

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:

This proposal is for a Two Lot Subdivision located at Lot 13 Grandview Drive Buronga on Lot 13 DP1300121.

The land is zoned RU5 Village pursuant to the Wentworth Local Environmental Plan 2011. The objectives of the zone are:

- To provide for a range of land uses, services and facilities that are associated with a rural village.
- To promote development in existing towns and villages in a manner that is compatible with their urban function.
- To encourage well-serviced sustainable development.
- To ensure there are opportunities for economic development.
- To deliver new residential and employment growth in Buronga and Gol Gol.
- To ensure business and retail land uses are grouped within and around existing activity centres.

The Statement of Environmental Effects is to show that the proposal is in line with these objectives.

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 proposal is for the subdivision of Lot 13 Grandview Drive into Two Allotments, which will cater for Two Future Townhouses on the Site.

Each Property will be a minimum of 400m2 and be fully serviced.

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 is vacant and cleared and is a lot contained within the residential subdivision development "Grandview Rise Estate".

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

The site is currently vacant and is zoned for residential use. Surrounding land is also zoned RU5 – Village. Prior to the land being subdivided it formed part of olive grove.

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

None of the above have been identified.

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

1. Land excludes minerals and is subject to reservations and conditions in favour of the Crown – see Crown Grant(s).
2. P586627 – Easement for pipeline 3.05 metre(s) wide appurtenant to the land described affecting the land shown as pipeline easement 3.05 metre(s) wide in plan with P586627 within portion 45.
3. DP1300121 – Easement to drain sewage 3 metre(s) wide affecting the part(s) shown so burdened in the title diagram.
4. DP1300121 – Restriction(s) on the use of the land.

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

The land surrounding is used for residential and some commercial purposes in accordance with RU5 Village zone in Buronga.

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 design of the proposal is consistent with current land zoning and permitted use of land.

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 adversely impact privacy, views, or cause overshadowing.

Appropriate setbacks will be applicable to reduce or remove risk of breaching privacy, or overshadowing.

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:

- Access to the site is directly from Grandview Drive or Scopelliti Way within Grandview Rise Estate.
- Traffic volumes will be proportionate to gradual development of the Estate which is being developed in three (2) stages.
- Vehicles can easily and safely ingress and egress the site. No additional roads or access will be required.
- 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 |
| • 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:

No artefacts or relics are likely to be disturbed.
The site has already been cleared and developed into a Residential Allotment.

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 native vegetation is proposed to be removed from the site, and the development will not impact threatened species or native habitat because the site has already been cleared and prepared for residential 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:

Water and sewer connection is available to the site.
Drainage will be directed to Council approved connection point.

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:

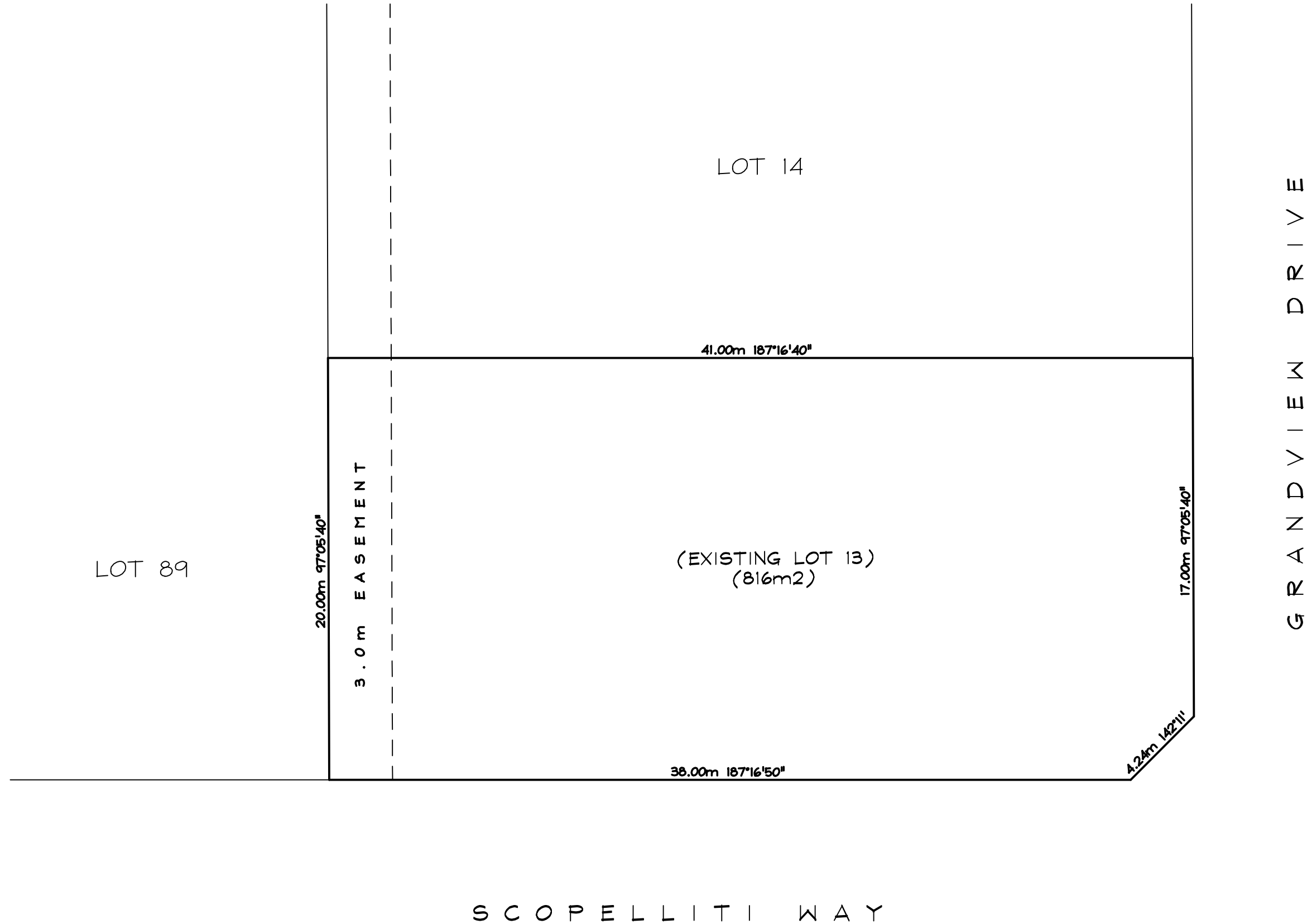
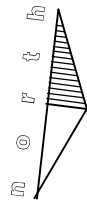
The proposal will bring further development to the township of Buronga, generating further employment and contribute to the village environment of the area.

The proposal is only for Subdivision at this stage.

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.

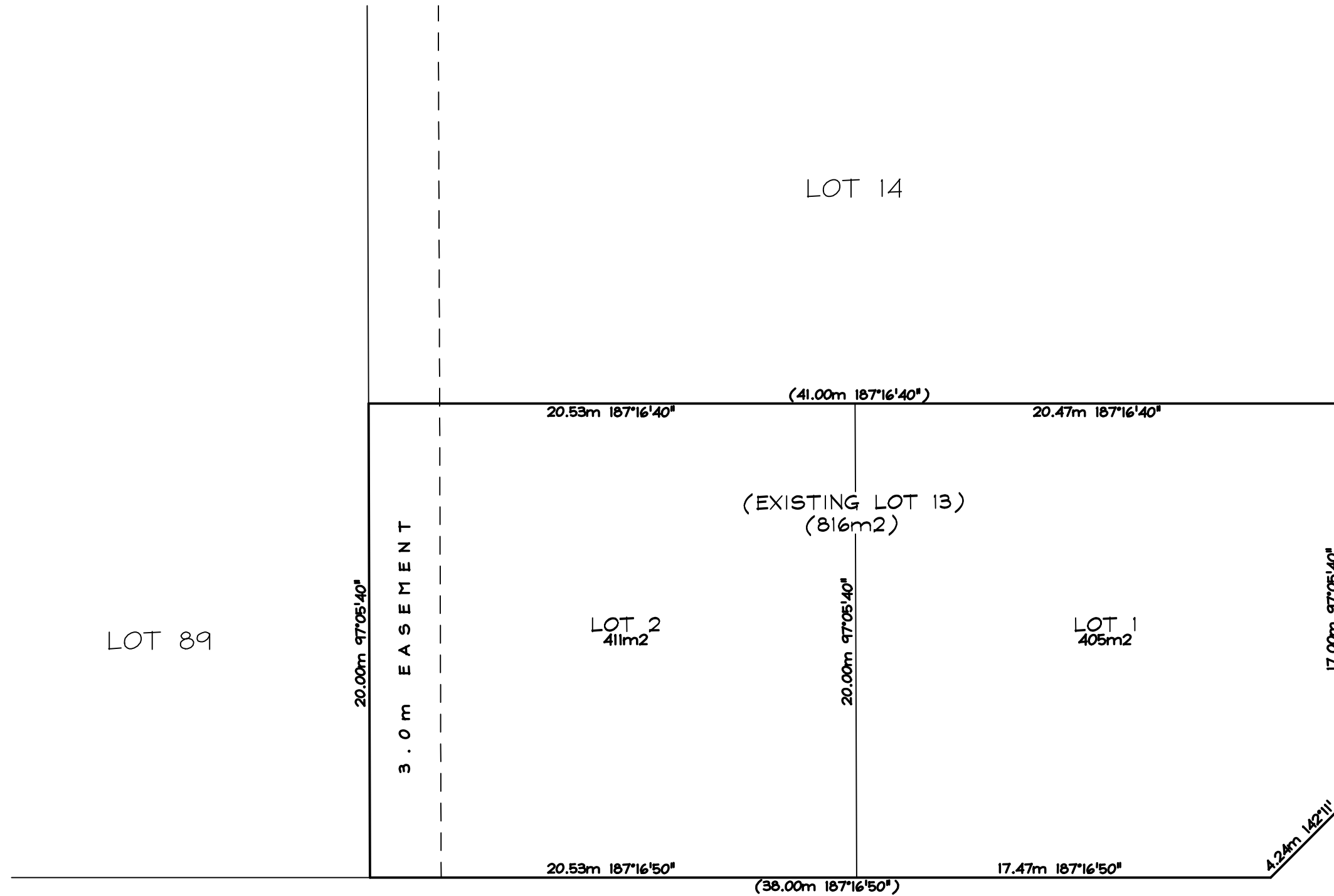
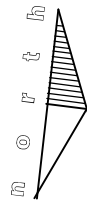


EXISTING ALLOTMENT PLAN 1:200

SHEET NO: 1 OF 2 DRG NO: MH2 2025-XXX
PROJECT:
PROPOSED 2 LOT SUBDIVISION
CLIENT:
GIUSEPPE SIMONETTA
ADDRESS: LOT 13,
GRANDVIEW DRIVE, BURONGA, NSW.
SCALE: AS SHOWN DATE: JUN '25



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ABN: 43 634 027 464 DP No: AD 26770



G R A N D V I E W D R I V E

S C O P E L L I T I W A Y

SHEET NO: 2 OF 2 DRG NO: MH2 2025-XXX

PROJECT:
PROPOSED 2 LOT SUBDIVISION

CLIENT:
GIUSEPPE SIMONETTA

ADDRESS: LOT 13,
GRANDVIEW DRIVE, BURONGA, NSW.

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P R O P O S E D S U B D I V I S I O N P L A N 1 : 2 0 0