



Health & Planning Division  
26-28 Adelaide Street  
PO Box 81  
WENTWORTH NSW 2648  
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## 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 R5 - Large lot residential and the proposed storage shed is consistent with the zone. The proposed storage shed is consistent with the development control plan.

### 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 storage shed will 24m x 12m and 4.3m high. The shed will be clad in colorbond in monolith colour with colorbond roof sheets in monolith colour.  
The proposed storage shed will be used in association with the future dwelling to be constructed on the site.

## 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 lot is vacant and rectangular in shape. The site is devoid of vegetation.

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

Vacant Lot

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

The development 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.)

No other constraints exist on the site.

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

The surrounding area is residential developments.

### 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 development will not be prominent in the surrounding area and is consistent and within the general character and surrounding development.

### 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 proposed development will not create any issues.

### 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:

No additional access will be required as a result of the development.

## 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 will not result in any adverse environmental impacts.

## 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 vegetation will be removed as a result of the development

## 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 will be harvested for use on site.

## 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

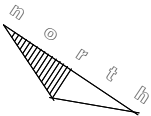
Please justify your answers below:

No social or economic impact will result from the development

## CONCLUSION

Cumulative effects of all factors.

The development is consistent with other surrounding development and will not create any adverse impact on the area.



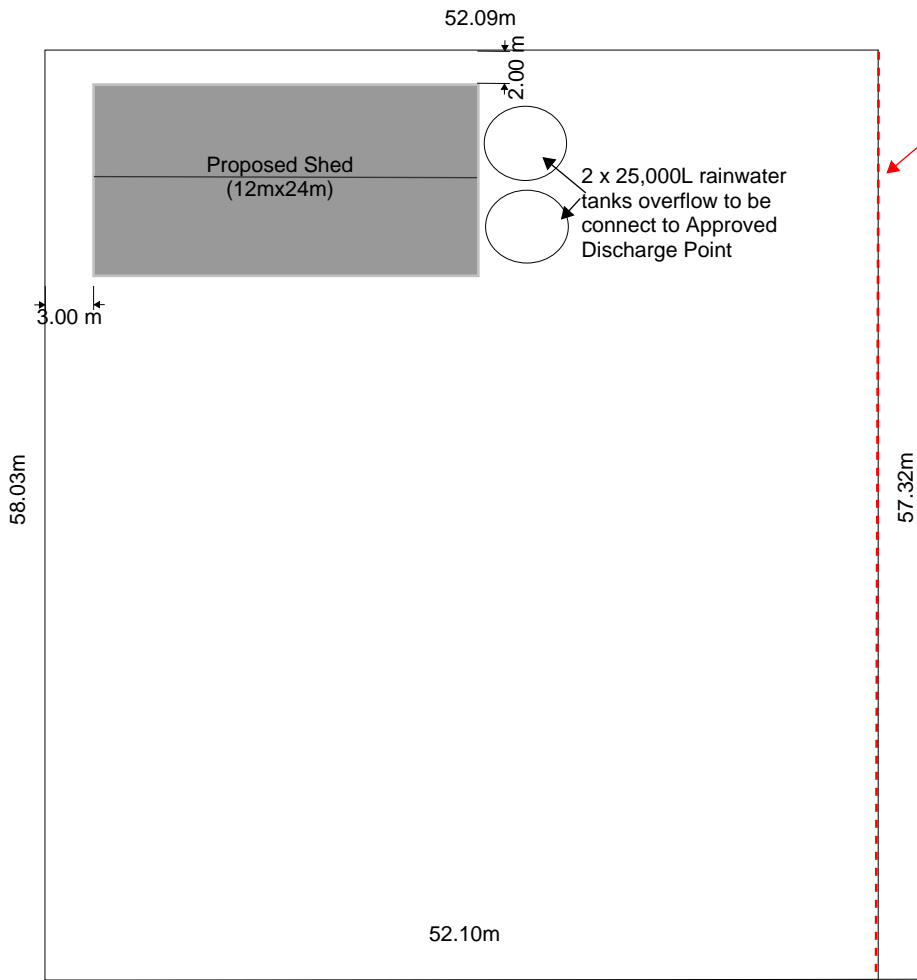
**SITE NOTES:**

90mmØ U.P.V.C. STORMWATER DRAINS

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

90mmØ U.P.V.C. (PAINTED) 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.



2m Fence overall

Inclusive of:  
200mm plinth  
1800mm Colourbond (Monument  
or Similar)  
Consistent with surrounding  
allotments.



KARRI  
DRIVE

YORKE DRIVE

TERRAIN CATEGORY 2.5 WIND CLASSIFICATION (N2)  
REGION A  
TOPOGRAPHIC EFFECT ( T1 )  
WIND DIRECTION ( PARTIALLY SHIELDED )  
CALCULATION OF WIND SPEED = 33

**PROJECT:**

PROPOSED SHED

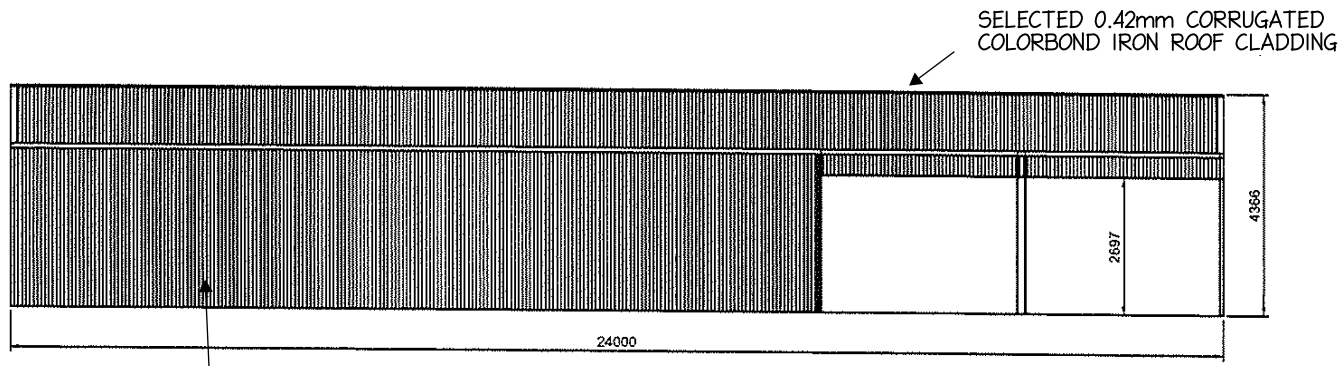
**CLIENT:**

Adam & Sharon Symes

**ADDRESS:**

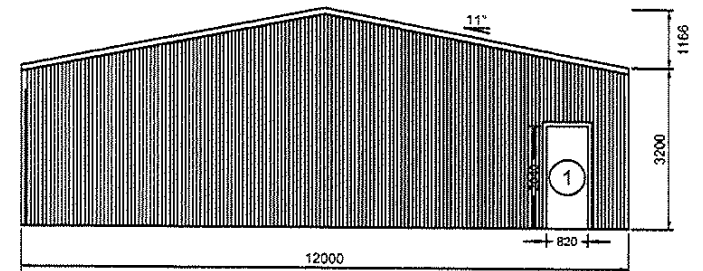
Lot 15, 15 Yorke Drive Gal Gal NSW

**SCALE:** AS SHOWN

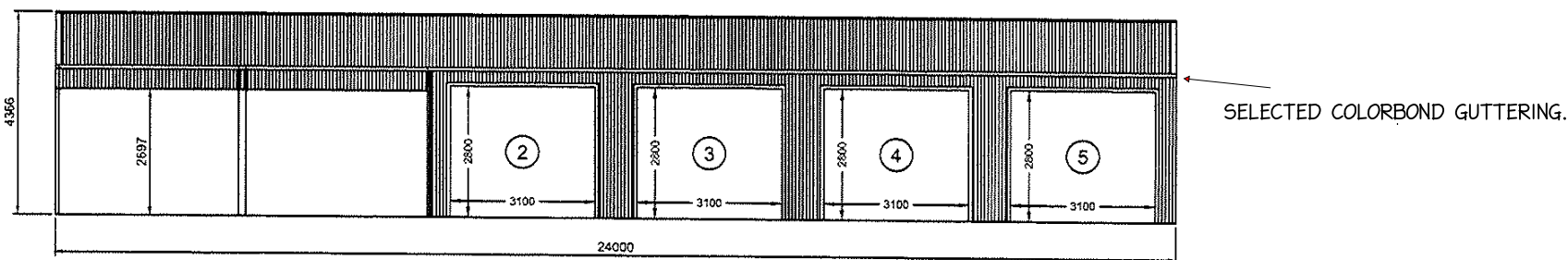


SELECTED 0.42mm CORRUGATED  
COLORBOND

**Eastern Elevation**  
Scale: 1:100



**Northern Elevation**  
Scale: 1:100



SELECTED  
ROLL-A-DOORS TO SUIT OPENING.

**Western Elevation**  
Scale: 1:100

TERRAIN CATEGORY 2.5 WIND CLASSIFICATION (N2)  
REGION A  
TOPOGRAPHIC EFFECT ( T1 )  
WIND DIRECTION ( PARTIALLY SHIELDED )  
CALCULATION OF WIND SPEED = 33

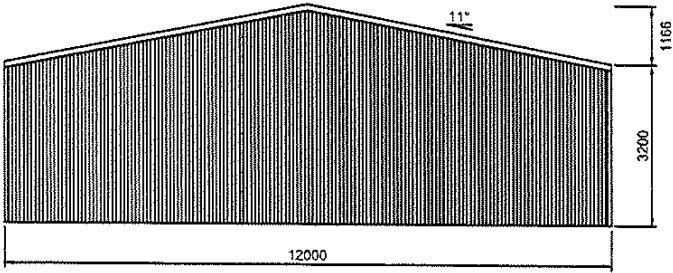
**PROJECT:**  
PROPOSED SHED

**CLIENT:**  
Adam & Sharon Symes

**ADDRESS:**  
Lot 15, 15 Yorke Drive Gol Gol NSW

**SCALE:** AS SHOWN

COLOUR SCHEDULE
Roof Sheets: Monolith
Extomal Wall Sheets: Monolith
Roller Doors: Monolith
Flashings: Monolith
PA Doors: Monolith
Windows: NA



Southern Elevation  
Scale: 1:100

Water tank: (As below or similar)

Dimensions: 3780D x 2790H (inlet @ 2420)

Tank Weight: 425KG.



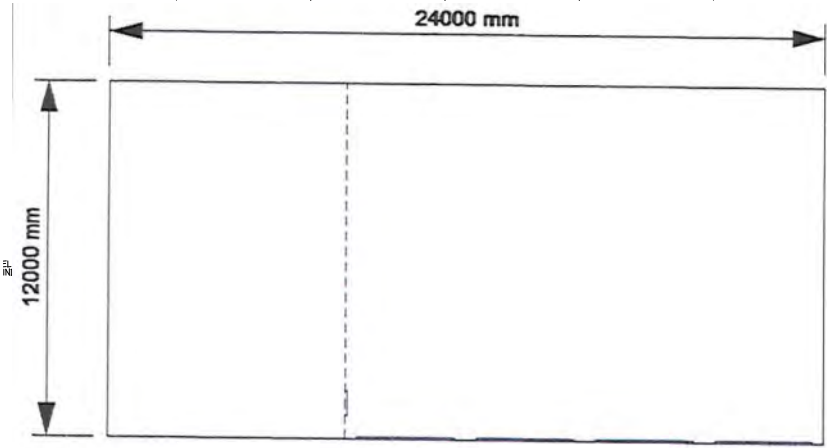
TERRAIN CATEGORY 2.5 WIND CLASSIFICATION (N2)  
REGION A  
TOPOGRAPHIC EFFECT ( T1 )  
WIND DIRECTION ( PATRIALLY SHEILDED )  
CALCULATION OF WIND SPEED = 33

PROJECT:  
PROPOSED SHED

CLIENT:  
Adam & Sharon Symes

ADDRESS:  
Lot 15, 15 Yorke Drive Gol Gol NSW

SCALE: AS SHOWN



FLOOR PLAN