



Health & Planning Division
26-28 Adelaide Street
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WENTWORTH NSW 2648
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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? ☒ 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:

The proposed shed is located in a R5 Lot Residential Zone which is intended to be used for residential purposes.

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 proposed development involves the construction of a shed with the following specifications:

Width: 12m, Length: 24m, Frame Height: 5m, Floor area: 288m², Roof Pitch: 10°, Walls and Roof: Colourbond, Colour: Slate Grey, Contrasting colour for Doors, Gutters and Downpipes: Colourbond Blue Gum Use: General Storage.

The shed will have a concrete slab floor and will be supported by concrete footings. No demolition is required.

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 subject site is a residential allotment situated within a developing residential area.

The site area is 3391m², is flat, no vegetation and waterways. The site has a no dwelling on it.

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

The site is recent new development and is a residential estate, the proposed shed is to be used for domestic storage associated with a proposed dwelling.

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

The site is not subject to any natural hazards.

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

A 3m easement for stormwater exists on the rear boundary of the site. It is flat, with no vegetation.

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

The land surrounding the site is also zoned R5 Residential and consists of similar sized allotments with no existing dwellings.

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 proposed shed is setback approx 15m from the front boundary, the proposed works are common in the residential area and will not be out of character or inconsistent with the surrounding area in the subdivision development. Will plant trees to hide the shed view from the street.

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:

There will be no privacy issues between adjoining neighbours, as the proposal is for a shed only.

The proposed shed will be positioned at the front side of the property so as to not block the neighbors views of the creek. I believe the neighbor who it is boundary is near the shed will be building a similar shed alongside.

There will be no acoustic issues as a result of this development

There will be no impact on view for the adjoining neighbours and the development will have no effect on public places such as parks, roads and footpaths.

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 |
| • Are power, water, sewer and telecommunication services readily available to the site? | <input checked="" type="checkbox"/> Yes | <input type="checkbox"/> No |

Please justify your answers below:

Legal access to the site will continue to be gained via Wilga Road and no additional access points to the road network will be required.

Local traffic movements will not be increased.

Vehicle manoeuvring is not relevant to this application.

The site has power and water.

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:

The development is not likely to affect any of the above as it is a shed in a residential area and the appropriately zoned area.

The subject site is not located within a heritage area and development will not affect any aboriginal artifacts.

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:

No native vegetation or areas of critical habitat are located on the subject site

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:

Two water tanks will be installed to capture rainwater for the property. No overland stormwater risks.

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:

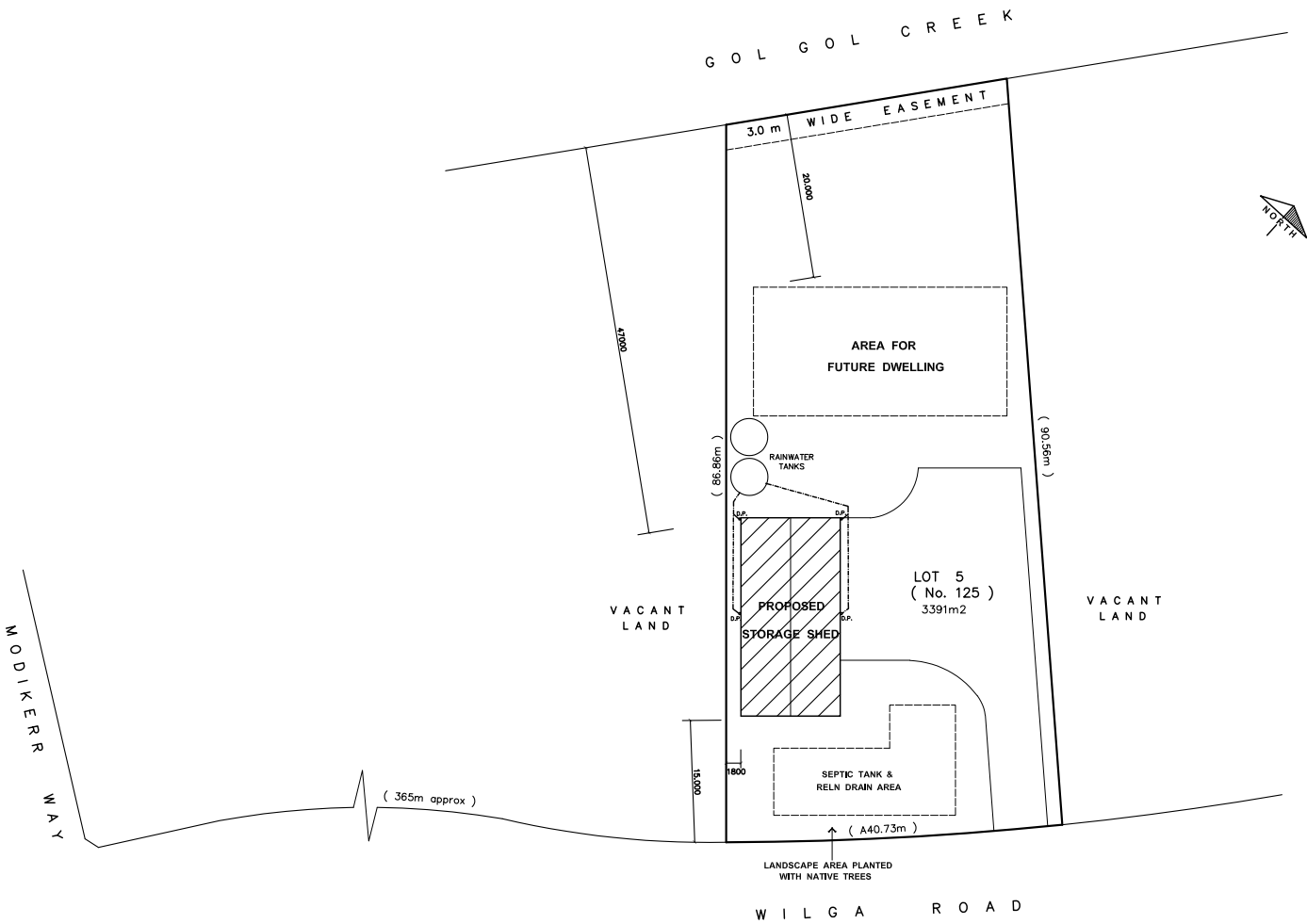
There will be no social or economical consequences in the area as the site is located in a residential area and is intended to be used for residential purposes such as the proposed.

CONCLUSION

Cumulative effects of all factors.

The proposed shed is located in a R5 Zone within the Gol Gol area, which encourages the development of residential buildings such as the one proposed. There will be no negative impacts such as a result of the proposed shed and all environmental impacts have been taken into account when deciding on the most appropriate design.

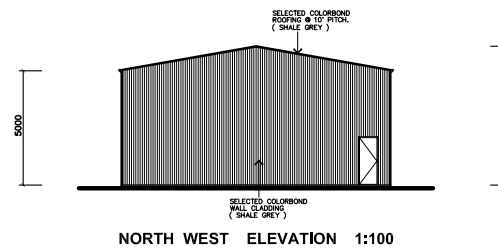
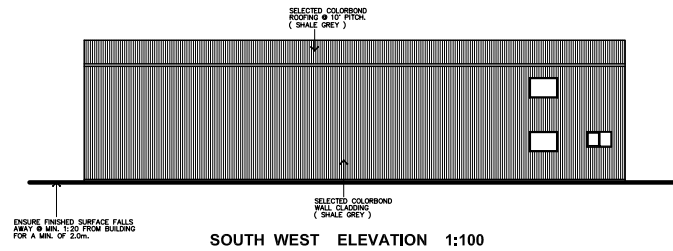
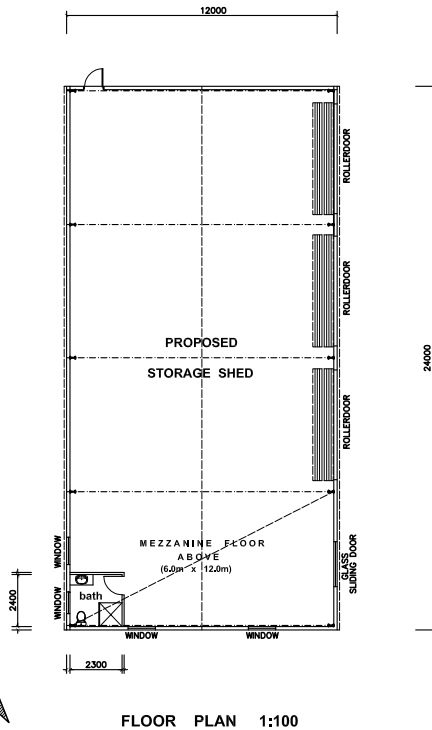
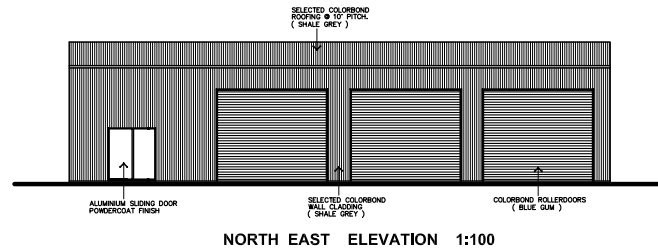
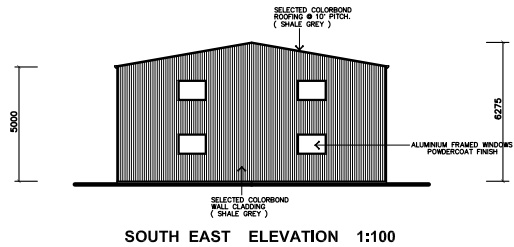
125 Wilga Road, GOL GOL



SITE PLAN 1:250

drg no.	
2025-023	
project	
PROPOSED DWELLING & STORAGE SHED	
address	
LOT 5 D.P. 1298247 (No. 125) WILGA ROAD GOL GOL	
client	
D. A. & N. A. TAYLOR	
scale	
AS SHOWN	
sheet no.	2 of 2
date	MARCH 2025
design	NK drn NK
DP no.	AD 1200

SITE NOTES:
90mm U.P. V.C. STORMWATER DRAINS
CONNECTED TO RAINWATER TANKS
100 x 75 COLORBOND DOWNPIPES D.P.
LOCATED NO FURTHER THAN 12M APART



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scale	AS SHOWN
areas	
STORAGE SHED	288.00m2
sheet no.	1 of 2
date	MARCH 2025
design	NK dm NK
DP no.	AD 1200