



Health & Planning Division  
Civic Centre 61 Darling 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="radio"/> Yes | <input type="radio"/> No |
| • Is your proposal consistent with the zone objectives?                      | <input checked="" type="radio"/> Yes | <input type="radio"/> No |
| • Is your proposal in accordance with the relevant development control plan? | <input checked="" type="radio"/> Yes | <input type="radio"/> 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.

Standalone Outdoor verandah 5 by 4 metres outside of pool fence and near eastern boundary.

## 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.

Residential usage - verandah to be added to eastern side of the boundary

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

Residential

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

NA

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

NA

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

Residential

### 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:

Standalone Outdoor verandah 5 by 4 metres outside of pool fence and near eastern boundary.

### 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:

Standalone Outdoor verandah 5 by 4 metres outside of pool fence and near eastern boundary.  
Would be seen coming down hill on King Street, as our land slopes slightly north west / south east

### 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:

Materials are on site for the bulider installer

## 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:

Standalone Outdoor verandah 5 by 4 metres outside of pool fence and near eastern boundary.

## 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:

Standalone Outdoor verandah 5 by 4 metres outside of pool fence and near eastern boundary. Rain run off into our backyard, free grass watering

## 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

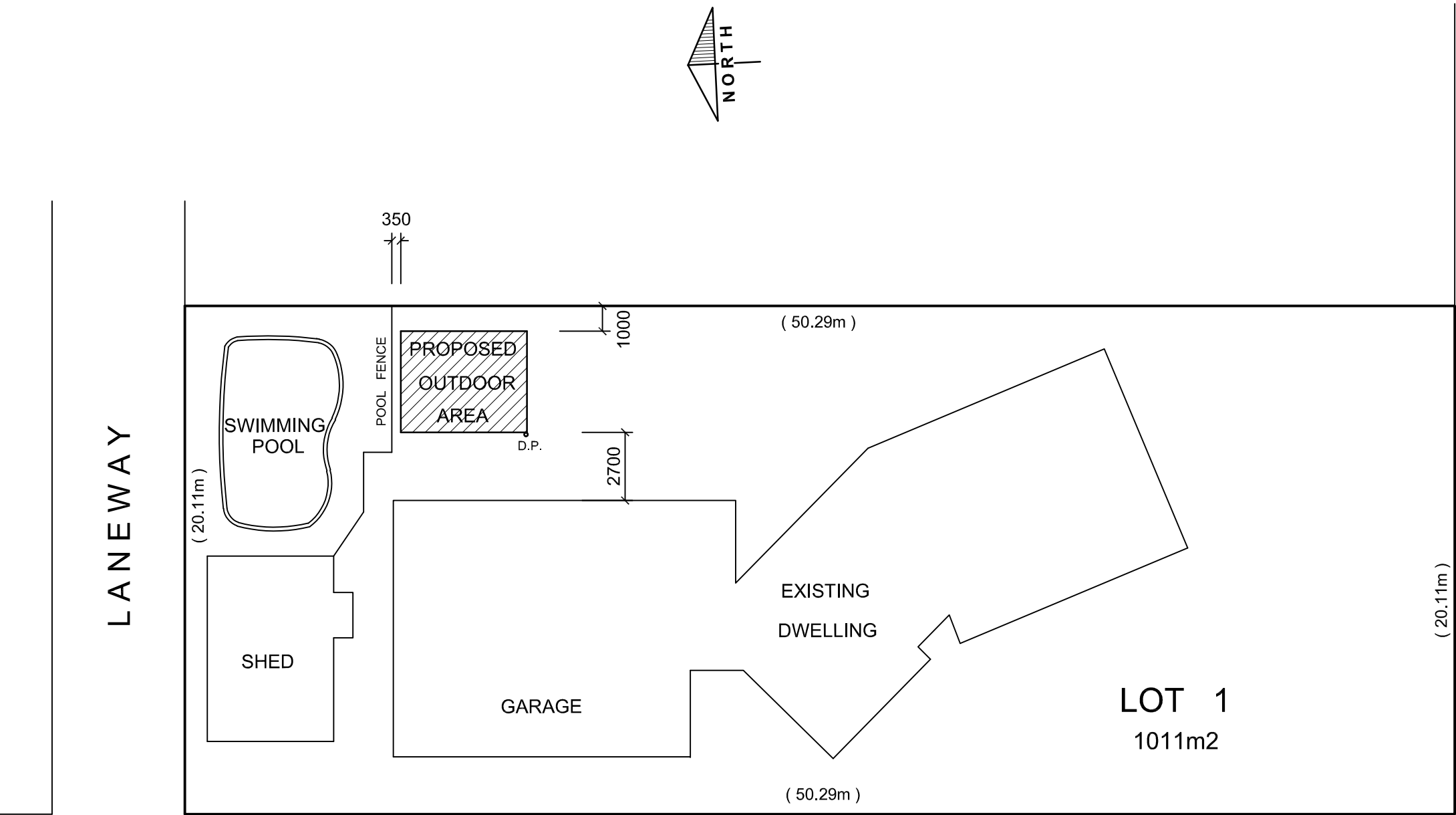
Please justify your answers below:

NA

## CONCLUSION

Cumulative effects of all factors.

Standalone Outdoor verandah 5 by 4 metres outside of pool fence and near eastern boundary to give us a shaded area near our pool, as well as an outdoor area



drg no.			
2025-031			
project			
NEW FREE STANDING STRATCO OUTDOOR AREA			
address			
LOT 1 (No 74 ) WILLIAM STREET GOL GOL			
client			
R. D. POOLE & H. L. WATSON			
scale			
AS SHOWN			
sheet no.	2	of	2
date APRIL 2025			
design	NK	drn	NK
DP no. AD 1200			

STORMWATER:  
90mmØ U.P.V.C. STORMWATER DRAINS  
FROM 75mm PVC DOWNPIPE (DP) TO  
CONNECT INTO EXISTING STORMWATER  
SYSTEM.

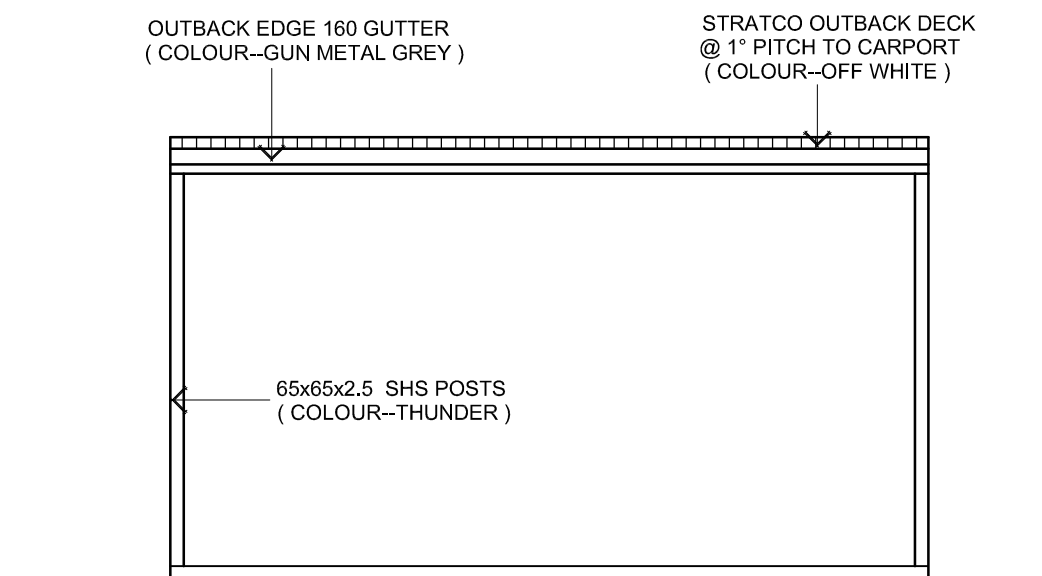
KING STREET

SITE PLAN 1:200

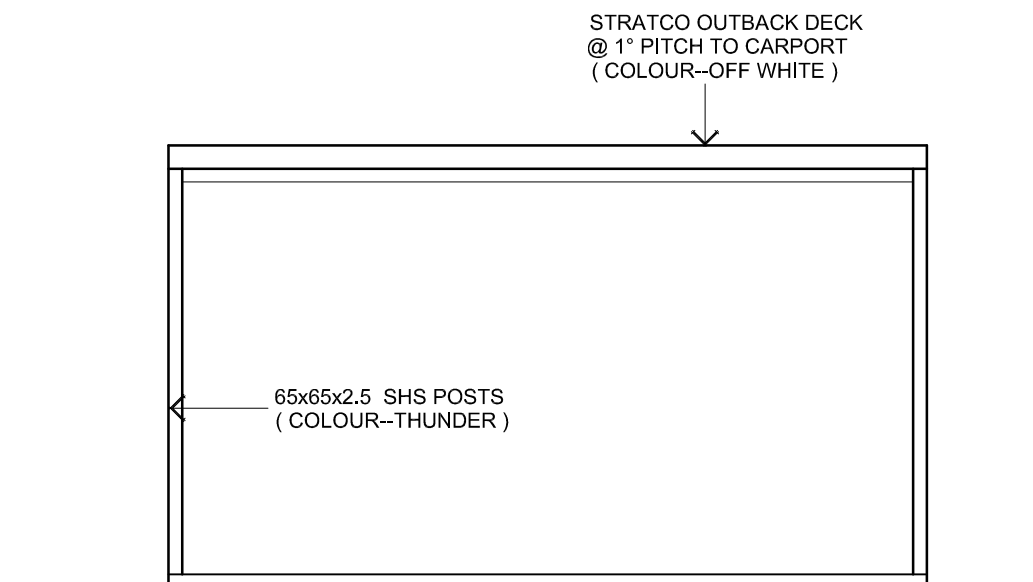
JULNIC PTY LTD TRADING AS:

**3 States** ▶▶▶

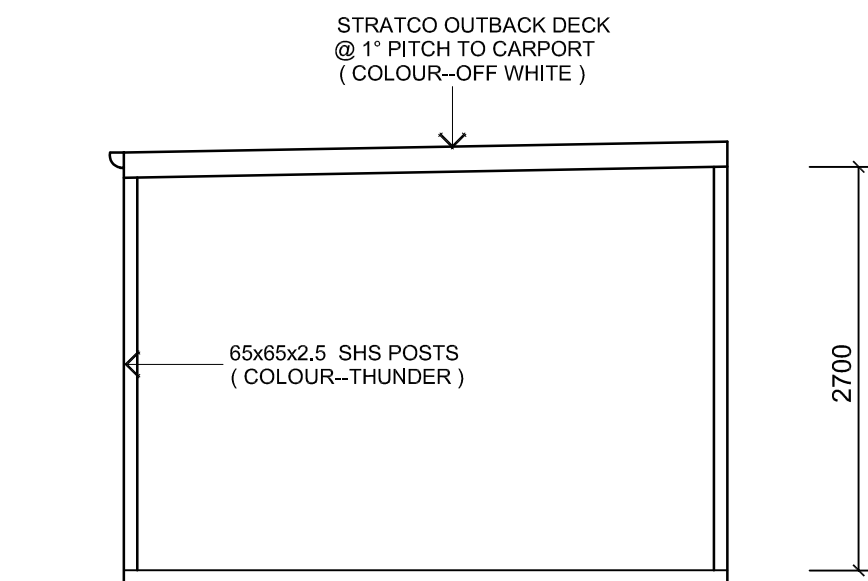
**DESIGN**  
11 DYLAN COURT  
MILDURA 3500  
MOBILE 0407 211101  
EMAIL [threestates@bigpond.com](mailto:threestates@bigpond.com)



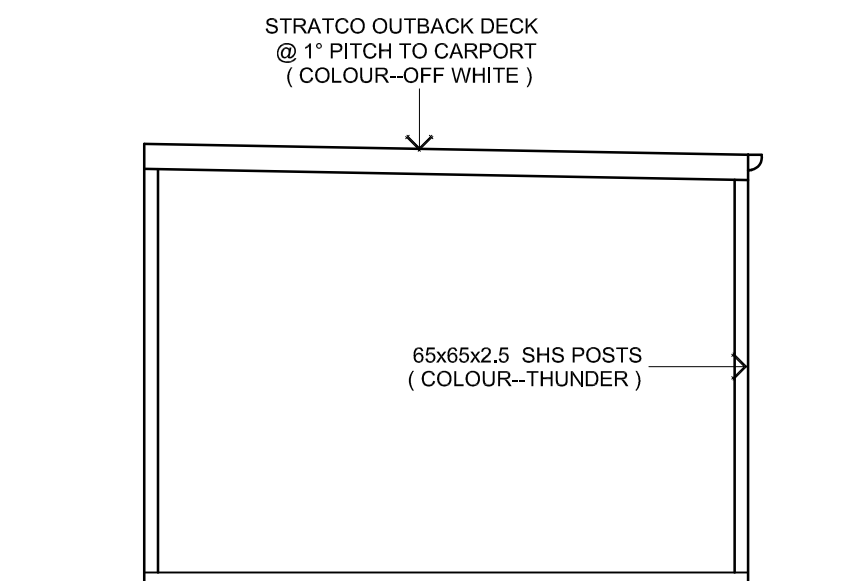
WEST ELEVATION 1:50



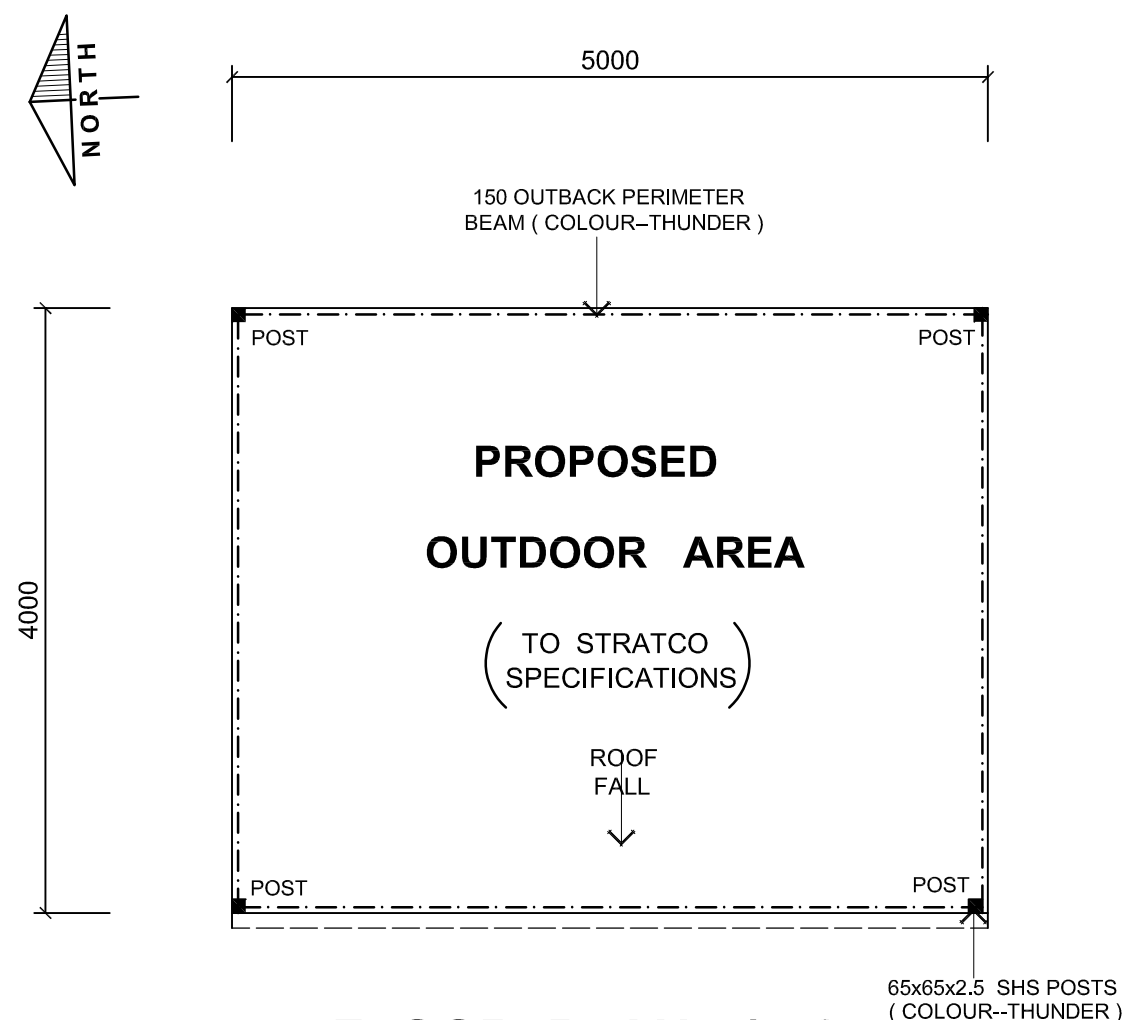
EAST ELEVATION 1:50



SOUTH ELEVATION 1:50



NORTH ELEVATION 1:50



FLOOR PLAN 1:50

drg no.			
2025-031			
project			
NEW FREE STANDING STRATCO OUTDOOR AREA			
address			
LOT 1 ( No 74 ) WILLIAM STREET GOL GOL			
client			
R. D. POOLE & H. L. WATSON			
scale			
AS SHOWN			
area			
OUTBACK AREA		20.00m2	
sheet no.	1	of	2
date	APRIL 2025		
design	NK	drn	NK
DP no.	AD 1200		

general notes:

- ALL WORKS CARRIED OUT SHALL BE IN STRICT COMPLIANCE WITH THE PROVISIONS OF THE NATIONAL CONSTRUCTION CODE
- CONTRACTORS SHALL CHECK ALL DIMENSIONS ON SITE BEFORE COMMENCING ANY WORKS.
- FIGURED DIMENSIONS HAVE PREFERENCE TO SCALE.
- PLANS SHALL BE READ IN CONJUNCTION WITH PROJECT SPECIFICATIONS & ATTACHED DOCUMENTATION.
- IT IS THE BUILDERS RESPONSIBILITY TO ENSURE THAT THE BUILDING IS WITHIN THE DESIGNATED BOUNDARIES AND VERIFY THAT THE SITE IS SHOWN CORRECT.
- IT IS THE BUILDERS RESPONSIBILITY TO NOTIFY THE DESIGNER OF ANY SERVICES WHICH MAY HINDER CONSTRUCTION OR CAUSE ALTERATIONS TO DESIGN BEFORE COMMENCING ANY WORK.

JULNIC PTY LTD TRADING AS:

**3 States** ▶▶▶

**DESIGN**  
11 DYLAN COURT  
MILDURA 3500  
MOBILE 0407 211101  
EMAIL [threestates@bigpond.com](mailto:threestates@bigpond.com)

Order Reference

Sales Person

Client Name

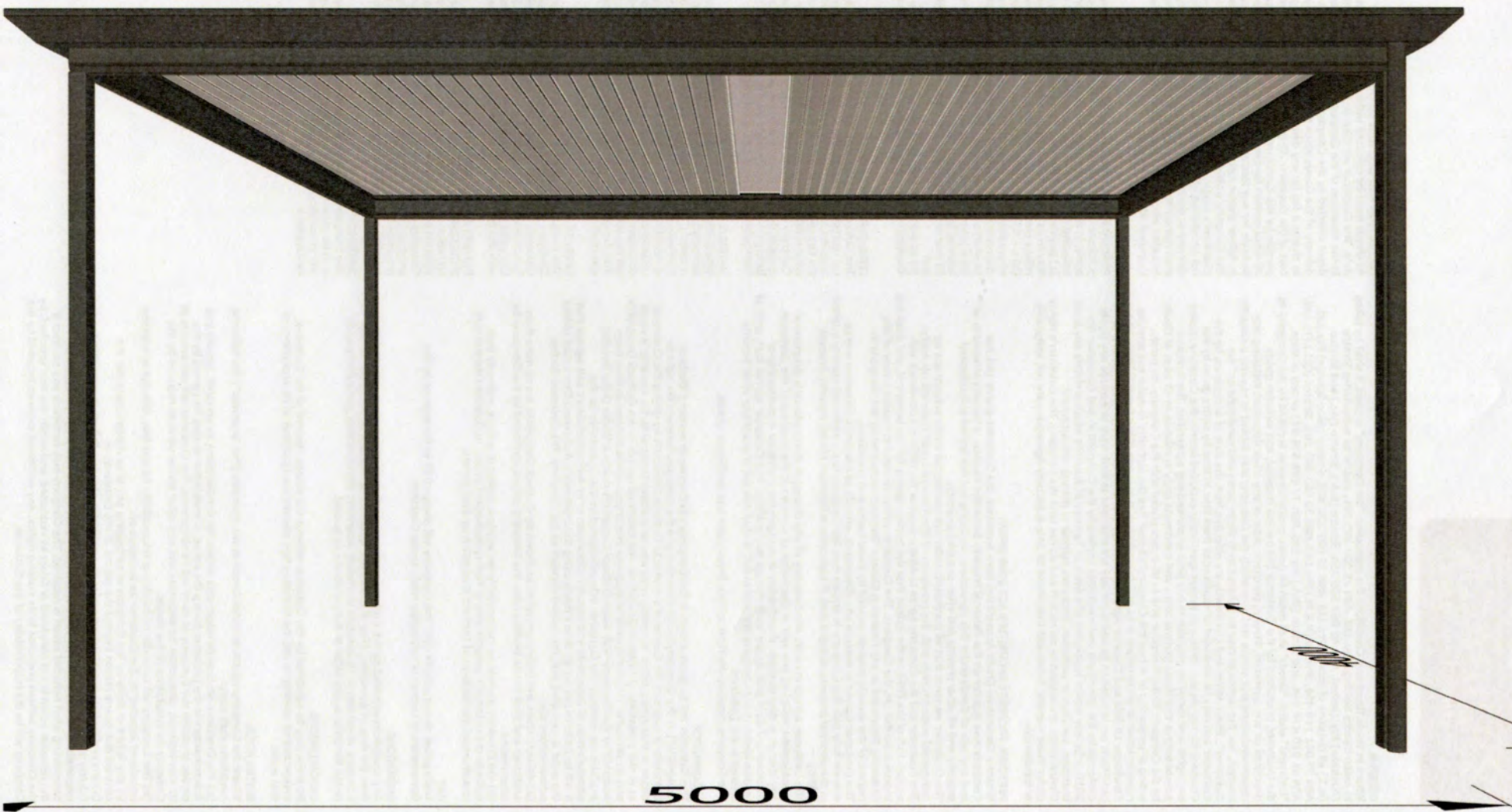
Mr Jarred Gibbons

Heather & Robert Poole

Site Address

74 William Street

Gol Gol





### Column Locations

Order Reference  
Sales Person  
Client Name

Mr Jarred Gibbons  
Heather & Robert Poole

Design Number  
Date  
Site Address

O1055797  
17/01/2025  
74 William Street  
Gol Gol

