

Statement of Environmental Effects

Attachment to Development Application
Pursuant to 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 proposal is for the construction of a secondary, movable, dwelling to be constructed on Lot 16 DP1103697 located at 15 Modikerr Way, Gol Gol.

In accordance with Clause 5.4(9) of the Wentworth Local Environmental Plan 2011 (WLEP), *if development for the purposes of a secondary dwelling is permitted under this Plan on land other than land in a rural zone, the total floor area of the dwelling, excluding any area used for parking, must not exceed whichever of the following is greater—*

- (a) 60 square metres;
- (b) 20% of the total floor area of the principal dwelling.

The land is within Zone R5 – Large Lot Residential. The objectives of the zone are:

- **To provide residential housing in a rural setting while preserving, and minimising impacts on, environmentally sensitive locations and scenic quality.**
 - In response to dot point one, the proposed development will be situated on a large lot totalling 5001sqm. The proposal allows for a significant portion of land to be left undeveloped to preserve the rural setting, enhance the natural scenic settings and minimise impact on the environment.
- **To ensure that large residential lots do not hinder the proper and orderly development of urban areas in the future.**
 - In response to dot point two, the proposed dwelling is to be constructed on a large lot adjacent to lots constructed along Modikerr Way and Wilga Road to the east.
- **To ensure that development in the area does not unreasonably increase the demand for public services or public facilities.**
 - In response to dot point three, the sequential development has not unreasonably increased the demand for public services or facilities, as infrastructure installed for this residential subdivision development have been designed for the specific lots created.
- **To minimise conflict between land uses within this zone and land uses within adjoining zones.**
 - In response to dot point four, the land use within this zone is consistent with the use of land in adjoining zones. The Wentworth LEP provides for flexibility in the application of standards for subdivision in rural zones to allow landowners a greater chance to achieve the objectives for development in the relevant zones such as zone RU1 Primary Production and zone RU4 Primary Production Small Lots.

This Statement of Environmental Effects is to show the proposed development is in accordance with the Wentworth LEP and Wentworth Development Control Plan for a dwelling in this zone.

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.
<p>The proposal is for the construction of a secondary, movable, one bedroom dwelling, with standard amenities.</p> <p>The floors space of the principal dwelling is 410.92 sqm, 20% of this space is about 82sqm.</p> <p>Selected lightweight external cladding is to be used with corrugated Colorbond sheet roofing, and selected aluminium awning windows with powder coat finish. The dwelling will be situated on a bottom plate installed upon floor joists and bearers within Duragal stumps set into a concrete pad footings. All ground and paving adjacent to the dwelling is to be graded away from dwelling at the minimum grade for at least one metre around the dwelling.</p>

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.
<p>The site is an elongated rectangular shape and is 5001m2. The western boundary meets the bank of Gol Gol Creek which is identified as Crown Land. A three-metre easement runs parallel to the western boundary for the purpose of draining water.</p> <p>The site is used for residential purposes and has an existing dwelling is established towards the western boundary, introduced onto the site by a crushed rock driveway which can be accessed via cross over along the eastern boundary fronting Modikerr Way. A shed has been constructed along the northern boundary. The proposed dependable dwelling is shown on the design plan to be constructed 4m to the west of the shed and 1.5m off the northern boundary.</p> <p>A post and wire fence is constructed along the northern and southern boundaries.</p>

2. What is the present use and previous uses of the site?
<p>The site was used previously for horticultural purposes for citrus and grape vines. Now the use is for large lot rural residential living.</p>

3. Is the development site subject to any of the following natural hazards: (e.g. bushfire prone, salinity, flooding or stormwater inundation etc.)
<p>Planning NSW Spatial Mapping indicates Gol Gol Creek as being a flood prone area.</p>

4. What other constraints exist on the site? (e.g. vegetation, easements, sloping land, drainage lines contamination, etc.)
<ol style="list-style-type: none"> 1. Land excludes minerals and is subject to reservations and conditions in favour of the Crown – See memoranda S700000A 2. Provisions of s235A Crown Lands Consolidation Act 1913 as to boundaries to rivers and lakes. 3. DP1103697 – Easement to drain water 3m wide affecting the part(s) shown so burdened in the title diagram. 4. DP1103697 – Easement for electricity purposes 6.5m side affecting the part(s) shown so burdened in the title diagram. 5. DP1103697 – Restrictions on the use of the land.

5. What types of land use and development exist on surrounding land?
<p>To the west of the Gol Gol Creek land is zoned RU1. To the east of the development site the land is zoned C3, and land to the south east also zoned RU1.</p>

CONTEXT AND SETTING

Will the development be:

- | | | |
|---|------------------------------|--|
| • Visually prominent in the surrounding area? | <input type="checkbox"/> Yes | <input checked="" type="checkbox"/> No |
| • Inconsistent with the existing streetscape? | <input type="checkbox"/> Yes | <input checked="" type="checkbox"/> No |
| • Out of character with the surrounding area? | <input type="checkbox"/> Yes | <input checked="" type="checkbox"/> No |
| • Inconsistent with surrounding land uses? | <input type="checkbox"/> Yes | <input checked="" type="checkbox"/> No |

Please justify your answers below

- The proposal is consistent with the prescribed streetscape that has been set for this area.

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.? | <input type="checkbox"/> Yes | <input type="checkbox"/> No |
| • Will the development result in the overshadowing of adjoining properties resulting in an adverse impact on solar access? | <input type="checkbox"/> Yes | <input checked="" type="checkbox"/> 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.? | <input type="checkbox"/> Yes | <input checked="" type="checkbox"/> No |
| • Will the development impact on views enjoyed from adjoining or nearby properties and public places such as parks roads and footpaths? | <input type="checkbox"/> Yes | <input checked="" type="checkbox"/> No |

Please justify your answers below:

- Being large lot residential, lack of privacy, noise pollution, and scenic impediments will not be an issue as dwellings are adequately set back from the boundaries where vegetation can be planted to act as privacy, sound, and visual buffers.

ACCESS, TRAFFIC AND UTILITIES

- | | | |
|---|---|--|
| • Is legal and practical access available to the development? | <input checked="" type="checkbox"/> Yes | <input type="checkbox"/> No |
| • Will the development increase local traffic movements / volumes? If yes, by how much? | <input type="checkbox"/> Yes | <input checked="" type="checkbox"/> No |
| • Are additional access points to a road network required? | <input type="checkbox"/> Yes | <input checked="" type="checkbox"/> No |
| • Has vehicle manoeuvring and onsite parking been addressed in the design? | <input checked="" type="checkbox"/> Yes | <input type="checkbox"/> No |
| • Are power, water, sewer and telecommunication services readily available to the site? | <input checked="" type="checkbox"/> Yes | <input type="checkbox"/> No |

Please justify your answers below:

- Access to the site is from Modikerr Way, Gol Gol.
- Local traffic of residents coming going will be commensurate to the rate of development of the area.
- No additional access points are required.
- The large lot enables ample vehicle on-site parking and manoeuvrability.
- All utility services are available to the site.

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 |
| • Could the development cause erosion or sediment run-off (including during the construction period)? | <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 |
| • 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 construction of the development is not expected to result in any form of air pollution. Mitigation of any dust and noise issues is addressed when applying for a construction certificate.
- The development is setback from the bank of the creek and drainage grates are located at the rear of the boundary to collect surface water.
- A swimming pool or similar is not included in this application.
- No significant filling or excavation of the site has been identified.
- The development is not expected to cause erosion or sediment run-off during or post construction.
- The likelihood of soil contamination has not been identified.
- A BASIX certificate has not been submitted with the application.
- An AHIMS search result shows that no Aboriginal sites are recorded in or near the site location. No Aboriginal places have been declared in or near the site location.

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:

- The development will not result in any removal of native vegetation from the site. The site has established landscaping.
- The development is not likely to impact any threatened species or native habitat.

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:**

- The residential development will not discharge any trade waste into Council sewer system.
- No hazardous waste is expected to be generated however the application for a construction certificate will address construction waste management and apply any mitigation measures for possible threat of hazardous waste.
- Rainwater tanks have not been included in the design plan.
- A 90mm UPVC pipe will be installed to discharge stormwater to a rubble pit situated on site.

SOCIAL AND ECONOMIC IMPACTS

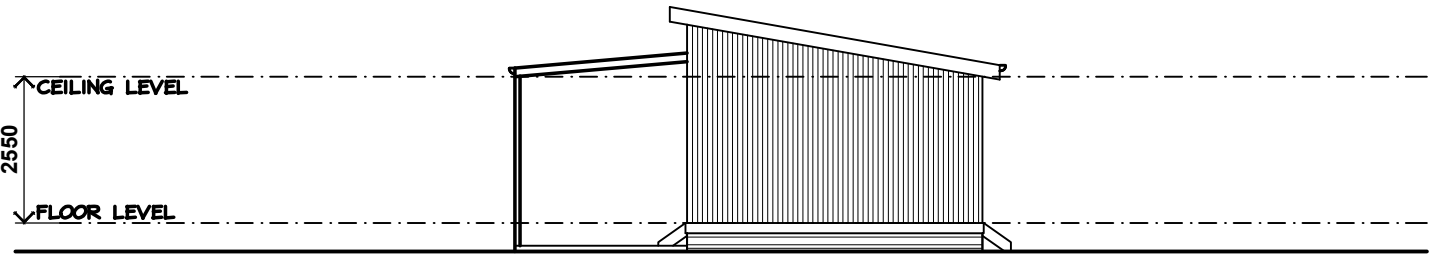
- | | | |
|---|--|--|
| <ul style="list-style-type: none"> • Will the proposal have any economic or social consequences in the area? • Has the development addressed any safety, security or crime prevention issues? | <input type="checkbox"/> Yes | <input checked="" type="checkbox"/> No |
| <input type="checkbox"/> Yes | <input checked="" type="checkbox"/> No | |
- Please justify your answers below:**

- The Wentworth Shire Council Development Control Plan provides guidance and recommendations for appropriate street lighting, specific site location lighting to illuminate pedestrian paths, entrance and exit points, entrapment areas and the perimeter of the site.
- Guidelines are provided for fencing heights and vegetation planting to allow for natural surveillance from the street to the building and from the building to the street to minimise opportunities for intruders.

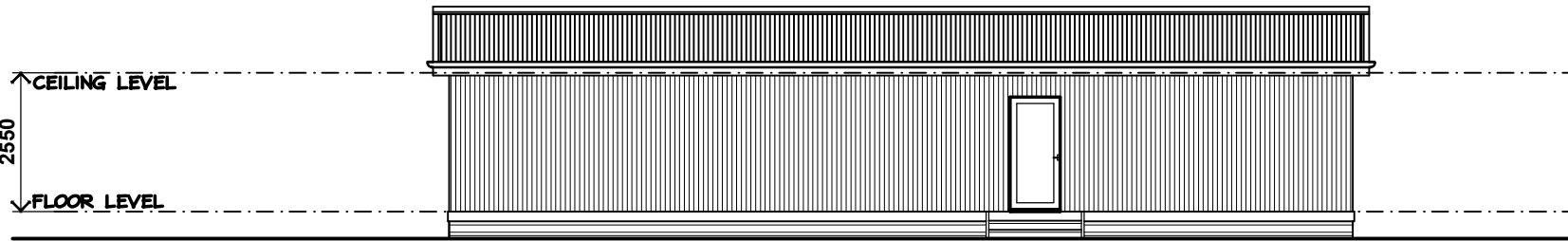
CONCLUSION

Cumulative effects of all factors.

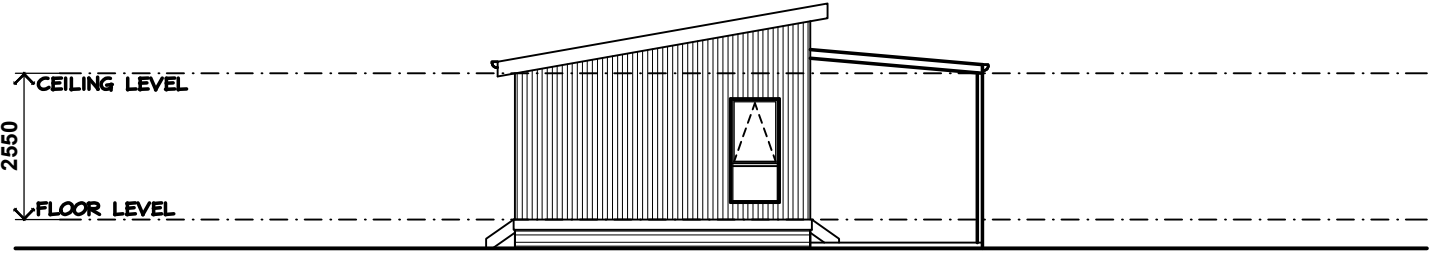
The Statement of Environmental Effects has not identified any planning and environmental reasons why this proposed development cannot proceed.



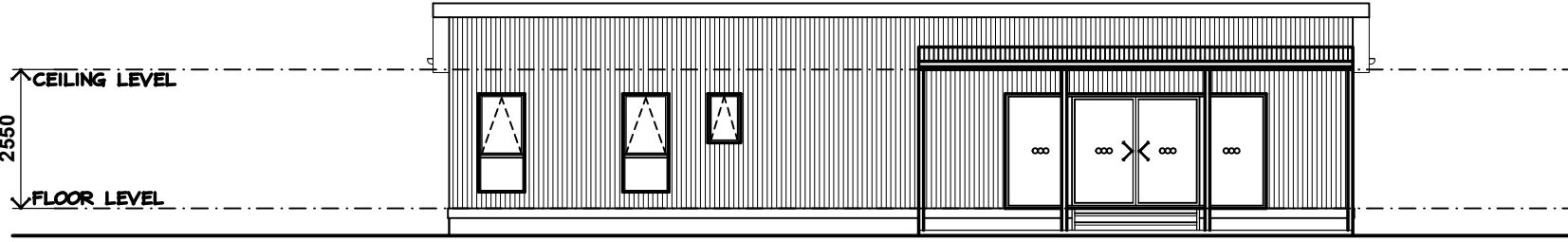
E A S T E L E V A T I O N 1 : 1 0 0



N O R T H E L E V A T I O N 1 : 1 0 0



W E S T E L E V A T I O N 1 : 1 0 0



S O U T H E L E V A T I O N 1 : 1 0 0

