

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:

This Statement of Environmental Effects has been prepared to support a development application for the erection of a shed at Lot 11 DP 1298247 William Way Gol Gol NSW 2738.

The subject property is included within the R5 Village Zone under the provisions of the Wentworth Shire Council Local Environmental Plan 2011, within which the proposed development is permissible with Council's consent. The proposed development is consistent with the zone objectives, as it is compatible with the existing environmental and built character of Gol Gol village area.

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.

As detailed in the accompanying architectural plans the proposal seeks approval for the following works:-

The erection/ construction of a Shed Building for storage.

* Site area: 3009 m²

* Floor area of new shed 288 m²

* Height of shed is 5.06 metres at the ridge

* Total hard surface coverage of site: buildings 288 m² all weather driveway 120 m²

Associated site works footing, stormwater works, connection to electrical and other services and the construction of a shed.

The colour scheme of surfmist (cream) colorbond.

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 is located on Lot 11 DP 1298247 William Way Gol Gol is a regular shaped allotment with a site area is 3009 m2. The site is currently vacant land as part of the William Lewis Estate. The site has a slight slope towards the rear of the allotment.

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

The site is located on Lot 11 DP 1298247 William Way Gol Gol is a regular shaped allotment with a site area is 3009 m2. The site is currently vacant land as part of the William Lewis Estate.

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

With a 15 metre setback required between the Gol Gol Creek and the shed; due to the low risk of flooding and the shed only being used as storage we request that this buffer zone be reduced to 10 metres.

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

The site has a slight slope towards the rear of the allotment.

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

All of the surrounding allotments are currently vacant land, zoned residential R5.

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 subject site is considered to be suitable in size and will not be affected by the construction of the shed.

The proposed works will not cause result in development of unreasonable bulk or scale and are similar to other structures in the general area, and will be sympathetic to the local character as demonstrated in the architectural design.

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:

Lot 11 DP 1298247 William Way Gol Gol is a corner block and currently has no existing neighbors. The shed will not have any privacy or overshadowing impacts to adjoining properties. There will be no acoustic impacts and no impact on views from 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:

As the site is currently vacan there is plenty of parking onsite for builders to erect the shed without hindering traffic by parking on the street.

Power, water and telècommunications are currently available on site.

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:

The building will not result in any air pollution, noise or soil contamination as it will only be used for storage.

Stormwater will be captured and the excess connected to existing stormwater outlet discharging to the street gutter, meaning there will be no sediment run off or erosion.

The property is not subject to heritage control and is not within an area of cultural sensitivity.

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:

The site currently has no native or introduced vegetation.

The site has not threatened species or native habitats.

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:

Stormwater from the roof of the proposed shed will be collected into 2 x 5000 Litre rainwater tanks to be used on site for the purpose of watering lawns and gardens, with overflow being directed to Council drainage.

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

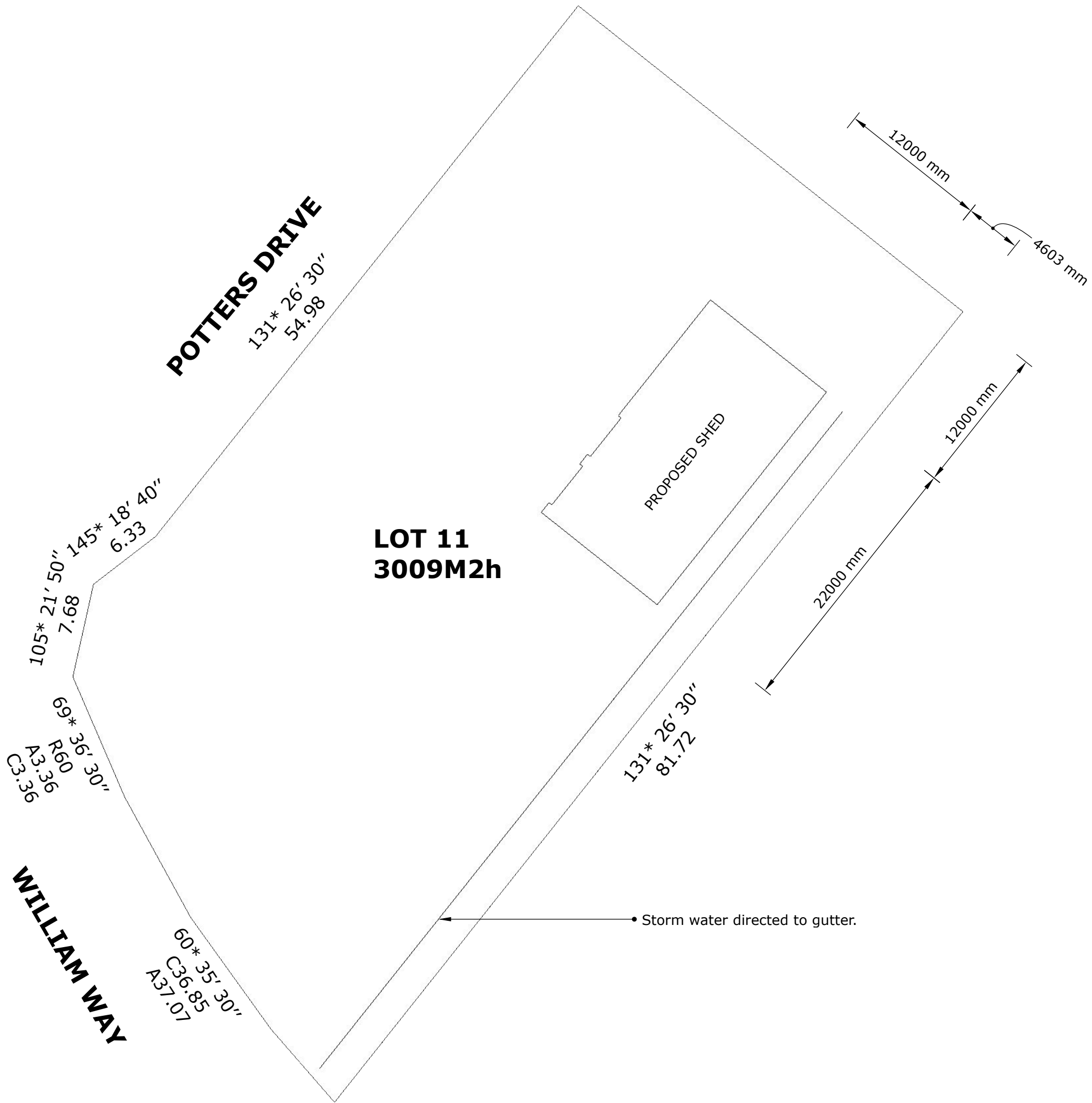
Please justify your answers below:

It is considered that this application, which comprises the construction of a new shed plus site works is reasonable and achieves the objectives of the relevant planning controls. This is due to the fact that the resultant development is compatible with and will complement the established development in Gol Gol NSW and surrounding neighbourhoods.

CONCLUSION

Cumulative effects of all factors.

Sheds on residential blocks are common. This site is of sufficient size to accommodate the proposed shed; which set well back from the front of the block. Vehicle access to the site is already available and the shed is to be used for storage only.



Lot 11 William Way

Gol Gol

Elevations

