



Health & Planning Division
26-28 Adelaide Street
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WENTWORTH NSW 2648
Tel: 03 5027 5027
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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:

Proposal is for a Carport in association with a dwelling.

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.

Proposed Carport in association with an existing dwelling.

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 has an area of 5055 sqm and contains a dwelling under construction. the surrounding neighbourhood is residential with existing dwellings.

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

The site was vacant previous to the current dwelling being under construction.

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 is not subject to natural hazards.

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

The site has a 6.0m wide carriageway easment located at the front of the property.

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

the surrounding area is residential in nature.

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 is of a type and size consistent with the surrounding land uses.

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 development will not result in any detrimental effects to surrounding 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:

The proposed Carport is consistent with the residential development of this property and Neighbouring properties.

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:

They type and size of the carport is consistent and will not have environmental detriment.

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:

No vegetaion is required to be removed for 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 directed to 20000L Rainwater Tank and used 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 impacts will result from the development.



CONCLUSION

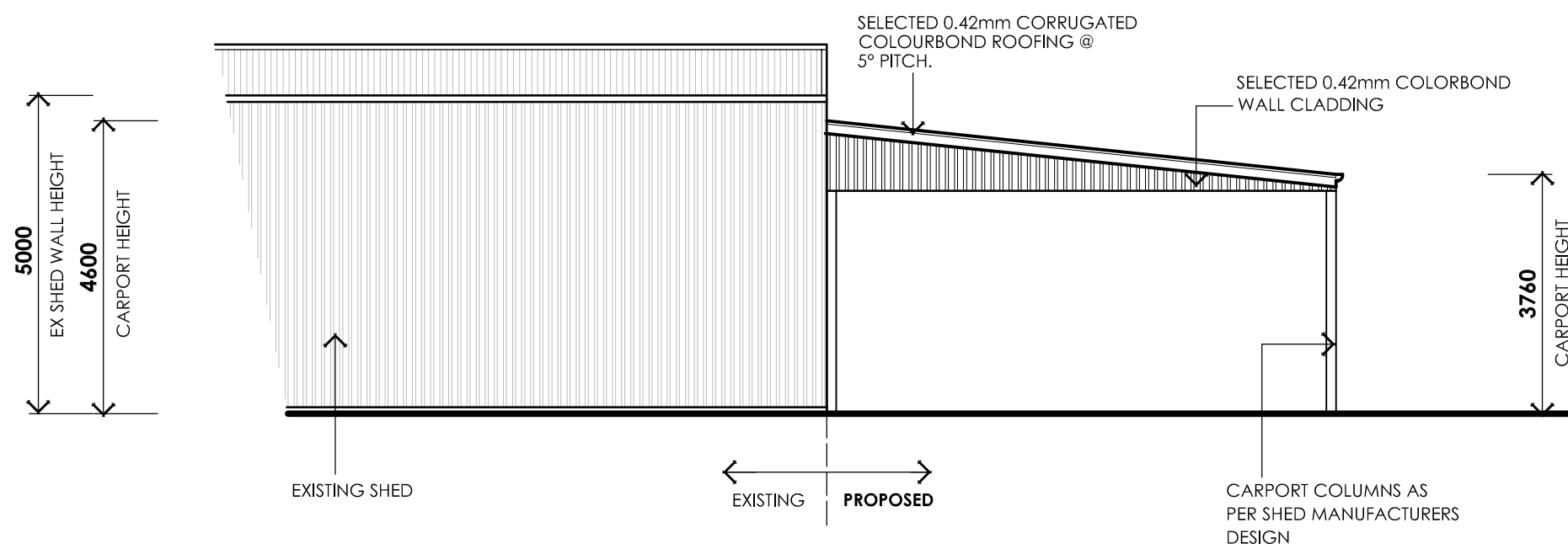
Cumulative effects of all factors.

The proposal is for a Carport to be used in association with a dwelling in a residential area. This type and size of development is consistent in the area.

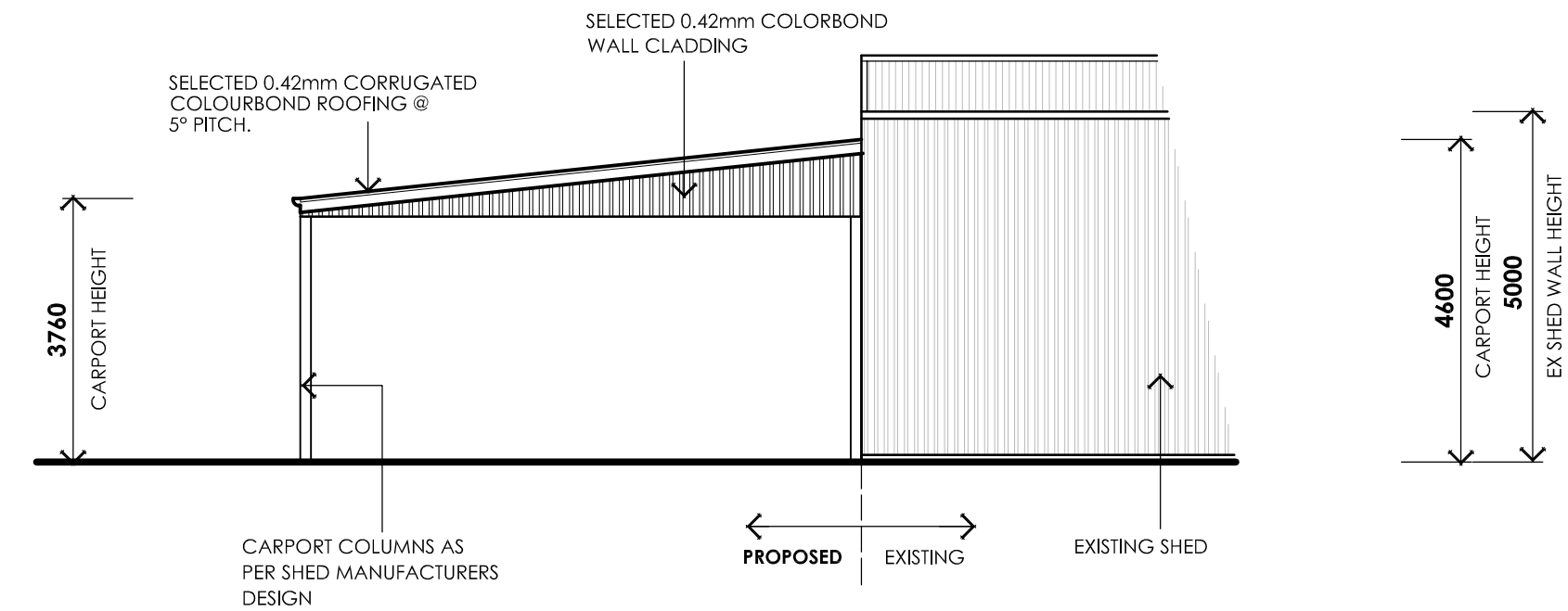


SITE PLAN 1:200

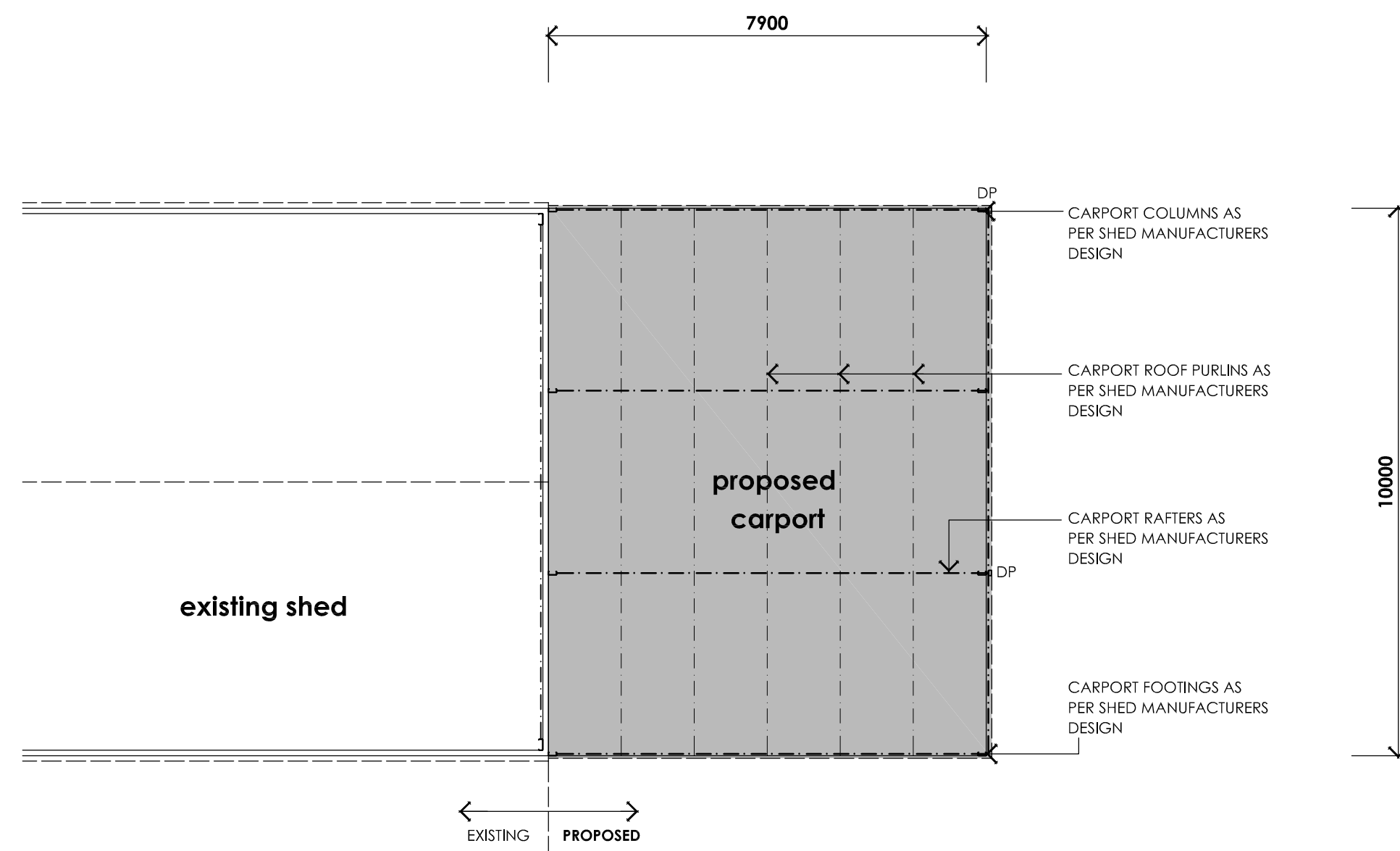
PROJECT: PROPOSED CARPORT	
CLIENT: M. & J. LENTON	
ADDRESS: No. 221, LOT 7 DP 1270097 POONCARIE ROAD, WENTWORTH	
SCALE: AS SHOWN	ISSUE: D.A.
DESIGN: MCB	DATE: MAY 2025
DRAWN: MCB	SHEET NO: 2 OF 2
DRG NO: CD25 - 102	
  conceptdesign M: 0408 125 516 A: 8 ysonde avenue, inrymple MARK BAKER DP AD23012 © COPYRIGHT 2025 - CONCEPT DESIGN	



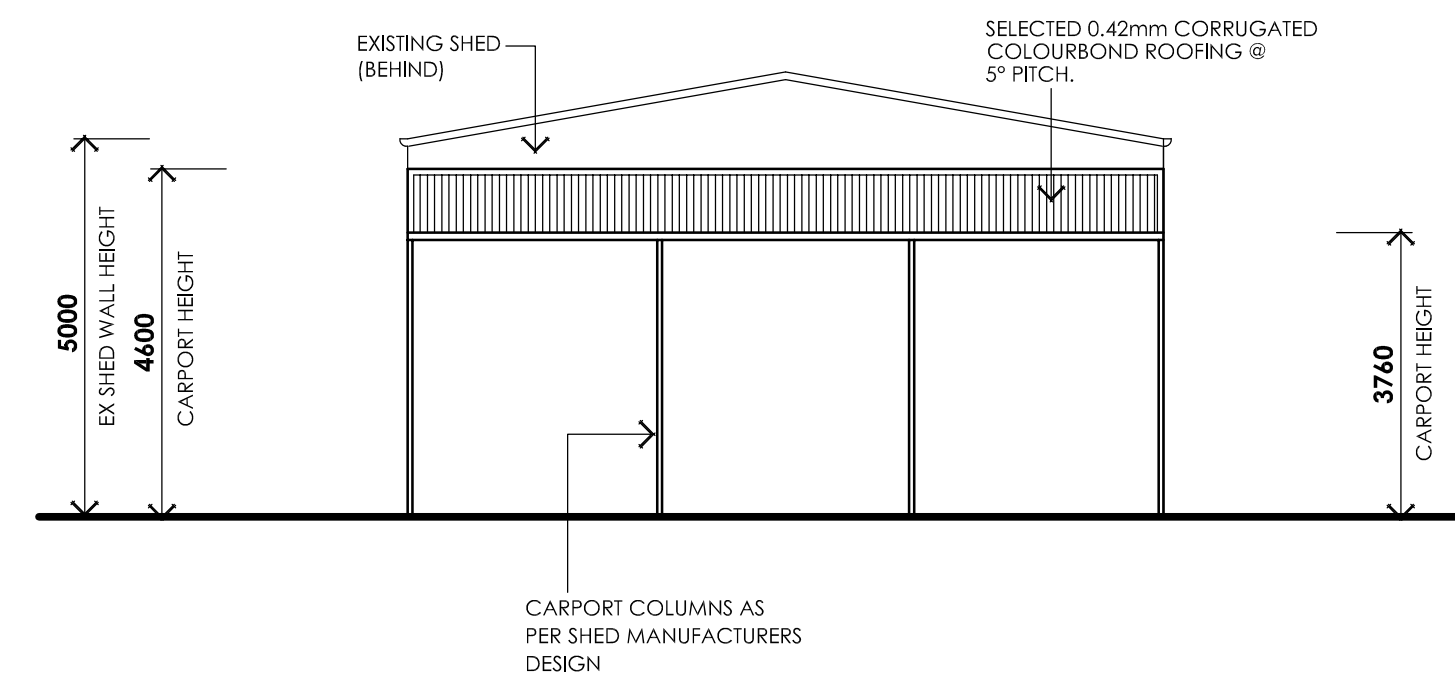
SOUTHWEST ELEVATION 1:100



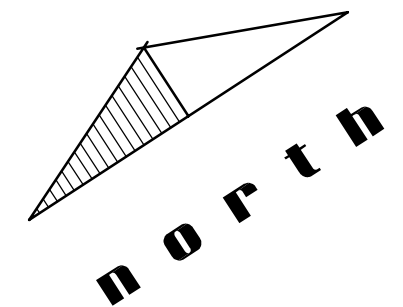
NORTHEAST ELEVATION 1:100



FLOOR PLAN 1:100



SOUTHEAST ELEVATION 1:100



REFER ENGINEERS DESIGN FOR ALL
STEELWORK SIZES, CONNECTION DETAILS
AND FOUNDATION DESIGN

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SCALE: AS SHOWN
DESIGN: MCB
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ISSUE: D.A.
DATE: MAY 2025
SHEET NO: 1 OF 2

DRG NO: CD25 - 102



REGISTERED
Building Practitioner

concept design

M: 0408 125 516
A: 8 ysonde avenue, inyple
MARK BAKER DP AD23012

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