WENTWORTH SHIRE COUNCIL
WORTH THE DRIVE

Health & Planning Department
26-28 Adelaide Street
PO Box 81
WENTWORTH NSW 2648

Tel: 03 5027 5027
council@wentworth.nsw.gov.au

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? ☒ Yes ☐ No
- Is your proposal consistent with the zone objectives? ☒ Yes ☐ No
- Is your proposal in accordance with the relevant development control plan? ☒ Yes ☐ 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 replacement verandah in a residential zone is in keeping with the existing environs.

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.

It is proposed to remove an existing timber framed verandah that was created from an original pergola attached to Unit 1, along with the paved area beneath.
A new verandah will then be constructed with a skillion roof pitched from above the existing Unit 1 dwelling roof, falling to a concrete filled and reinforced block wall, adjacent to, and set back 200mm. from the existing neighbouring Unit 2 dwelling external wall that acts as the boundary. This new wall will be constructed primarily as a fire rated wall, but will also provide structural support to the verandah roof via a structural steel element fixed at the top of the wall.
New paving will feature throughout the verandah area, with surface drains to be included, plumbed to the existing stormwater drainage system found at the rear of the dwelling.
The verandah is to be constructed using 50mm. Solarspan Smooth Roof panels with colorbond custom-orb roof sheeting fixed on top, and colorbond Lysaght support beams.

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.

Current use is as a residential unit dwelling on a 5 unit development site.
The unit sites are generally flat with a fall away from the units, across the shared concrete driveway where the stormwater drainage system for all units is located below.
Site vegetation is limited to the front yard space of the subject site and does not impede this development proposal.
The proposed verandah will be within the rear yard, adjacent to private open space, and will provide afternoon sun protection from the dwelling.

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

Residential unit development.

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

No hazards have been observed or advised.

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

None.

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

Adjacent to this development there is an existing open air multi car parking area for local businesses.

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 verandah proposal is in keeping with existing roof heights and will not be easily viewed from the street frontage or neighbouring unit dwellings.
The view of the proposed verandah from the adjacent car park to the south will be most prominent, but it will not be the dominant feature.
This proposed verandah is of similar appearance to the existing, only with a larger head space so will not be out of character or imposing.

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:

Privacy between unit dwellings will be increased with the proposed construction with both sound and sight, and all overshadowing is negated by the neighbouring unit dwelling's existing verandah structure.
There is no obstruction to neighbouring property views because the adjacent dwelling has no windows on the affected side.

ACCESS, TRAFFIC AND UTILITIES

- Is legal and practical access available to the development? ■ Yes ☐ No
- Will the development increase local traffic movements / volumes? ☐ Yes ■ No
  If yes, by how much?
- 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:

All required services are readily available on site, and there is adequate parking for workers vehicles provided on the street in front of the subject site.
One existing car parking space for Unit 1 on site is provided for the owners vehicle within the carport.
No large equipment is required for this project, so worker access through the existing carport is adequate.

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:

Removal of the existing paving and subsequent shallow digging for the proposed concrete strip footing may result in minor dust pollution that will be mitigated through wetting of the subject area.
In the advent of any rain event during construction, the excess water will be removed by the existing ground surface drainage system on site.
A 400mm. deep trench is to be excavated adjacent to the existing neighbouring unit dwellings' footings, and will be concreted in swiftly as detailed in the engineers' report, so as to mitigate any potential movement of the dwelling.
No heritage concerns have been observed or advised.

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

Please justify your answers below:

There is no vegetation present, nor are there threatened species observed within the subject site.

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 proposed verandah replacement has no affect on the existing sewerage connection, but will add one downpipe and two paving surface drainage points to the existing stormwater drainage system.
No future on-site waste issues have been advised by the developer.
The subject site is elevated in comparison to neighbouring properties and the road level, so no threat from overland stormwater has been identified.

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

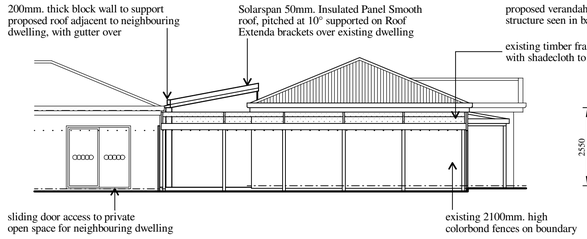
Please justify your answers below:

The proposed verandah is within a private back yard within a private residential unit development.
No issues relating to economic, social concerns, safety, security or crime prevention have been observed or advised.

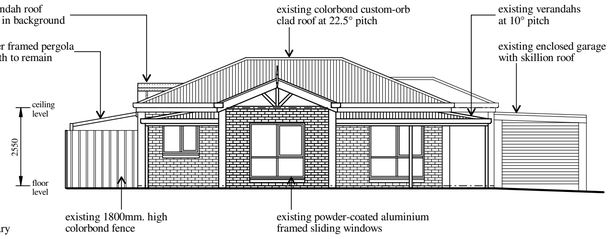
CONCLUSION

Cumulative effects of all factors.

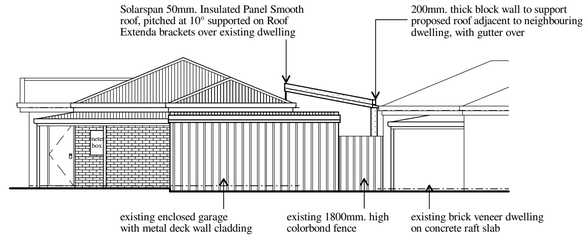
The proposal is a modest one, as a replacement verandah for an existing non-compliant structure that will include details to protect both properties from possible future water damage.
The proposal will also add to the privacy of both unit dwellings and further reduce any sound transmission between them.



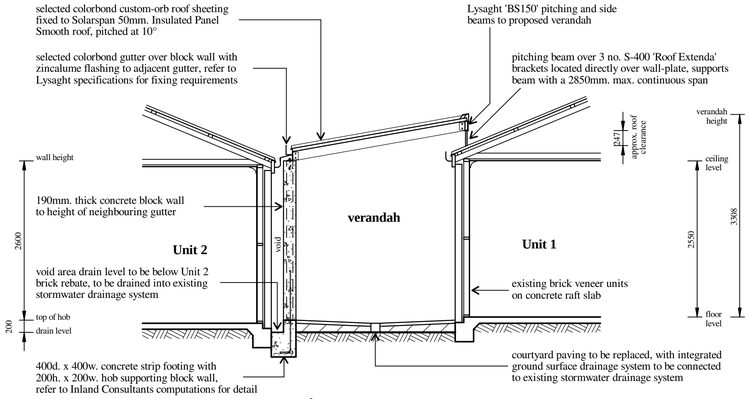
South Elevation 1:100



East Elevation 1:100

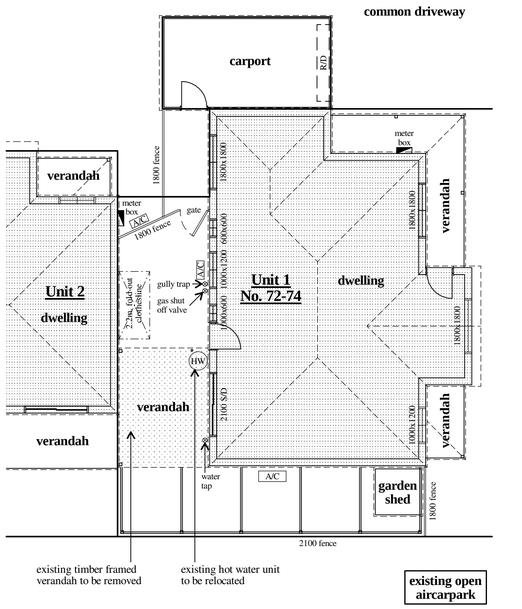


North Elevation 1:100

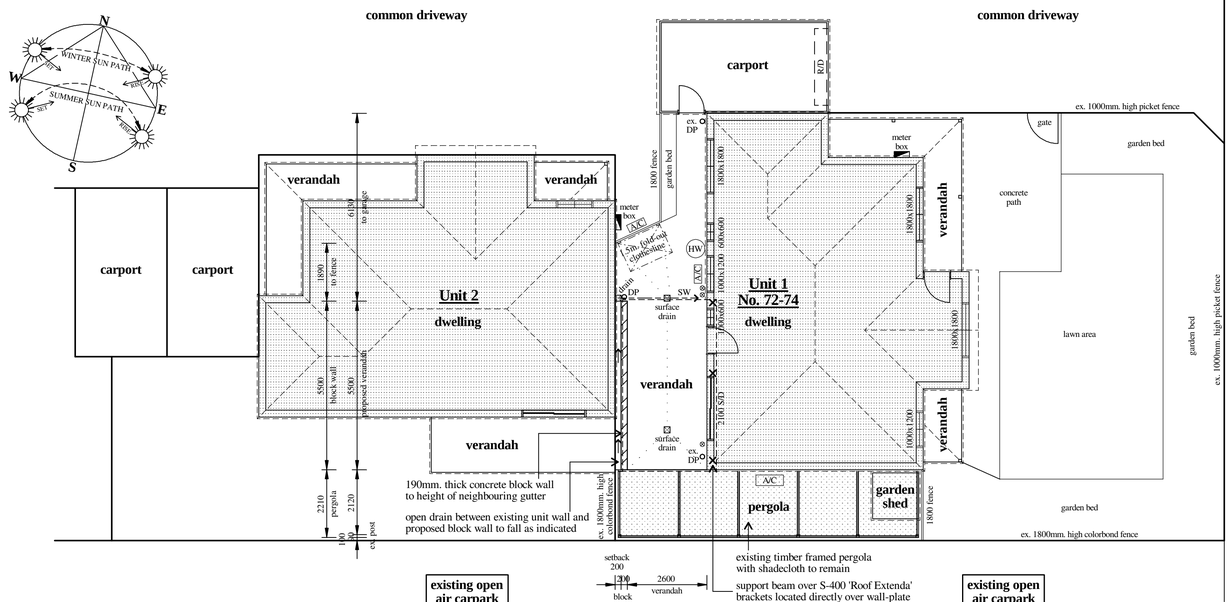


Section A 1:50

Site Plan 1:250



Existing Plan 1:100



Proposed Plan 1:100

Location Map N.T.S

General Notes:

1. All the work carried out shall be in strict compliance with the provisions of the Building Code of Australia, State building regulations & local authorities requirements.
2. Contractors shall check all dimensions on site before commencing any work.
3. Figured dimensions have preference to scale.
4. Plans should be read in conjuction with the project specifications and attached documentation.
5. It is the builders responsibility to ensure that the building is within the designated boundaries and verify that the site shown is correct.
6. It is the builders responsibility to notify the designer of any services which may hinder construction or cause alteration to design before commencing any work.
7. Overflow Relief gully - A minimum height of 150mm. shall be maintained between the top of the overflow relief gully riser and the lowest fixture connected to the drain.
   AND
   The top of the gully riser is to be 75mm above the natural surface, or in a paved area it is to be high enough to prevent the ingress of water.

Zone Category - Wind Speed W28

Region A - N2 Fully Shielded
Category 3.0 Topographic Effect - T1

dwelling areas :

existing dwelling	83.39 m2	8.98 Sq.
existing verandahs	13.08 m2	1.41 Sq.
existing pergola	21.24 m2	2.29 Sq.
existing carport	16.50 m2	1.78 Sq.
existing verandah (remove)	-11.37 m2	-1.23 Sq.
proposed verandah	16.50 m2	1.78 Sq.
Total	**150.71 m2**	**16.24 Sq.**

REGISTERED Building Practitioner

Project	**Proposed Verandah**
Client	**Margaret Thomson**
Address	**Unit 1 / 72-74 Adams Street, Wentworth Strata Plan 41363**
Job No. : 24407	Page 1 of 1
Printed : 16-6-2025	Set : D.A.
Drawn : H. Muir	Check : HM

MUIR DESIGN & DRAFTING
Architectural Design & Drafting Service
Registered Building Practitioner
DP-AD 19565
40 Jamieson Ave, Red Cliffs, 3496
Email-muirdesign@bigpond.com
Contact Hayden
Phone/Fax: 03 5024 2333
Mobile: 0421 438 229