

Statement of Environmental Effects

Attachment to Development Application
Pursuant to *Environmental Planning & Assessment Regulation 2000*

INTRODUCTION

This application has been prepared by MH2 Engineering & Architectural Services to obtain development consent from Wentworth Shire Council pursuant to Part 4 Development Assessment and Consent of the *Environmental Planning and Assessment Act 1979*.

This application is submitted for the construction of a shed and stormwater tank at 2 Nix Court Gol Gol 2738.

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 |

The proposal is for the construction of a shed (with water closet in partitioned area) 8.5m x 16m; a 22,000L rainwater tank; and stormwater pipe on the parcel of land located at 2 Nix Court Gol Gol being Lot 30 on Deposited Plan 1242927. The land is contained within zone R5 Large Lot Residential which has a minimum lot size of 3000sqm.

The objectives of this zone pursuant to the Wentworth LEP 2011 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.

State Environmental Planning Policies that are applicable to the land are:

- SEPP (Biodiversity and Conservation) 2021
 - ▶ SEPP (Vegetation in non-rural areas) 2017: allowable clearable land map
- SEPP (Sustainable Buildings) 2022: Climate zones for BASIX Buildings map and alternations map

Clause 5.3.2 of the Wentworth Development Control Plan states that if a reticulated sewerage or effluent disposal scheme is not available to the land, all effluent and wastewater shall be disposed of on-site. The property is adequately large enough to accommodate an area available for an on-site sewage management facility.

A land capability assessment is required to be submitted with the plumbing and drainage application to confirm acceptability of the proposed effluent disposal site.

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.

Development approval is sought to construct:

1. A Colorbond steel shed:
 - ▶ Dimensions 8.5m x 16m
 - ▶ Three (3) 3.6m x 31.5m roll-a-doors;
 - ▶ One personal access door 820mm wide;
 - ▶ Water closet fitted within Laminex partition walls.
2. 22,000L rainwater tank to be installed on the 'dead side' of the north western boundary to collect and store storm water and irrigate the garden area.
3. A 90mm UPVC stormwater pipe (approx, 100m) connected from the shed to discharge into Council approved connection located on the eastern front boundary.

The installation of the toilet and stormwater pipe is subject to a plumbing and drainage application being approved in accordance with section 68 of the *Local Government Act 1993*.

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 a large lot of land being 3007sqm and is of a trapezium-type shape situated within a court bowl in a multi-lot residential subdivision at Nix Court off Charon Drive in Gol Gol.

The site is partially fenced, cleared and vacant. An existing crossover is located on the south western boundary directly off the court bowl.

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

The site is used for residential purposes and was created from a multi-lot resident subdivision. The plan of subdivision this lot pertains to was registered in December 2017. Previous use of the land was for horticultural purposes.

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

None have been identified.

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

1. Land excludes minerals and is subject to reservations and conditions in favour of the Crown – see Crown Grant(s)
2. DP1222312 Easement for drainage 2 metre(s) wide appurtenant to the subject land.
3. DP1242927 Restriction(s) on the use of land. Pursuant to section 88B of the *Conveyancing Act 1919* as amended, it is intended to create:
 - (i) Easement for multipurpose electrical installation 4.2 wide.
 - (ii) Easement for drainage of water 3 wide.
 - (iii) Easement for underground powerlines 1 wide
 - (iv) Restriction as to user.

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

Surrounding land is zoned R5 Large Lot Residential as part of the multi lot subdivision development.

CONTEXT AND SETTING

Will the development be:

- | | | |
|---|------------------------------|--|
| • Visually prominent in the surrounding area? | <input type="checkbox"/> Yes | <input checked="" type="checkbox"/> No |
| • Inconsistent with the existing streetscape? | <input type="checkbox"/> Yes | <input checked="" type="checkbox"/> No |
| • Out of character with the surrounding area? | <input type="checkbox"/> Yes | <input checked="" type="checkbox"/> No |
| • Inconsistent with surrounding land uses? | <input type="checkbox"/> Yes | <input checked="" type="checkbox"/> No |

Please justify your answers below

- The shed will not be visually conspicuous as it is to be situated at the rear of a fenced property.
- The proposed use is not inconsistent with surrounding land uses or 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.? | <input type="checkbox"/> Yes | <input checked="" type="checkbox"/> No |
| • Will the development result in the overshadowing of adjoining properties resulting in an adverse impact on solar access? | <input type="checkbox"/> Yes | <input checked="" type="checkbox"/> 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.? | <input type="checkbox"/> Yes | <input checked="" type="checkbox"/> No |
| • Will the development impact on views enjoyed from adjoining or nearby properties and public places such as parks roads and footpaths? | <input type="checkbox"/> Yes | <input checked="" type="checkbox"/> No |

Please justify your answers below:

- Being large lot residential, lack of privacy, noise pollution, and scenic impediments will not be an issue as dwellings and sheds are adequately set back from the boundaries where vegetation can be planted to act as privacy, sound, and visual buffers.

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 checked="" type="checkbox"/> Yes | <input type="checkbox"/> No |
| • Are additional access points to a road network required? | <input checked="" type="checkbox"/> Yes | <input 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:

- Access to the site is from Charon Drive.
- Local traffic of residents coming going will be commensurate to the rate of development of the area.
- No additional access points are required.
- The large lot enables ample vehicle on-site parking and manoeuvrability.
- All utility services are available to the site.

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 type="checkbox"/> Yes | <input checked="" 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 construction of the development is not expected to result in any form of air pollution.
- Mitigation of any dust and noise issues can be addressed when applying for a construction certificate.
- No significant filling or excavation of the site has been identified.
- The development is no expected to cause erosion or sediment run-off during or post construction.

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 is a newly developed lot of land for residential purposes and is cleared of any vegetation within the building envelope.

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:

- The development will not discharge any trade waste into Council sewer system.
- No hazardous waste is expected to be generated however the application for a construction certificate will address construction waste management and apply any mitigation measures for possible threat of hazardous waste.
- Rainwater tanks is included in the design plan.
- Stormwater risks and measures have been considered as part of the subdivision development.

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

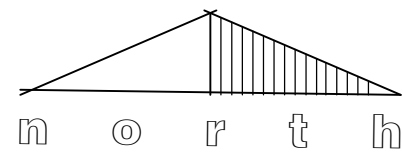
Please justify your answers below:

- The proposal will not have any adverse economic or social consequence in the area.
- The shed will be completely enclosed and securely locked at all times when not in use.

CONCLUSION

Cumulative effects of all factors.

The Statement of Environmental Effects has not identified any planning and environmental reasons why this proposed development cannot proceed.



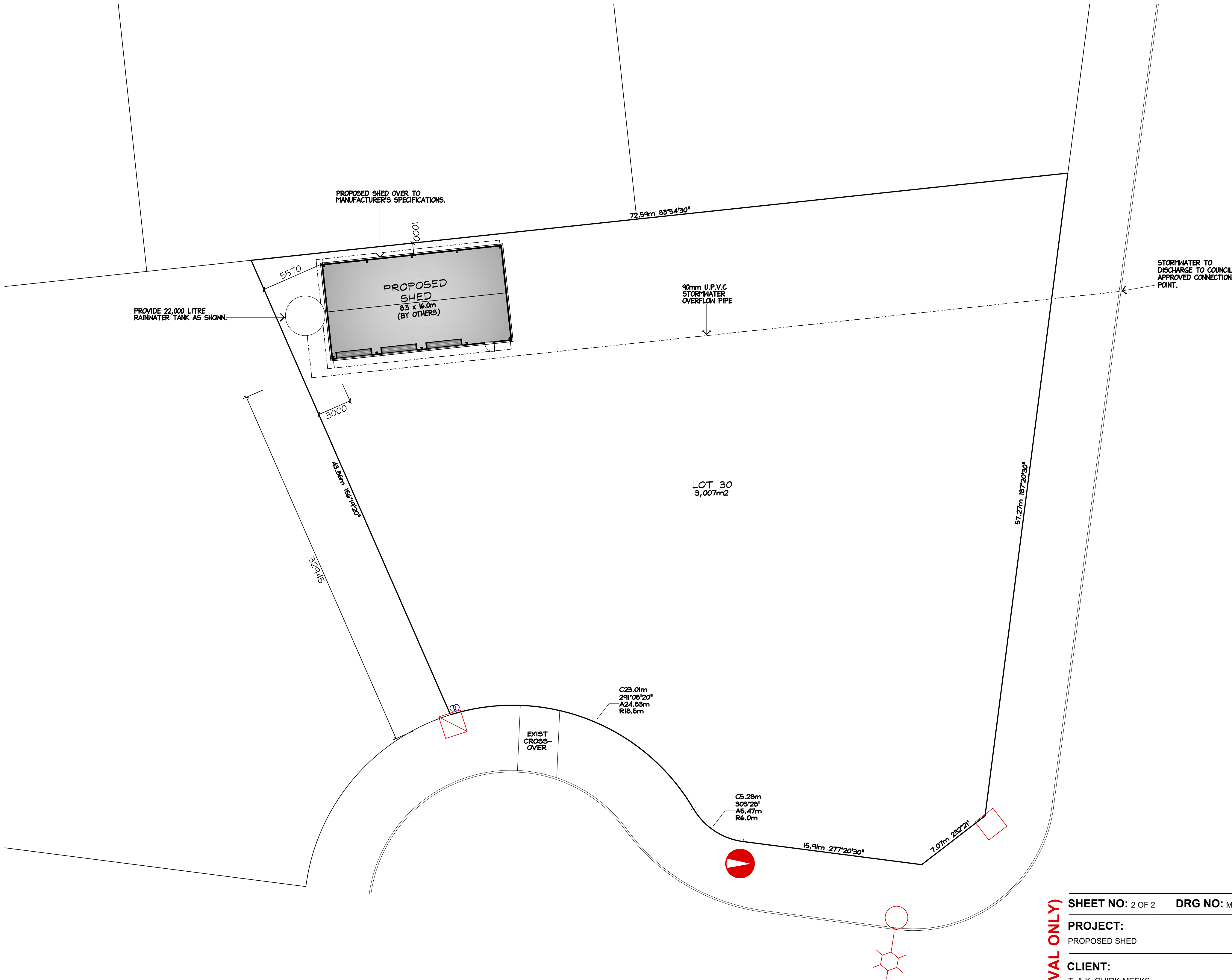
SITE NOTES:

90mmØ U.P.V.C. STORMWATER DRAINS
DIRECTED TO COUNCIL APPROVED
CONNECTION POINT.

PROVIDE INSPECTION OPENINGS EVERY
9m OF RUN & CHANGE IN DIRECTION.

100 x 50 ZINCALUME DOWNPIPES D.P.
300 x 50 SPREADER TO LOWER ROOF S.P.

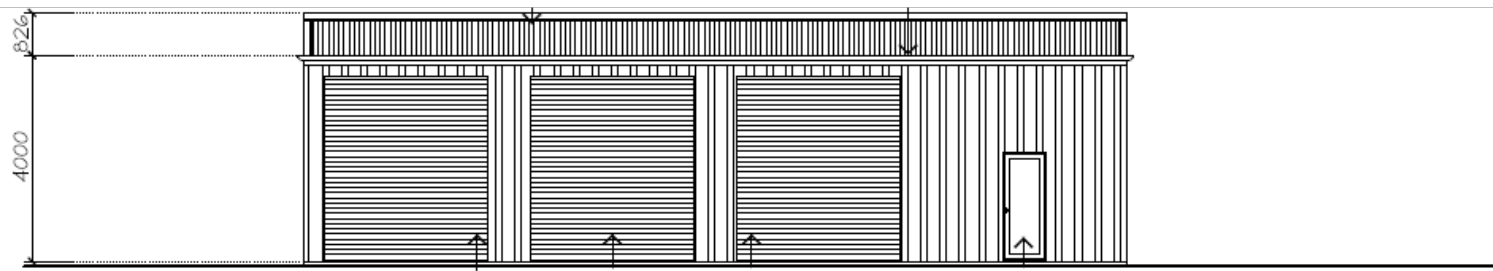
ALL LEVELS TO BE CHECKED AND VERIFIED
ON SITE PRIOR TO THE COMMENCEMENT
OF ANY WORK.



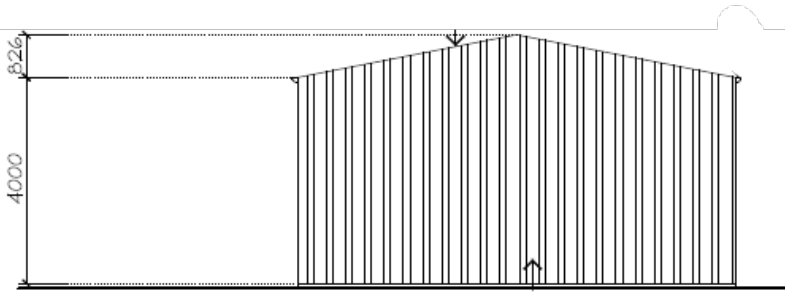
(D.A. APPROVAL ONLY)	SHEET NO: 2 OF 2	DRG NO: MH2 2025-029
	PROJECT:	PROPOSED SHED
	CLIENT:	T. & K. QUIRK-MEEKS
	ADDRESS:	LOT 30, (No.2), NIX COURT, GOL GOL, NSW.
	SCALE:	AS SHOWN
	DATE:	MAR '25



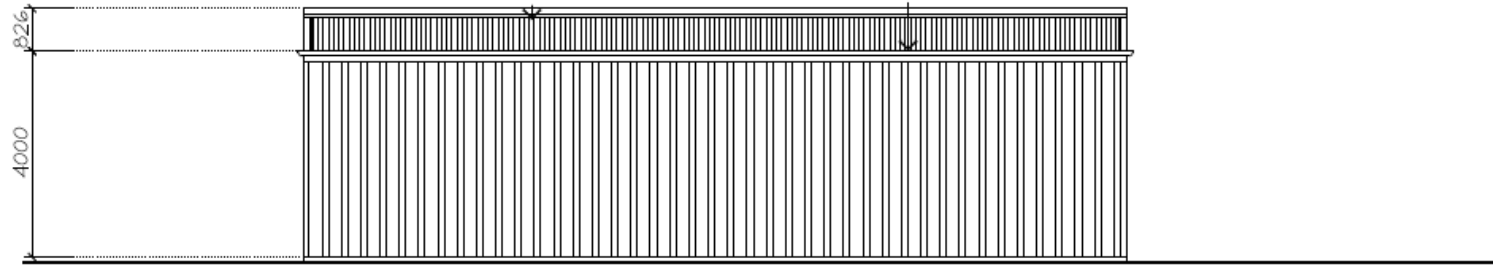
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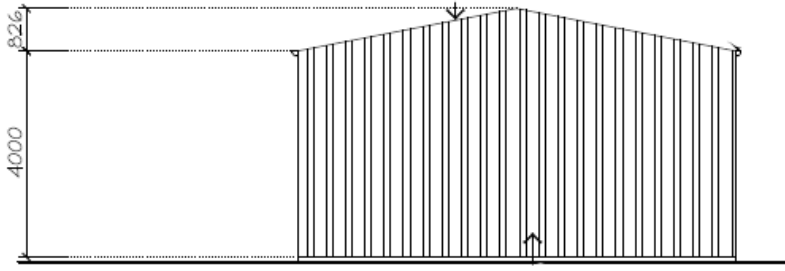
SOUTH ELEVATION 1:100



EAST ELEVATION



NORTH ELEVATION 1:100



WEST ELEVATION

