

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 subject site is within the RS - Large lot residential & the proposed structures are permissible within the zone & consistent with zone objectives - to provide residential housing in a rural setting while preserving and minimising impacts on environmentally sensitive locations & scenic quality. To ensure that large residential lots do not hinder the proper & orderly development of urban areas in the future.

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 structures are to be constructed from BHP steel & aluminium products. The color scheme will match surrounding materials.

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.

There is an existing shed on the land which is currently level and rectangular in shape.

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

Previously fruit block, there is an existing shed on the property that is used for storage.

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 has a spoon drain along the front boundary as per site plan.

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

There is a 3m w drainage easement on the Wiga Rd end + an electrical easement on the opposite end.

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

Residential + fruit blocks.

CONTEXT AND SETTING

- Will the development be:

- Visually prominent in the surrounding area?
- Inconsistent with the existing streetscape?
- Out of character with the surrounding area?
- Inconsistent with surrounding land uses?

☐ Yes

☒ No

☐ Yes

☒ No

☐ Yes

☒ No

☐ Yes

☒ No

Please justify your answers below:

There are trees bordering the whole area, therefore the proposed structures will not be visually prominent in the surrounding area. The land is also tucked in behind houses.

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.?
- Will the development result in the overshadowing of adjoining properties resulting in an adverse impact on solar access?
- 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.?
- Will the development impact on views enjoyed from adjoining or nearby properties and public places such as parks roads and footpaths?

☐ Yes

☒ No

☐ Yes

☒ No

☐ Yes

☒ No

☐ Yes

☒ No

Please justify your answers below:

As per previous response. ↑

ACCESS, TRAFFIC AND UTILITIES

- Is legal and practical access available to the development?
- Will the development increase local traffic movements / volumes?
If yes, by how much?
- Are additional access points to a road network required?
- Has vehicle manoeuvring and onsite parking been addressed in the design?
- Are power, water, sewer and telecommunication services readily available to the site?

☒ Yes

☐ No

☐ Yes

☒ No

☐ Yes

☒ No

☒ Yes

☐ No

☒ Yes

☐ No

Please justify your answers below:

Land is large enough for vehicle manoeuvring onsite. There will only be 2 + vehicles at any one time.

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:

Very minimal levelling is required as land is already level.

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

Please justify your answers below:

N/A

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) *as per plan.*
- 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 as per plan provided

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:

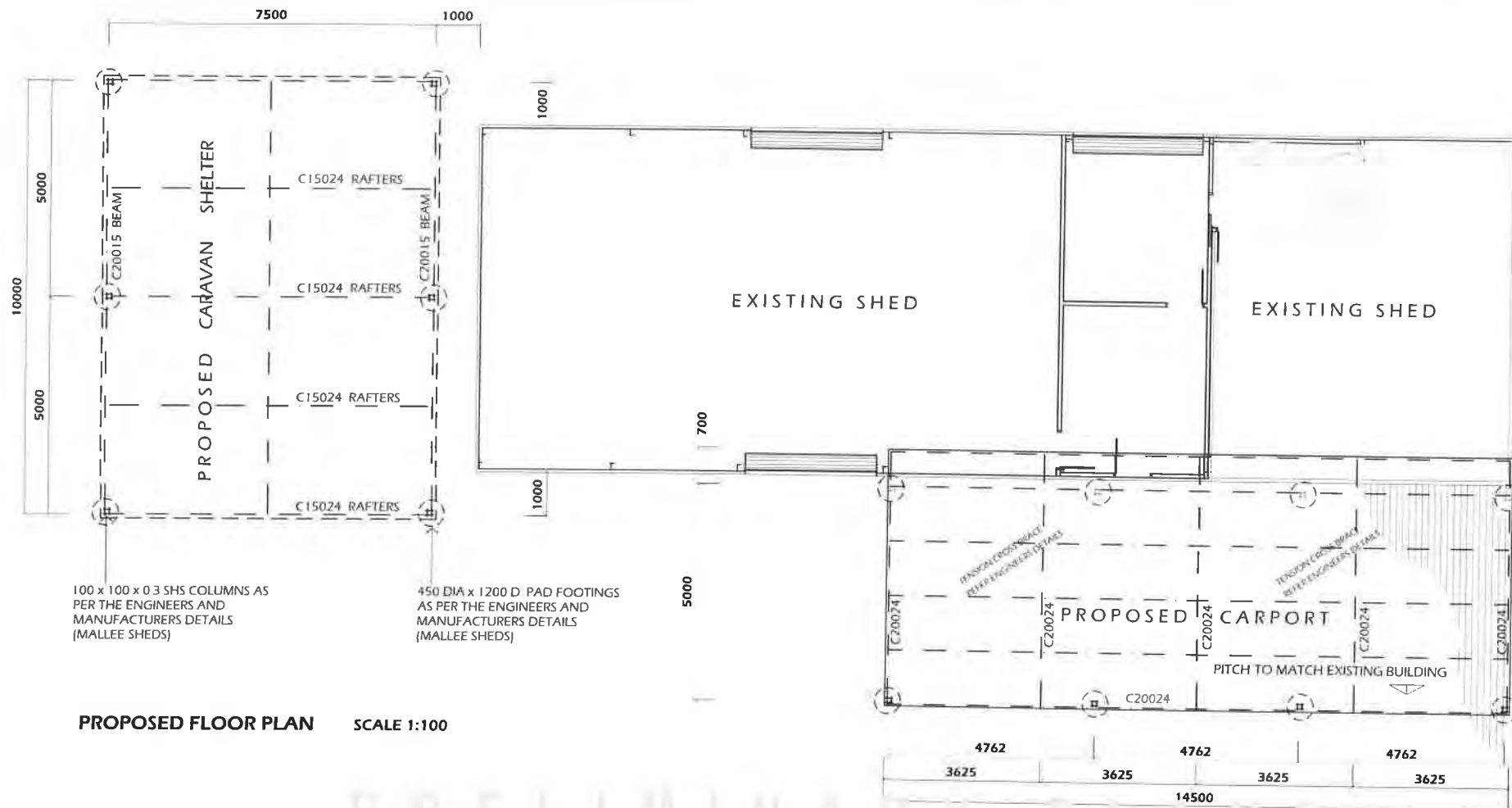
CONCLUSION

Cumulative effects of all factors.

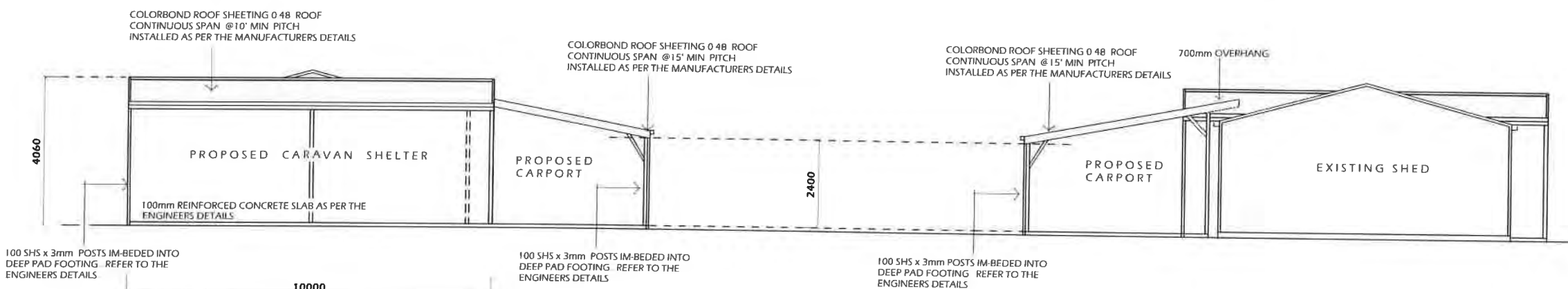
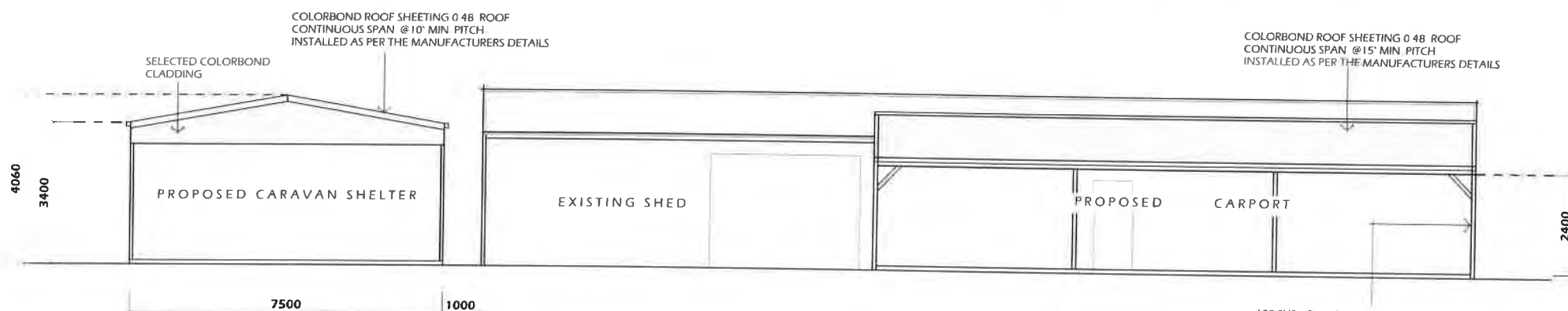
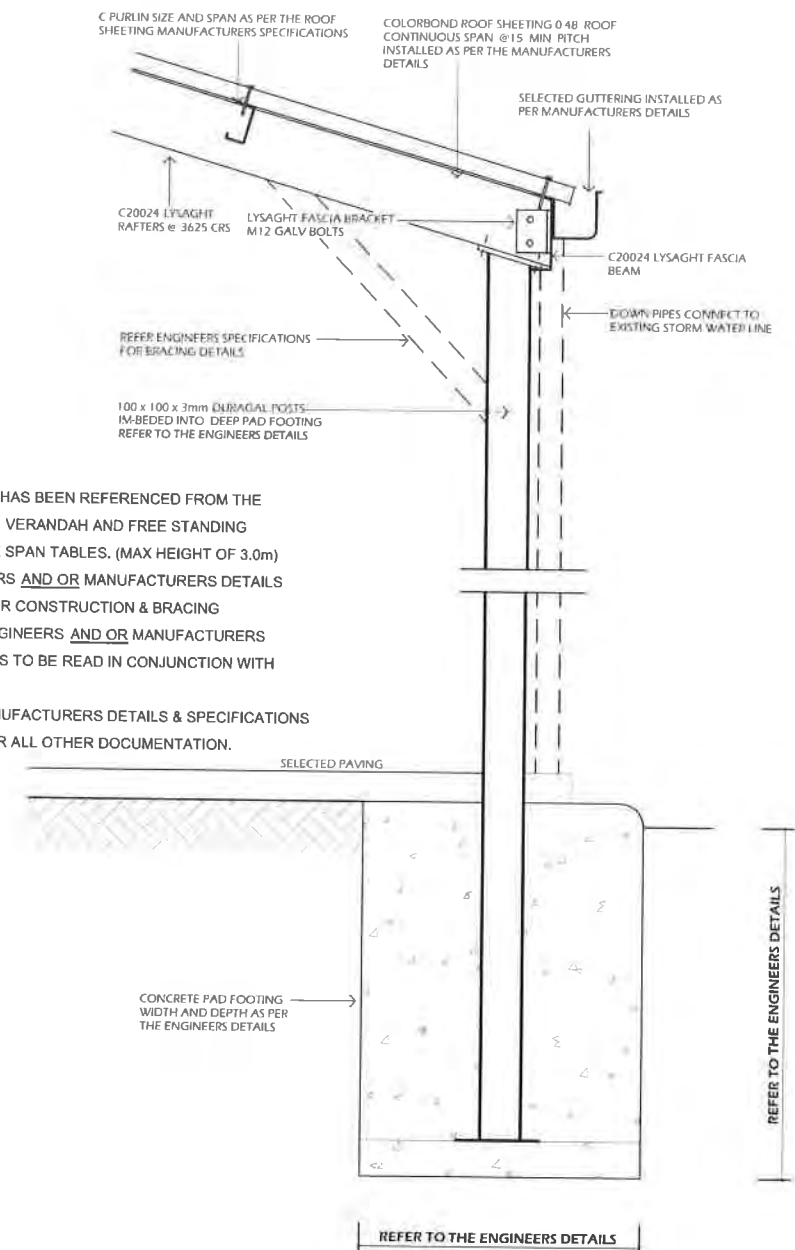
In conclusion we feel that the proposed development is appropriate for the site as it:

- *Supports the objectives of Zone R.5-*
- *Is appropriately located on the subject site*
- *Will have an acceptable impact on the locality in terms of amenity + visual dominance*
- *Will not result in any detrimental impacts on the environment.*

It is considered that the proposal is worthy of support + is therefore respectfully requested that WSC grant development consent for the proposed structures.



NOTE:
 VERANDAH STRUCTURE HAS BEEN REFERENCED FROM THE MALLEE SHEDS (418329) VERANDAH AND FREE STANDING CARPORT DESIGN GUIDE SPAN TABLES. (MAX HEIGHT OF 3.0m)
 REFER TO THE ENGINEERS AND OR MANUFACTURERS DETAILS AND SPECIFICATIONS FOR CONSTRUCTION & BRACING REQUIREMENTS. THE ENGINEERS AND OR MANUFACTURERS DETAILS, SPECIFICATIONS TO BE READ IN CONJUNCTION WITH PLANS.
 ENGINEERS AND OR MANUFACTURERS DETAILS & SPECIFICATIONS TAKE PRECEDENCE OVER ALL OTHER DOCUMENTATION.



SOUTH EAST ELEVATION SCALE 1:100

PROJECT			
PROPOSED CARPORT & CARAVAN SHELTER			
CLIENT			
G. CROSS			
ADDRESS			
7 WILGA ROAD , GOL GOL NSW.			
DWG TITLE			
FLOOR PLAN ELEVATIONS DETAILS			
PROJECT NO.	TBA	WORKS NO.	TBA
CAD FILE NAME	FFD0225		
DRAWN	JGF	APPROVED	
CHECKED	-	DATE	30.04.25
SCALE	AS SHOWN	DRAWING NO.	A2
CAD PLOT SCALE	1:1	REV. NO.	H.
FISHER DESIGN AND DRAFTING			
a. PO BOX 2937 MILDURA VIC. 3502 DP - A D 3 6 2 7 8			
e. johnf@ncable.com.au p. 0417242414			



Mallee Sheds

ABN: 66 110 379 776

Address: 14 Tenth Street
Mildura VIC 3500

Email: info@malleesheds.com.au

Web: www.malleesheds.com.au

Phone: 0408 595 741

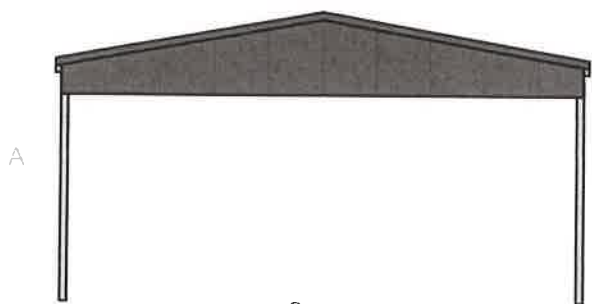
Lic No: CDB-L 60694

Quotation

No: **418329**

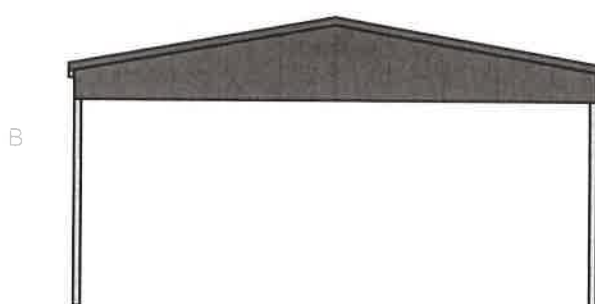
Date: 05/12/2024

Valid: 14 Days



A: 3.40m B: 4.06m C: 7.50m Pitch: 10°

Front View



Back View



D: 10.00m

Length View



Reverse Length View



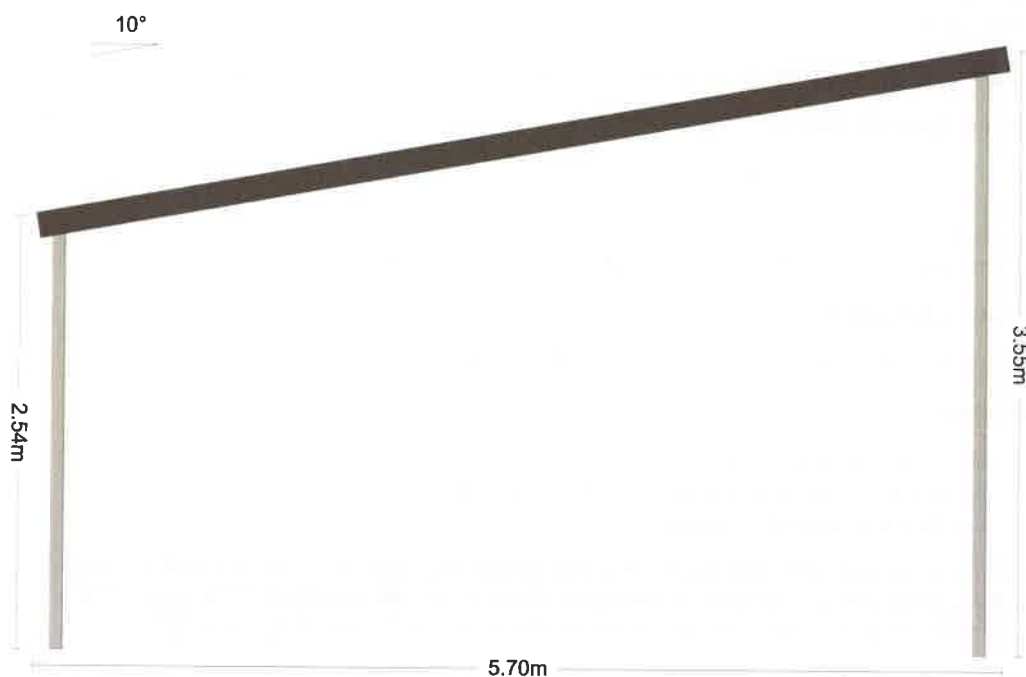
Mallee Sheds

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Quotation

No: **427196**
Date: 01/05/2025
Valid: 14 Days



Front View



Side View