BE CHECKED ON SITE PRIOR TO CONSTRUCTION.



### ELEVATION 01

## EAST ELEVATION (FRONT)

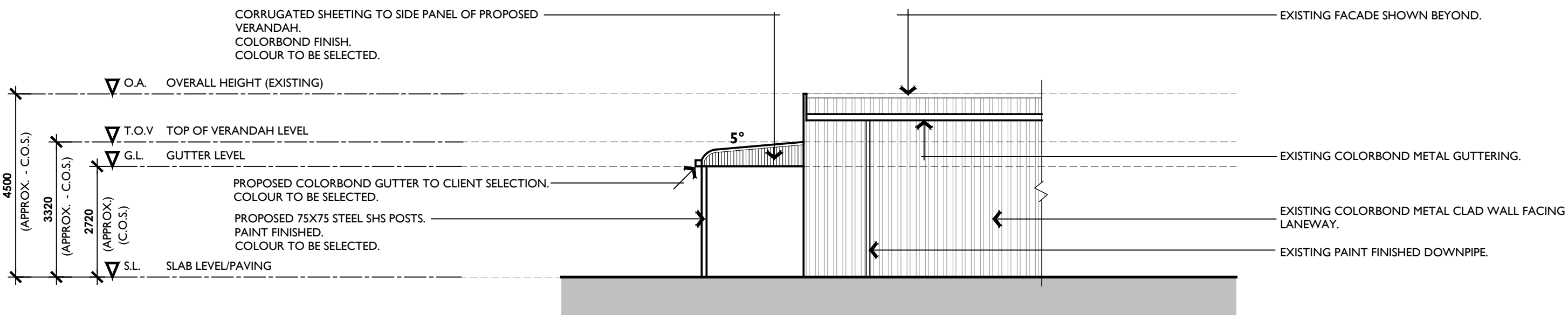
SCALE: 1:100



### ELEVATION 02

## SOUTH ELEVATION (SIDE)

SCALE: 1:100



### ELEVATION 03

## NORTH ELEVATION (LANEWAY)

SCALE: 1:100

**DOLPHIE**

Project:  
**PLANNING APPLICATION  
FOR  
PROPOSED FRONT VERANDAH  
TO EXISTING RETAIL STORE**

Client:  
**NICK ANDERSON PROJECT MANAGEMENT**

Location:  
**38 ADAMS STREET  
WENTWORTH, NSW**

Project No: 24/25-030  
Drawing No: SD-01

Drawing: FLOOR PLAN & ELEVATIONS

Date: 31 MARCH 2025  
Scale: AS SHOWN (at A1)  
Sheet Size: A1

BUILDING DESIGN AND PROJECT MANAGEMENT

0458 469 568 | designs@dolphie.com.au | DP-AD 36972

Contractor shall verify all dimensions on site and report any discrepancies to the Building Designer.  
Copyright Reserved © Scale verification (office use only)  
Unauthorised use of any part of these drawings or design will incur legal prosecution.



# NICK ANDERSON PROJECT MANAGEMENT

38 ADAMS STREET,  
WENTWORTH, NSW



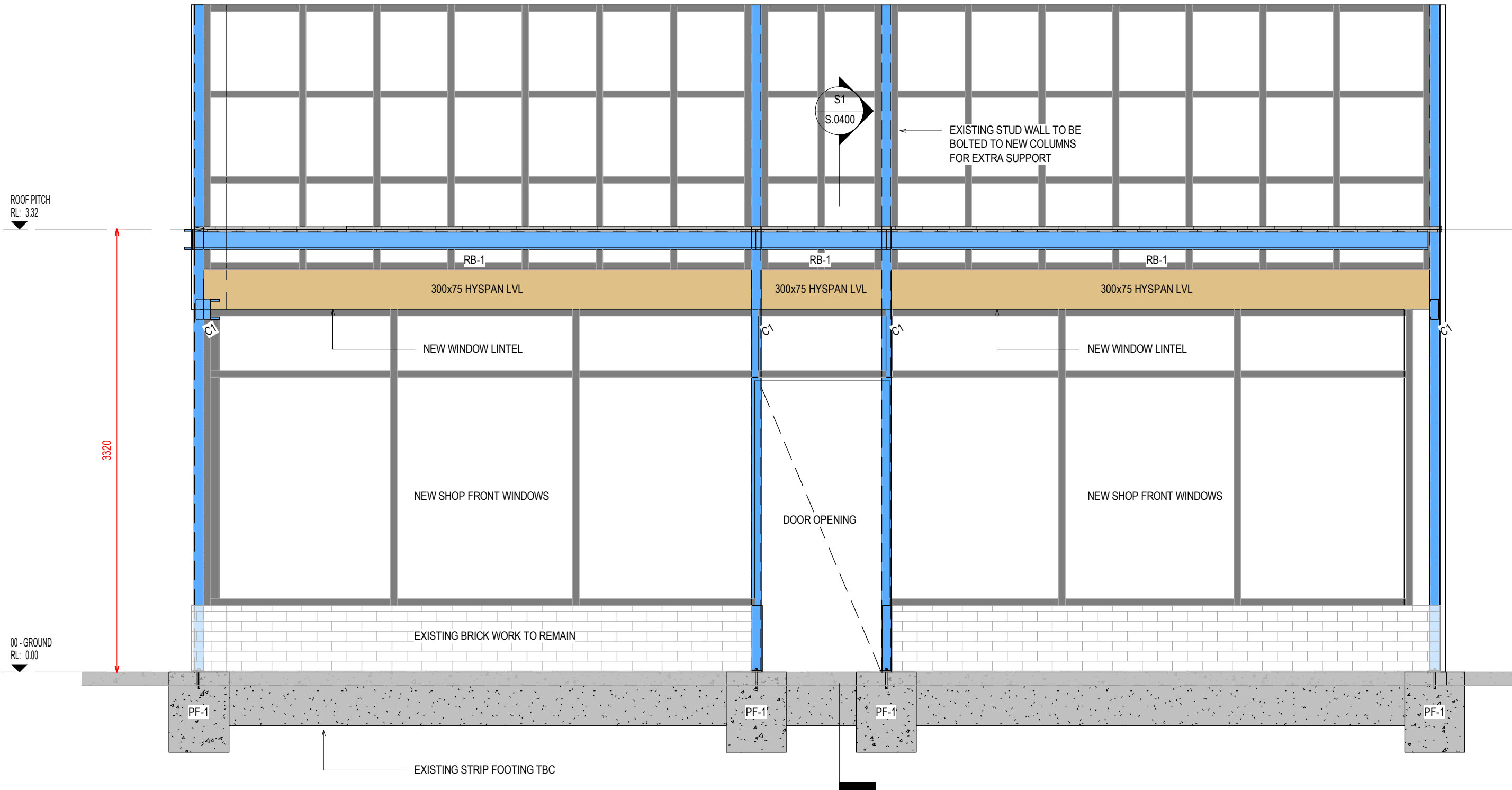
SHEET INDEX			
SHEET NUMBER	SHEET NAME	REVISION	REV. DATE
S.0100	TITLE SHEET	CI	28/11/2024
S.0101	GENERAL NOTES	CI	28/11/2024
S.0200	SLAB AND FOOTING PLAN	CI	28/11/2024
S.0300	ROOF PLAN	CI	28/11/2024
S.0400	SECTION-S1	CI	28/11/2024
S.0401	SECTION-S2	CI	28/11/2024
S.0500	ELEVATION	CI	28/11/2024

PROJECT ENGINEER

CONSTRUCTION ISSUE

CI Index	28/11/2024 Date	CONSTRUCTION ISSUE Description	Author
		CLIENT NICK ANDERSON PROJECT MANAGEMENT	
		PROJECT - PROPOSED COVER 38 ADAMS STREET, WENTWORTH, NSW	
DRAWN BY M.M.	DATE 28/11/2024	SCALE	PROJECT No. 24-S2529
		DRG No. S.0100	Rev. TITLE SHEET

CI



S2 SECTION 2  
SCALE - 1 : 30

COLUMN SCHEDULE

TYPE MARK	TYPE	TYPE COMMENTS	Count
C1	75x75x3.5SHS	STEEL COLUMN	8

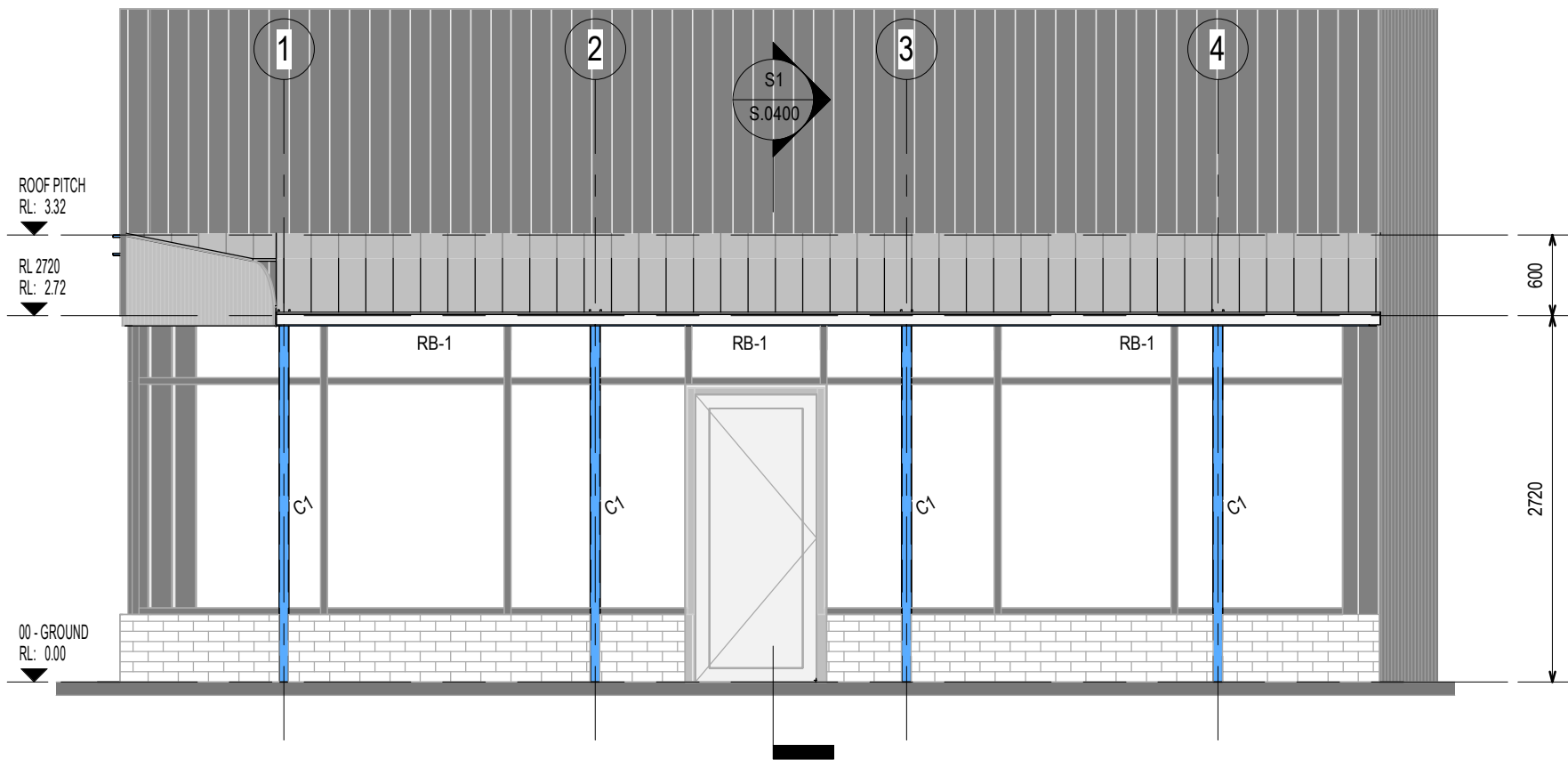
FRAMING SCHEDULE

TYPE MARK	TYPE	COMMENTS	COUNT
RB-1	C15019	ROOF BEAM	9

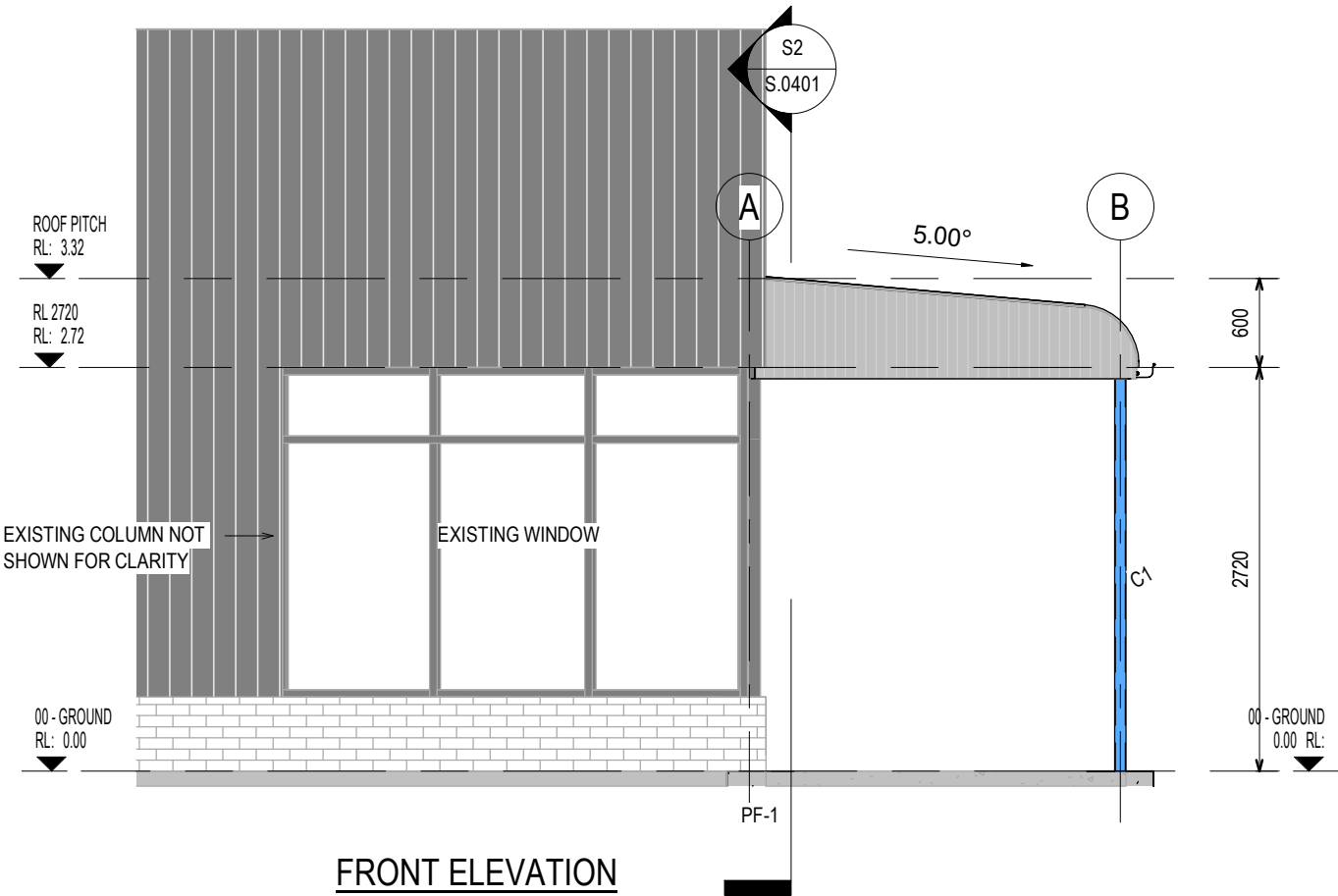
Grand total: 9



CI Index	28/11/2024 Date	CONSTRUCTION ISSUE Description		Author
		CLIENT NICK ANDERSON PROJECT MANAGEMENT		
		PROJECT - PROPOSED COVER 38 ADAMS STREET, WENTWORTH, NSW		
DRAWN BY M.M.	DATE 28/11/2024	SCALE 1 : 30	PROJECT No. 24-S2529	DRG No. S.0401 Rev. SECTION-S2



RIGHT SIDE ELEVATION  
SCALE - 1 : 50



FRONT ELEVATION  
SCALE - 1 : 50



### COLUMN SCHEDULE

TYPE MARK	TYPE	TYPE COMMENTS	Count
C1	75x75x3.5SHS	STEEL COLUMN	8

### FRAMING SCHEDULE

TYPE MARK	TYPE	COMMENTS	COUNT
RB-1	C15019	ROOF BEAM	9

Grand total: 9

PROJECT ENGINEER		CONSTRUCTION ISSUE	CI	28/11/2024	CONSTRUCTION ISSUE		
			Index	Date	Description	Author	
					CLIENT NICK ANDERSON PROJECT MANAGEMENT		
					PROJECT - PROPOSED COVER 38 ADAMS STREET, WENTWORTH, NSW		
			DRAWN BY	DATE	SCALE	PROJECT No.	DRG No.
			M.M.	28/11/2024	1 : 50	24-S2529	S.0500
							ELEVATION
							