



## **ROY COSTA PLANNING & DEVELOPMENT**

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# **STATEMENT OF ENVIRONMENTAL EFFECTS**

**LOT 2 DP 875018**

**18 WILGA ROAD, GOL GOL NSW 2738**

**34 LOT SUBDIVISION**

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# Introduction

## 1. Background

This Statement of Environmental Effects has been prepared by Roy Costa Planning and Development to support a Development Application for a proposed 34 lot subdivision.

The application seeks Development Consent from Wentworth Shire Council under Part 4 of the *Environmental Planning and Assessment Act 1979*, which governs development assessment and consent processes.

## 2 Subject Site and Surrounding Area

### 2.1 Subject Site

Address	18 Wilga Road Gol Gol, NSW 2738	
Lot & DP	Lot 2 DP 875018	
Land Zoning	R5 Large Lot Residential	
Land size	86,000m <sup>2</sup> approx.	
Shape	Irregular	
Slope	Flat	
Vegetation	Vineyards	
Waterways	Nil	
Current uses	Viticulture	
Previous uses	Viticulture	
Natural hazards	Bushfire prone:	The land is not bushfire affected
	Flood affected:	The land is not flood affected
	Salinity:	No mapped or known salinity issues affecting the land.
	Stormwater:	No known storm water impacts.
Additional constraints	a) The land is adjacent to a classified road which requires a 1.5m buffer. b) This property may be located near electrical infrastructure and could be subject to requirements listed under Transport and Infrastructure SEPP 2021 Clause 2.48.	



Figure 1: Aerial Site Plan

## 2.2 Surrounding Land Use and Development

The subject land is surrounded by R5 Large Lot Residential zoned land and is bordered to the west by an SP2-zoned State Highway. To the south, an SP2-zoned Water Treatment Facility is located. Further to the north-northwest, the land transitions into an RU5 Village zone, which features a mix of residential properties, commercial establishments, and small businesses.



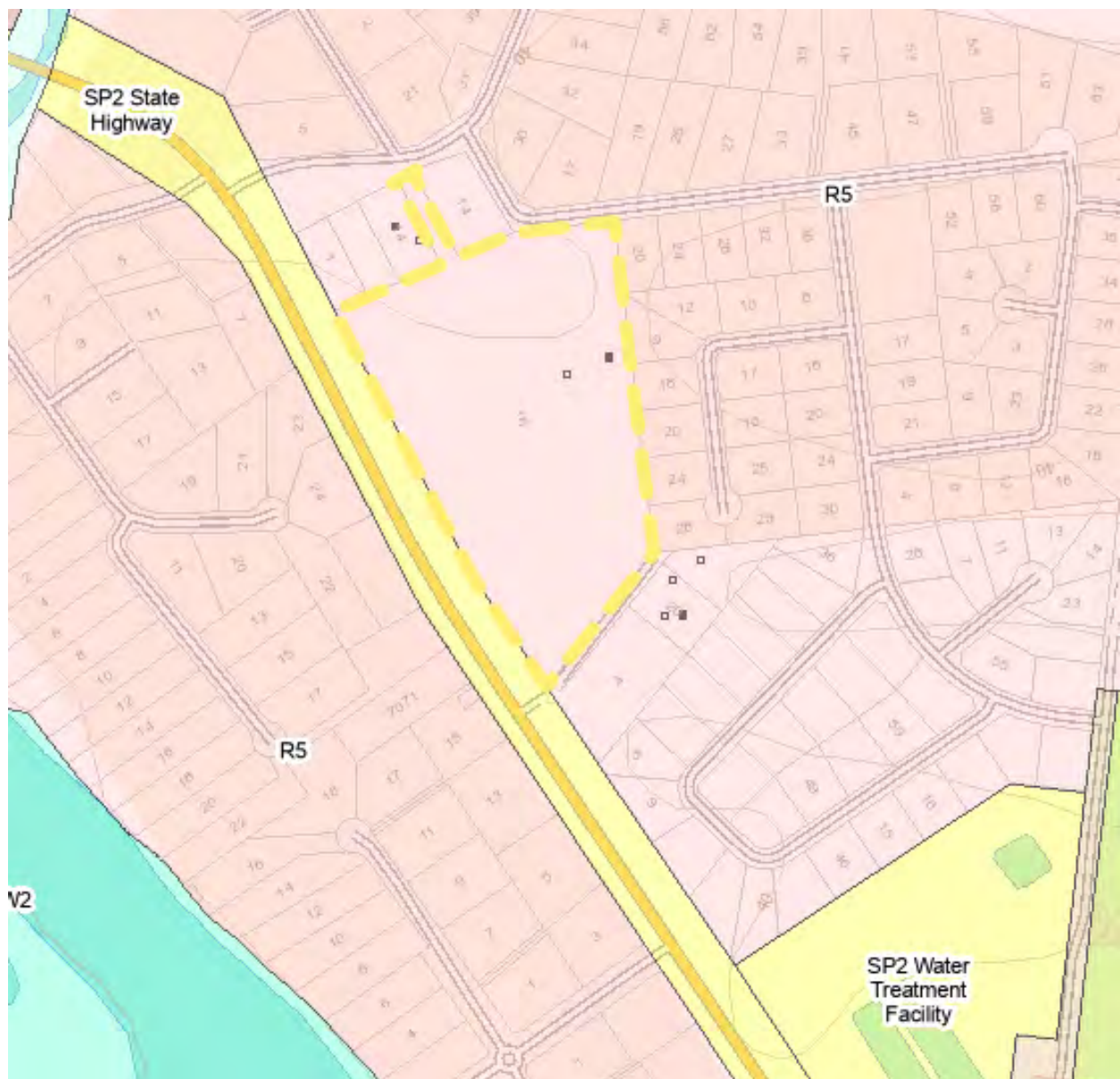


Figure 2: Surrounding Land Uses

### 3. Proposed Development

Proposal	34 Lot Subdivision
Size of Current Lot	86,000m <sup>2</sup> approx.
Applicable MLS	2000m <sup>2</sup>
Size of proposed sub-divided lots	The lots will range in size from 2000m <sup>2</sup> to 2008m <sup>2</sup> .
Intended future use	Large Lot Residential

### 4. Relevant Planning Controls

#### 4.1 State Environmental Planning Policies

- State Environmental Planning Policy (Biodiversity and Conservation) 2021
- State Environmental Planning Policy (Biodiversity and Conservation) 2021
- State Environmental Planning Policy (Exempt and Complying Development Codes) 2008
- State Environmental Planning Policy (Housing) 2021
- State Environmental Planning Policy (Industry and Employment) 2021
- State Environmental Planning Policy (Planning Systems) 2021
- State Environmental Planning Policy (Primary Production) 2021
- State Environmental Planning Policy (Resilience and Hazards) 2021
- State Environmental Planning Policy (Resources and Energy) 2021
- State Environmental Planning Policy (Sustainable Buildings) 2022
- State Environmental Planning Policy (Transport and Infrastructure) 2021

#### 4.2 Wentworth Local Environmental Plan 2011

Permissibility of development in the Zone	The proposed development is permissible in the R5 Large Lot Residential Zone.
Consistency with Zone Objectives	<u>Zone Objective:</u> <i>To provide residential housing in a rural setting while preserving, and minimising impacts on, environmentally sensitive locations and scenic quality.</i>

	<p><u>Comments:</u></p> <p>The proposed 34-lot subdivision aligns with the R5 Large Lot Residential zoning by providing spacious residential housing in a semi-rural setting.</p> <p>Each lot meets or exceeds the Minimum Lot Size (MLS) requirement, ensuring appropriate density and maintaining the area's character.</p> <p>The subdivision layout has been designed to minimise disturbance to environmentally sensitive areas and preserve the scenic quality of the landscape.</p> <p>Any necessary environmental management measures will be implemented to mitigate potential impacts.</p> <hr/> <p><u>Zone Objective</u></p> <p><i>To ensure that large residential lots do not hinder the proper and orderly development of urban areas in the future.</i></p> <p><u>Comments</u></p> <p>The proposed subdivision has been designed in accordance with Wentworth Shire Council's strategic planning framework, ensuring it does not obstruct future urban development.</p> <p>The lot sizes and layout maintain consistency with the intended land use, and the proposal does not create irregular land patterns that could complicate future planning or infrastructure expansion.</p> <hr/> <p><u>Zone Objective</u></p> <p><i>To ensure that development in the area does not unreasonably increase the demand for public services or public facilities.</i></p> <p><u>Comments:</u></p> <p>The subdivision has been planned with appropriate infrastructure provisions, including roads, drainage, and utility connections, to prevent undue pressure on public services.</p> <p>Consultation with relevant service providers will be undertaken to ensure that the development can be supported without significant upgrades to existing public facilities.</p> <p>Contributions towards essential services will be made in accordance with Council policies.</p>
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	<p><u>Zone Objective</u>  <i>To minimise conflict between land uses within this zone and land uses within adjoining zones.</i></p> <p><u>Comments</u>  The development has been designed to integrate seamlessly with surrounding land uses.</p> <p>Adequate setbacks, appropriate lot sizes, and strategic placement of road networks will help buffer residential lots from any incompatible uses.</p> <p>The subdivision maintains a low-density character, reducing the likelihood of conflicts with neighbouring agricultural or rural activities.</p>
Applicable Principal Development Standards	<p><u>Zone Objective</u>  <i>To restrict the construction of new residential and other sensitive uses in flood prone areas.</i></p> <p><u>Comments</u>  State-based flood mapping confirms that the subject land is not identified as flood-affected. As such, the proposed subdivision does not pose any risk of flood-related impacts on future residents or infrastructure. The development complies with Council's flood planning controls and relevant state regulations.</p>
	<p>Clause 4.1 Minimum Subdivision Lot Size</p> <p><u>Objective:</u>  a) <i>To ensure subdivision of land occurs in a manner that promotes suitable land uses and development</i></p> <p><u>Comment:</u>  The proposed 34 lot subdivision has been designed to align with the intended land use for the R5 Large Lot Residential Zone. Each lot meets or exceeds the Minimum Lot Size (MLS) requirement, ensuring that the subdivision supports appropriate residential development while maintaining the area's low-density character. The subdivision pattern and road layout facilitate efficient land use and connectivity while preserving the rural setting.</p> <p><u>Objective:</u>  b) <i>To establish minimum lot sizes that are consistent with relevant zone objectives</i></p>

	<p><u>Comment:</u></p> <p>All proposed lots comply with or exceed the minimum lot size requirements set out for the R5 Large Lot Residential Zone. This ensures that the subdivision aligns with the zone's objectives of providing spacious residential lots in a rural setting while maintaining environmental and scenic values. The lot sizes also ensure that future dwellings can be appropriately sited with sufficient space for private open areas, on-site wastewater management (if applicable), and landscaping.</p> <hr/> <p><u>Objective:</u></p> <p><i>c) To prevent the fragmentation of productive rural land</i></p> <p><u>Comment:</u></p> <p>The subject land is zoned R5 Large Lot Residential and is not classified as prime agricultural or productive rural land. The subdivision does not reduce the availability of land for agricultural purposes or impact any ongoing rural activities. The proposal is consistent with the intended transition of this area to large-lot residential development rather than agricultural use.</p> <hr/> <p><u>Objective:</u></p> <p><i>d) To ensure the sub-division does not inappropriately impact on the natural environmental values of the area</i></p> <p><u>Comment:</u></p> <p>The subdivision has been designed to minimise environmental impact by retaining appropriate vegetation where feasible and ensuring that stormwater and drainage management measures are in place to prevent erosion or water quality degradation. The layout considers natural site features to reduce unnecessary land disturbance, and any necessary environmental safeguards will be implemented to protect local biodiversity and ecosystem functions...</p> <hr/> <p><u>Objective:</u></p> <p><i>e) To provide for more intensive small lot agricultural uses in areas with access to commercial quantities of irrigation water.</i></p> <p><u>Comment:</u></p> <p>This development proposal does not involve agricultural land uses or require access to irrigation water. Therefore, this provision is not relevant to the proposed subdivision.</p>
Applicable Miscellaneous provisions	<p>Clause 5.16 (f) - Subdivision of, or dwellings on, land in certain rural or residential or conservation zones.</p> <p>5.16(4) Matters to be taken into consideration:</p>
	<p><i>a) Existing uses and approved uses of land in the vicinity of the development</i></p>



	<p><u>Comment:</u></p> <p>The subject site is located within an area zoned R5 Large Lot Residential, where existing and approved uses primarily consist of rural residential dwellings and associated low-density residential activities. The surrounding area includes a mix of developed residential lots and vacant land intended for future residential use. There are no intensive agricultural or industrial operations in the immediate vicinity that would be adversely affected by the proposed subdivision.</p>
	<p><i>b) Whether or not the development is likely to have a significant impact on land uses that, in the opinion of the consent authority are likely to be preferred and the predominant land uses in the vicinity of the development.</i></p> <p><u>Comment:</u></p> <p>The proposed subdivision is consistent with the predominant and preferred land uses in the area, which are large-lot residential developments. The subdivision aligns with the strategic planning framework and zoning objectives, ensuring that it does not introduce incompatible land uses or disrupt the area's character. No significant adverse impacts on surrounding land uses are anticipated.</p>
	<p><i>c) Whether or not the development is likely to be incompatible with a use referred to in item (a) or (b) above.</i></p> <p><u>Comment:</u></p> <p>The subdivision is designed to integrate seamlessly with surrounding land uses. Given that the surrounding area is designated for large-lot residential purposes, the proposal is entirely compatible with both existing and future development. The layout and lot sizes maintain the low-density nature of the locality, preventing conflicts with neighbouring properties.</p>
	<p><i>d) Any measures proposed by the applicant to avoid or minimise any incompatibility referred to in item (c) above.</i></p> <p><u>Comment:</u></p> <p>To ensure compatibility with the surrounding area, the subdivision design incorporates appropriate lot sizes, road access, and servicing provisions that align with Council's planning objectives. Any necessary infrastructure upgrades or environmental management measures will be undertaken to address potential impacts on neighbouring properties. Additionally, appropriate setbacks and buffer zones will be maintained to preserve privacy and reduce any potential disturbances.</p>

Applicable Miscellaneous provisions	Clause 7.2 Essential Services applies to this development.
<p>Development consent must not be granted to development unless the consent authority is satisfied that any of the following services that are essential for the proposed development are available or that adequate arrangements have been made to make them available when required—</p> <ul style="list-style-type: none"> <li>a) the supply of water,</li> <li>b) the supply of electricity,</li> <li>c) the disposal and management of sewage,</li> <li>d) stormwater drainage or on-site conservation,</li> <li>e) suitable road access.</li> </ul>	
<p><u>Comments/Response:</u></p> <p>The proposed development satisfies the requirements for essential services in the R5 Large Lot Residential zone, ensuring that adequate arrangements have been made for the provision of water, electricity, sewage disposal, stormwater drainage, and road access.</p> <p><b>Water Supply</b></p> <p>The subdivision will be serviced by an appropriate water supply system, ensuring each lot has access to a reliable and sufficient supply of potable water. Where reticulated water is not available, on-site water storage in the form of rainwater tanks will be provided in accordance with Council and regulatory requirements to ensure a sustainable and adequate water supply for all dwellings.</p> <p><b>Electricity Supply</b></p> <p>The development site has access to the existing electricity network, and arrangements will be made with the service provider to extend or upgrade infrastructure as necessary to meet demand. All new lots will be provided with appropriate electricity connections in accordance with regulatory and service provider requirements, ensuring reliable power supply to future residents.</p> <p><b>Sewage Disposal and Management</b></p> <p>Given the R5 Large Lot Residential zoning, the subdivision will incorporate suitable on-site wastewater management solutions where reticulated sewer services are not available. Each lot will be of sufficient size to accommodate an on-site sewage treatment system that complies with Council and environmental health regulations. Where possible, connection to existing sewer infrastructure will be facilitated to ensure the safe and effective disposal of wastewater.</p> <p><b>Stormwater Drainage</b></p> <p>A stormwater management strategy has been integrated into the subdivision design, ensuring that runoff is effectively managed to prevent flooding, erosion, and environmental impacts. The development will incorporate appropriate drainage solutions, including on-site detention, swales, and water-sensitive urban design elements where necessary, to comply with Council standards and ensure sustainable water management.</p> <p><b>Suitable Road Access</b></p> <p>The subdivision has been designed to provide safe and efficient road access to all lots, with roads constructed to meet Council-approved standards. Internal roads will ensure appropriate connectivity with the existing road network, facilitating safe vehicular movement for residents and emergency services. Any necessary upgrades to road infrastructure will be undertaken in accordance with Council requirements to maintain accessibility and transport efficiency.</p>	



Image 1: Access to Site from Wilga Road



Image 2: Photo of Site from Highway

### 4.3 Wentworth Development Control Plan 2011

The controls of the DCP applicable to this proposal are:

#### Chapter 5, 5.2 – Subdivision

<b>Controls</b>	<i>Minimum lot sizes are specified in the lot size maps to the Wentworth Local Environmental Plan 2011.</i>
	<p><u>Comments:</u></p> <p>The proposed subdivision complies with the minimum lot size requirements as specified in the Wentworth Local Environmental Plan (WLEP) 2011. Each lot has been designed to meet or exceed the minimum lot sizes outlined in the LEP, ensuring compliance with the relevant planning standards.</p>
	<p><i>Lots should be designed to maximise useable areas of the site and have regard for the topography.</i></p> <p><u>Comments:</u></p> <p>The subdivision layout has been carefully designed to maximize the useable areas of each lot while considering the topography of the land. The lots are arranged to ensure they are buildable and functional, taking into account the natural contours and slopes of the land. This design approach ensures that the development will not be hindered by site constraints and will provide future residents with practical and accessible land.</p>
	<p><i>Subdivision design should provide opportunity for the retention of significant landscape features including remnant vegetation, rocky outcrops, water elements, appropriate location of boundary lines and building envelopes.</i></p> <p><u>Comments:</u></p> <p>The design of the subdivision considers significant landscape features such as remnant vegetation, natural water elements, and any rocky outcrops. Efforts have been made to retain these elements where possible, incorporating them into the overall design of the subdivision. Boundary lines and building envelopes have been carefully located to minimize disruption to these features, preserving the natural character of the area and enhancing the aesthetic quality of the development.</p>
	<p><i>Each lot shall contain a development site that can accommodate a dwelling house, private open space, and effluent disposal area and vehicle access in a way that is consistent with the constraints identified on site (e.g., bushfire, flood hazard, steep slopes and significant vegetation).</i></p> <p><u>Comments:</u></p> <p>Each proposed lot has been designed to accommodate a dwelling house, private open space, effluent disposal area, and vehicle access, while also addressing any site-specific constraints</p>
	<p><i>A Land Capability Assessment is required for subdivision of land greater than 5 lots to demonstrate the ability of the whole site to manage on-site wastewater treatment and to assess the cumulative effects of the development on site and surrounds, particularly in Flood Planning areas.</i></p> <p><u>Comments:</u></p> <p>A Land Capability Assessment will be conducted to demonstrate the site's capacity to manage on-site wastewater treatment.</p>

## 5. Assessment

### 5.1 Context Analysis

Will the development be:	Visually prominent in the surrounding area?	No
	Inconsistent with the existing streetscape?	No
	Out of character with the surrounding area?	No
	Inconsistent with surrounding land uses?	No
<p>Response:</p> <ul style="list-style-type: none"> <li>The proposed subdivision has been designed to integrate seamlessly with the surrounding environment. The lot layout and future residential development will be in keeping with the established character of the R5 Large Lot Residential Zone, ensuring a cohesive and visually harmonious streetscape.</li> <li>Given that the surrounding area already features similar large-lot residential developments, the proposal will not be visually prominent or out of place.</li> <li>Instead, it will contribute to the orderly expansion of the locality while maintaining the open, low-density feel characteristic of the area.</li> <li>Additionally, the subdivision respects existing land uses, ensuring a smooth transition between residential, transport, and utility zones without creating visual or functional inconsistencies.</li> </ul>		

### 5.2 Privacy, view, and overshadowing

Will the result in:	Privacy issues?	No
	Overshadowing of adjoining properties?	No
	Acoustic issues from excessive noise?	No
	Impact on view?	No
<p>Response:</p> <ul style="list-style-type: none"> <li>The proposed subdivision has been carefully designed to avoid any potential privacy, overshadowing, or acoustic issues.</li> <li>The lot sizes and setbacks ensure that dwellings will be appropriately spaced, maintaining privacy for both future residents and neighbouring properties.</li> <li>The development will not result in overshadowing, as the design takes into account the orientation of the lots and the natural topography of the land.</li> <li>Additionally, the low-density nature of the subdivision will prevent excessive noise, with no significant sources of disturbance expected.</li> <li>The development will also have minimal impact on the views of surrounding properties, as the layout preserves sightlines and maintains the open, rural character of the area.</li> </ul>		



### 5.3 Access and Traffic

Will the development:	Have legal and practical, or require new access?	Yes
	Increase local vehicle movements?	Yes
	Require onsite vehicular manoeuvring and onsite parking?	No
	Require off-site parking?	No
<p>Response:</p> <ul style="list-style-type: none"> <li>The proposed subdivision has legal access to the existing road network, and no new access is required. While the development will increase local vehicle movements due to the addition of 34 residential lots, the traffic impact is expected to be minimal and manageable, consistent with the low-density character of the area.</li> <li>The design does not require onsite vehicular manoeuvring or off-site parking, as each lot will provide sufficient space for parking within the property boundaries.</li> </ul>		

### 5.4 Infrastructure and Utilities

Will the development require:	Power?	Yes
	Water?	Yes
	Sewer?	Yes
	Stormwater?	Yes
	Telecommunications?	Yes
<p>Response:</p> <ul style="list-style-type: none"> <li>The proposed development will require the provision of essential infrastructure, including power, water, sewer, stormwater management, and telecommunications services.</li> <li>These utilities will be supplied through the existing networks, with appropriate connections made to ensure the development is adequately serviced.</li> <li>The design incorporates measures to manage stormwater efficiently, ensuring compliance with local regulations and minimizing any potential environmental impacts.</li> <li>The necessary utility connections will be coordinated with the relevant service providers to ensure seamless integration into the development, providing all future residents with reliable access to these essential services.</li> </ul>		

### 5.5 Environmental Impacts

Will the development result in:	Air pollution?	No
	Water Pollution?	No
	Noise impacts?	No
	Excavation or filling	Yes
	Erosion or sediment run-off?	No
	Soil contamination?	Yes
	ESD <i>i.e.</i> , is a BASIX required?	No
	Impacts on items of heritage or cultural significance?	No
	Disturbance of Aboriginal artefacts or relics?	No

Response:

- The proposed development is not expected to result in air or water pollution, as appropriate measures will be implemented to manage any potential impacts during construction and operation.
- Noise impacts will be minimal, consistent with the residential nature of the development. Excavation and filling will be required to prepare the site for subdivision, but this will be managed in accordance with best practice standards to avoid unnecessary disruption. There will be no erosion or sediment runoff, as appropriate erosion and sediment control measures will be implemented during construction.
- Soil contamination is not anticipated, but any potential contamination identified during construction will be appropriately managed and remediated as per regulatory requirements. A BASIX certificate is not required for the subdivision, as the development does not involve the construction of residential buildings.
- There will be no impacts on items of heritage or cultural significance, and no disturbance of Aboriginal artefacts or relics is expected, as the site has been assessed and no such items have been identified.

## 5.6 Biodiversity Impacts

Will the development result in:	The removal of any native vegetation?	No
	Any impact on threatened species or native habitat?	No
Response:		
<ul style="list-style-type: none"> <li>• The development will not involve the removal of any native vegetation.</li> <li>• The development will not have any impact on threatened species or native habitat, as the site does not contain significant habitat for such species.</li> </ul>		

## 5.7 Waste and Stormwater Disposal

How will effluent be managed? Sewer or onsite?	Effluent will be managed onsite through individual wastewater treatment systems for each lot, in accordance with local regulations and environmental standards.
How will stormwater be disposed? Drainage system or other?	Stormwater will be managed through a combination of natural infiltration and an onsite drainage system, ensuring efficient disposal and minimizing runoff.
Will liquid trade waste be discharged to Council's sewer?	No, liquid trade waste will not be discharged to Council's sewer, as the development does not involve commercial or industrial activities that would generate such waste.
Will the development result in hazardous waste or disposal issues?	No, the development will not result in hazardous waste or disposal issues. All waste will be managed in accordance with environmental guidelines.
Have all storm water risks been considered?	Yes, all stormwater risks have been thoroughly considered, with appropriate mitigation measures in place to ensure proper drainage and minimize flooding or erosion.

Will the development include rainwater tanks	Yes, rainwater tanks will be incorporated into the development, providing a sustainable water source for each lot and reducing reliance on external water supply systems.
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## 5.8 Social and Economic Impacts

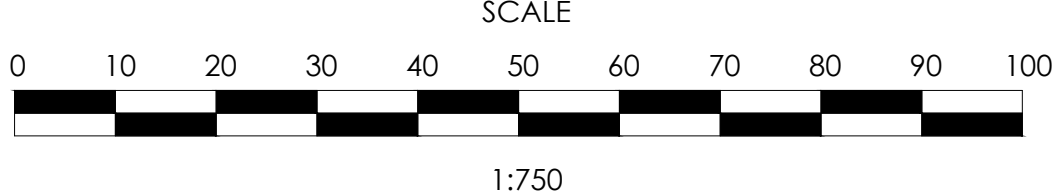
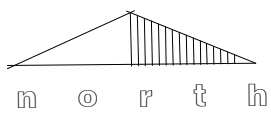
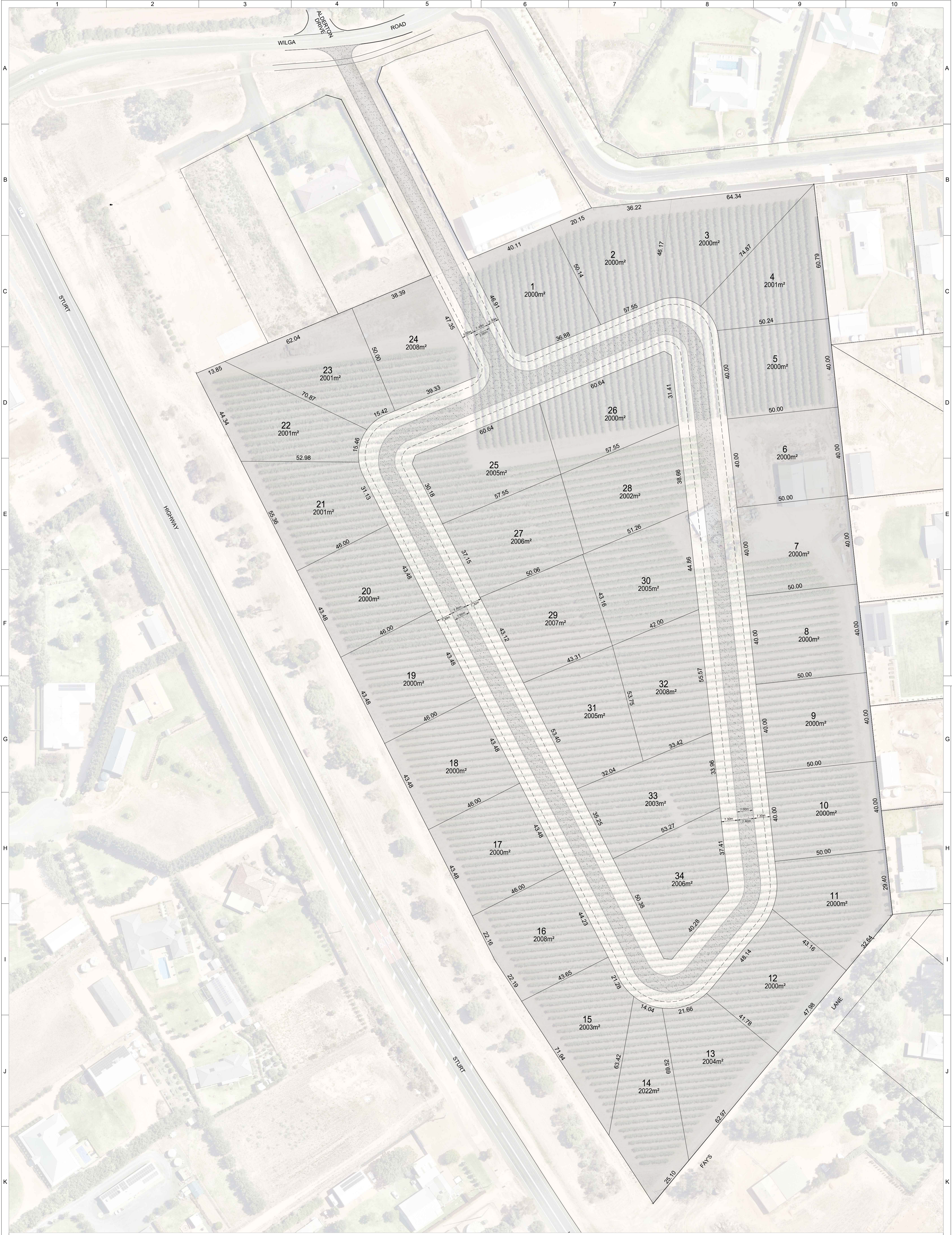
Will the development result in:	• Any economic impacts?	No
	• Any social impacts?	No
	• Any issues relating to safety, security or crime?	No
<p>Response:</p> <ul style="list-style-type: none"> <li>The development is not expected to result in any negative economic impacts. It will contribute to the local economy through increased demand for services and potential employment during the construction phase, without causing any adverse effects.</li> <li>The development will not result in any negative social impacts. It will integrate smoothly into the existing community, providing new housing options that align with the area's residential character.</li> <li>There are no issues related to safety, security, or crime anticipated. The development will be designed to meet relevant safety standards, and the low-density nature of the subdivision will contribute to a safe and secure environment for future residents.</li> </ul>		

## 6. Conclusion

The proposed subdivision is consistent with relevant local and state planning considerations. It will not have negative impacts upon the environmental values of the land or the immediate locality. The subdivision is consistent with the Wentworth LEP and associated supporting documents. The subdivision is therefore considered to be generally consistent with the LEP and the DCP and associated planning framework and should be supported through the issue of a development approval.

The proposal is acceptable in terms of Section 4.15 of the *Environmental Planning and Assessment Act 1979*. Any potential impacts are expected to be manageable. Accordingly, it is recommended that the Development Application be approved subject to appropriate standard conditions.





DRG NO:	MH2 2025-017
SHEET NO:	1 OF 1
PROJECT:	PROPOSED 34 LOT SUBDIVISION
DRAWING:	DRAFT PLAN OF SUBDIVISION
CLIENT:	QUAD DEVELOPMENTS
ADDRESS:	18 WILGA ROAD, GOL GOL
SCALE:	1:750
DATE:	MAR. 2025
REVISION:	B
SHEET SIZE:	A1