

## 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:

The proposed single-storey dwelling complies with all relevant local planning controls and objectives, including residential land use zoning. The design is consistent with surrounding residential development and meets all applicable codes.

### 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 construction of a new single-storey dwelling, with a total area of 302.5 m<sup>2</sup> including:

Living: 228.8 m<sup>2</sup>

Alfresco: 31.7 m<sup>2</sup>

Garage: 38.2 m<sup>2</sup>

Portico: 3.8 m<sup>2</sup>

Materials include Colorbond roof sheeting, weatherboard external cladding with painted finish, aluminium-framed windows with fibreglass screens, and Colorbond fascia/gutters. No staging or demolition is required.

#### 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 lot relatively flat, and cleared. No significant vegetation or waterways exist.

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

Currently a vacant residential lot. No previous developments.

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

Not known to be flood-prone, bushfire-prone or affected by salinity based on available records.

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

No known easements or contamination.

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

The area consists primarily of residential dwellings of a similar scale and design.

#### 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 complements the existing neighbourhood character with compatible materials, roof pitch, and façade treatment.

#### 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 dwelling has been carefully designed with appropriate setbacks, window placements, and orientation to ensure privacy is preserved for both the occupants and adjoining properties. Windows and private open spaces have been positioned to avoid overlooking neighbouring yards or habitable room windows.

The single-storey design and moderate roof pitch eliminate any risk of excessive overshadowing to adjoining properties. Adequate separation between the residence and boundaries ensures solar access is maintained for neighbouring homes.

#### 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 via Yorke Drive with on-site parking in a double garage. All essential services (power, water, sewer, telecoms) are available.

#### ENVIRONMENTAL IMPACTS

- Is the development likely to result in any form of air pollution (smoke, dust, odour etc.)? ☐ Yes ☒ No
- Does the development have the potential to result in any form of water pollution (eg. sediment run-off)? ☐ Yes ☒ No
- Will the development have any noise impacts above background noise levels (eg. swimming pool pumps)? ☐ Yes ☒ No
- Does the development involve any significant excavation or filling? ☐ Yes ☒ No
- Could the development cause erosion or sediment run-off (including during the construction period)? ☐ Yes ☒ No
- Is there any likelihood in the development resulting in soil contamination? ☐ Yes ☒ No
- Is the development considered to be environmentally sustainable (including provision of BASIX certificate where required)? ☒ Yes ☐ No
- Is the development situated in a heritage area or likely to have an impact on any heritage item or item of cultural significance? ☐ Yes ☒ No
- Is the development likely to disturb any aboriginal artefacts or relics? ☐ Yes ☒ No

Please justify your answers below:

Minor site works only. Construction will adhere to NCC (National Construction Code) and environmental controls. Sustainable design considerations included.

#### FLORA AND FAUNA IMPACTS

- Will the development result in the removal of any native vegetation from the site? ☐ Yes ☒ No
- Is the development likely to have any impact on threatened species or native habitat? ☐ Yes ☒ No

For further information on threatened species, visit [www.threatenedspecies.environment.nsw.gov.au](http://www.threatenedspecies.environment.nsw.gov.au)

Please justify your answers below:

Site is cleared and in a residential subdivision. No impact on native flora or fauna.

#### 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 legal discharge points. No trade waste or hazardous waste involved.

#### 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 contributes to local housing supply and supports the construction industry. The design promotes safety with appropriate access and visibility.

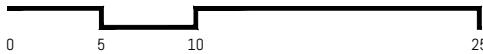
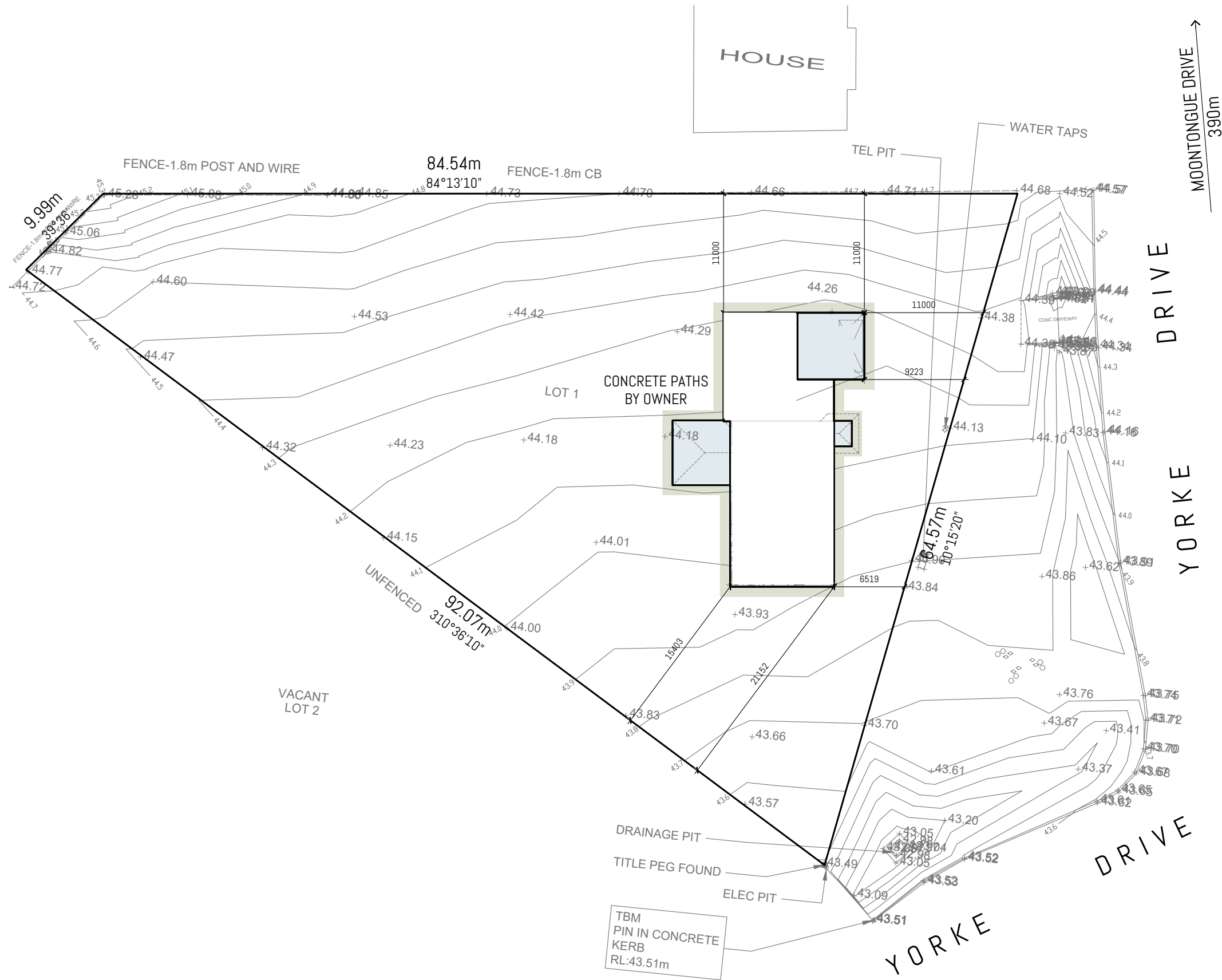
#### CONCLUSION

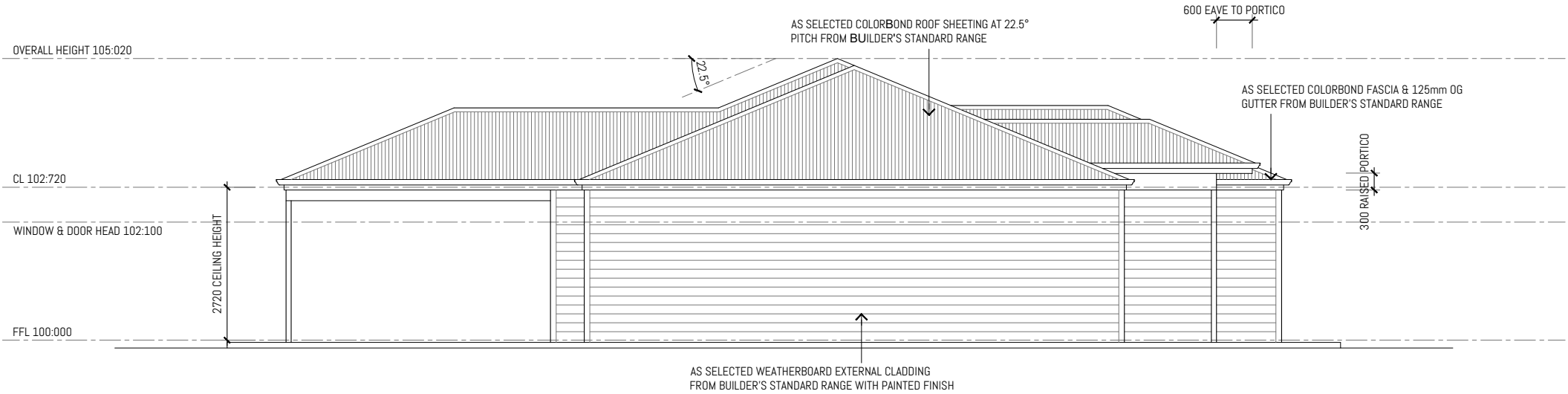
Cumulative effects of all factors.

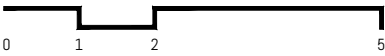
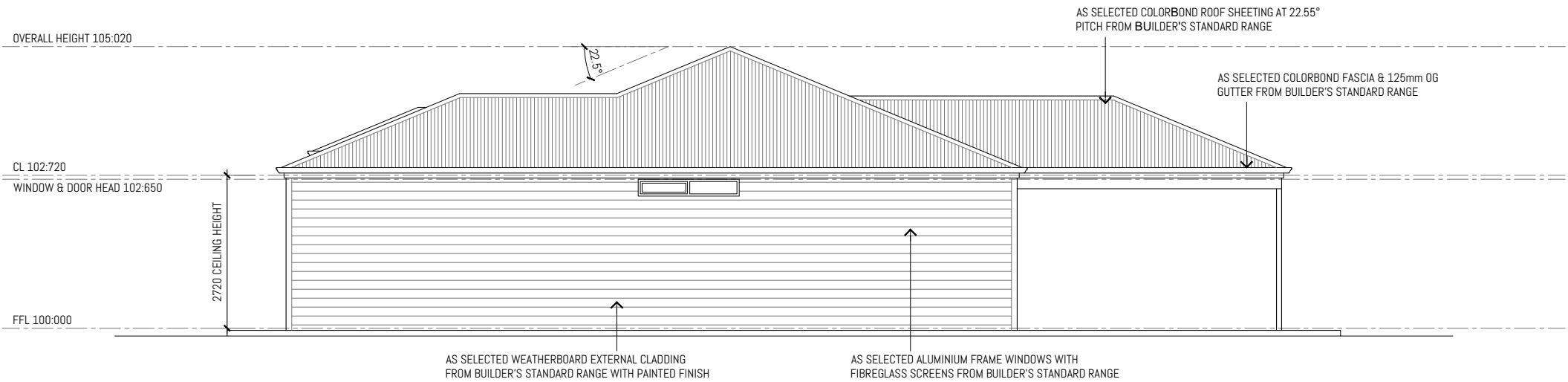
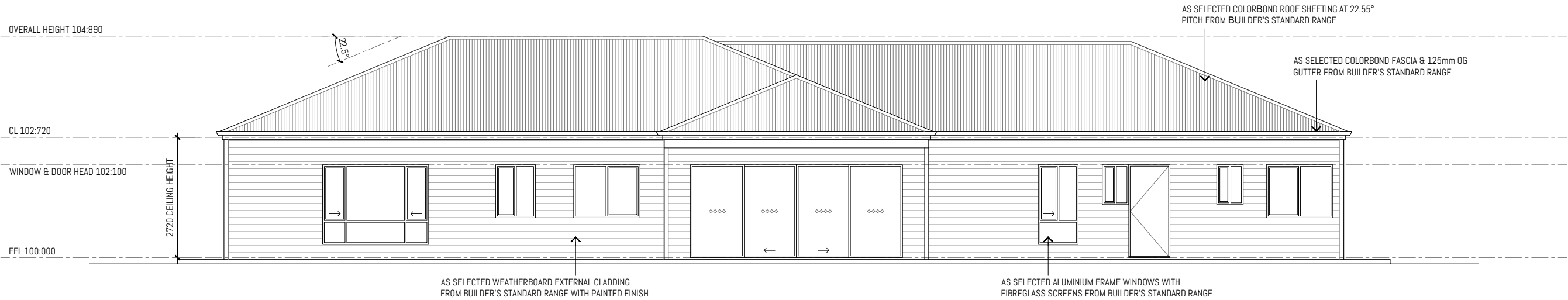
The cumulative effect of all aspects of the development is minimal in terms of environmental impact. It complies with local and state planning controls, promotes sustainable living, and fits within the existing urban context.

Overall, the development is responsible, well-considered, and contributes positively to the growth and sustainability of the local area.

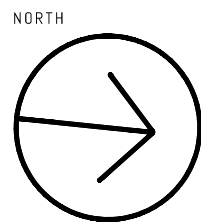
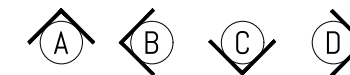
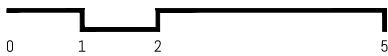
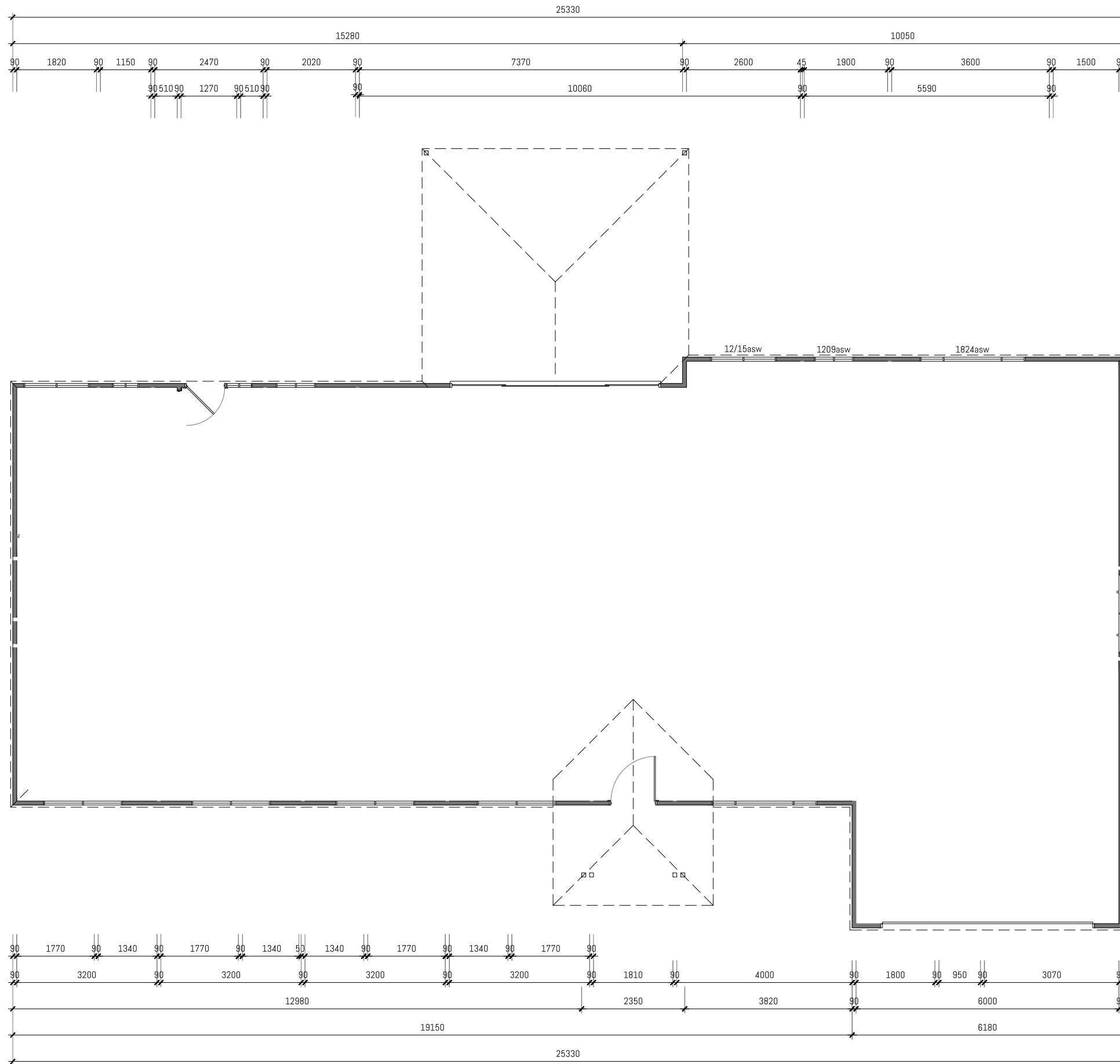












AREAS	
LIVING	228.8m <sup>2</sup>
ALFRESCO	31.7m <sup>2</sup>
GARAGE	38.2m <sup>2</sup>
PORTICO	3.8m <sup>2</sup>
TOTAL	302.5m <sup>2</sup>

DRAWING TITLE	PROPOSED FLOOR PLAN
DESIGN	GOWERS HOMES EPWORTH MODIFIED
FACADE	STANDARD

PROJECT	JACK & TAMIKA McSWAIN
SITE ADDRESS	LOT 1 KARI DRIVE GOL GOL, NSW 2738
DATE	02/05/2025

SCALE  
1:100 A3

SHEET  
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