

## 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 residential development is permissible in the zoning applicable to this site

The development is consistent with the zone objectives, providing low density residential accommodation in keeping with the character of the area.

The proposal adheres to all relevant controls under the local development control plan (DCP)

### 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 involves the construction of a single storey detached dwelling with a double garage and a storage shed.

Living Area : 223.7m<sup>2</sup>

Alfresco : 31.9m<sup>2</sup>

Garage : 45.3m<sup>2</sup>

Portico : 3.3m<sup>2</sup>

Total Home is : 304.3m<sup>2</sup>

Storage Shed : 20 metres x 9 metres

External materials include brick veneer with stone cladding, Jamies Hardie Cladding, Colourbond Roof sheeting and guttering. A colourbond shed is also proposed.

## 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.

3.22m2 Lot.

Gently sloping site with established contours and fall to rear boundary. The lot is situated near a creek line, but the development footprint is sufficiently setback, and stormwater will be managed to prevent environmental impact.

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

Current use Vacant residential lot.

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

The site is not mapped as bushfire-prone or flood affected, though standard stormwater inundation controls will be implemented.

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

Drainage easements exist, and site grading has been addressed in the design. No significant vegetation removal is proposed.

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

The area is zoned and developed for single dwellings.

Several neighbouring lots are currently undeveloped but are intended for residential use under the local planning scheme.

There is a natural waterway (creek) near the lot, with associated vegetated buffer zones and open land for drainage and flood mitigation purposes.

## 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 proposed dwelling and shed is compatible with the existing and emerging residential character of Williams Way.  
Not Visually prominent due to single storey form and contemporary design.  
Low density residential housing surrounds the site.

## 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:

Window placements and outdoor areas have been designed to avoid overlooking neighbouring lots. Given single storey height and setback compliance, no significant overshadowing is expected. No anticipated acoustic impacts beyond normal residential use. No significant view corridors are impacted.

## 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:

Legal access is via Williams Way, Existing crossover is in place.  
No significant increase: single dwelling and storage shed only.  
Sewer, power, water, telecommunications are available and connected.

## 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 checked="" 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 type="checkbox"/> Yes            | <input checked="" 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:

Minimal risk: dust suppression and sediment controls to be implemented during construction.  
Construction noise will be temporary and compliant.  
Moderate cut/fill anticipated, all managed with erosion controls.  
Compliant with Basix, insulation, water-saving and energy efficiency measures integrated.  
Cultural/Aboriginal Heritage : No known heritage items or artefacts on the site.

## 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](http://www.threatenedspecies.environment.nsw.gov.au)

Please justify your answers below:

No native vegetation removal required.  
No impact on known threatened species or native habitats.



## 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:

ON SITE WATER TREATMENT PLANT

Stormwater: Managed v to legal point of discharge

Overland Flow : Site designed to accommodate stormwater flows within boundaries without nuisance to neighbours.

## 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:

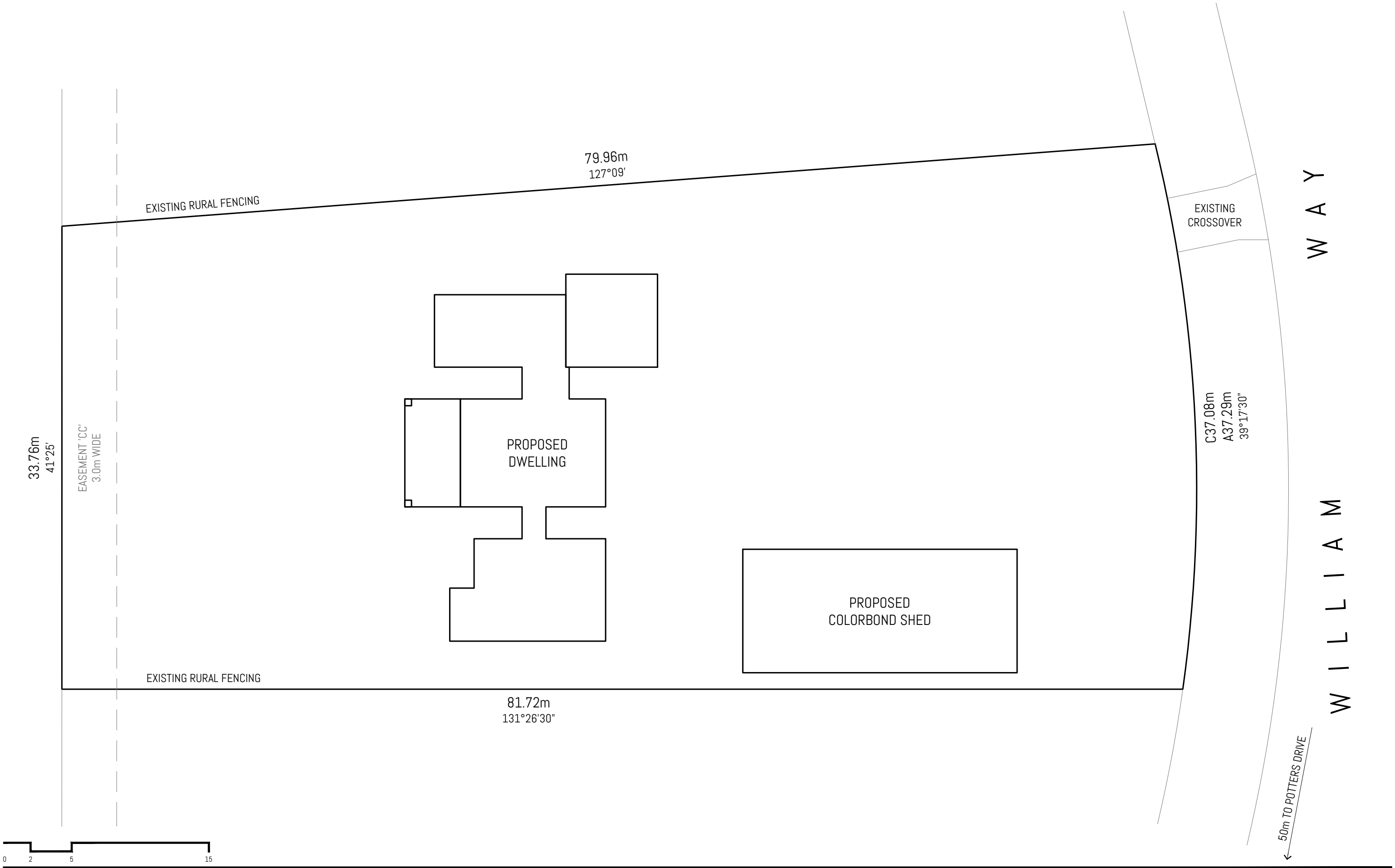
The proposed development supports the growth of the local community by contributing to the housing supply in Gol Gol, which is experiencing continued residential expansion.

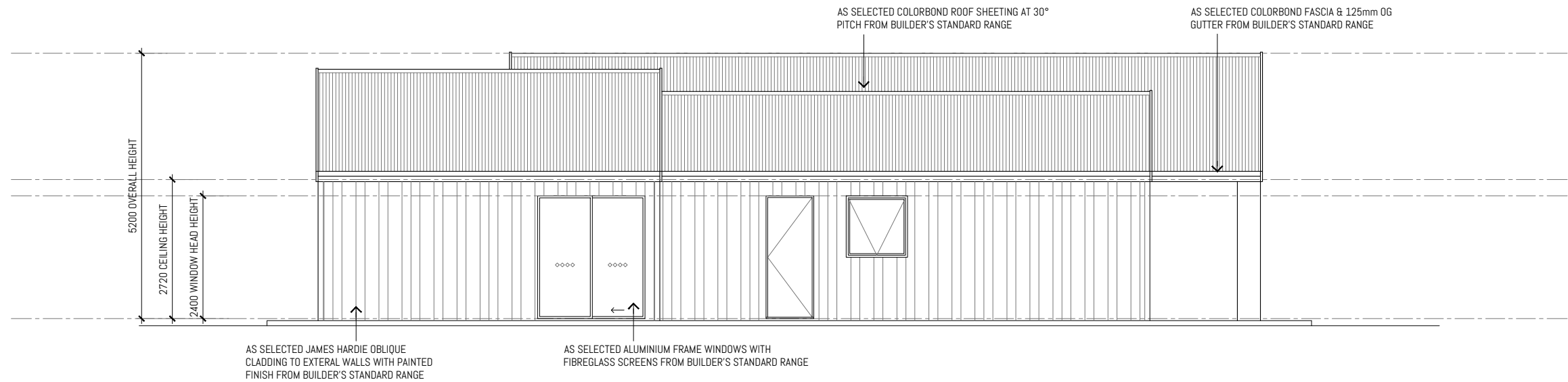
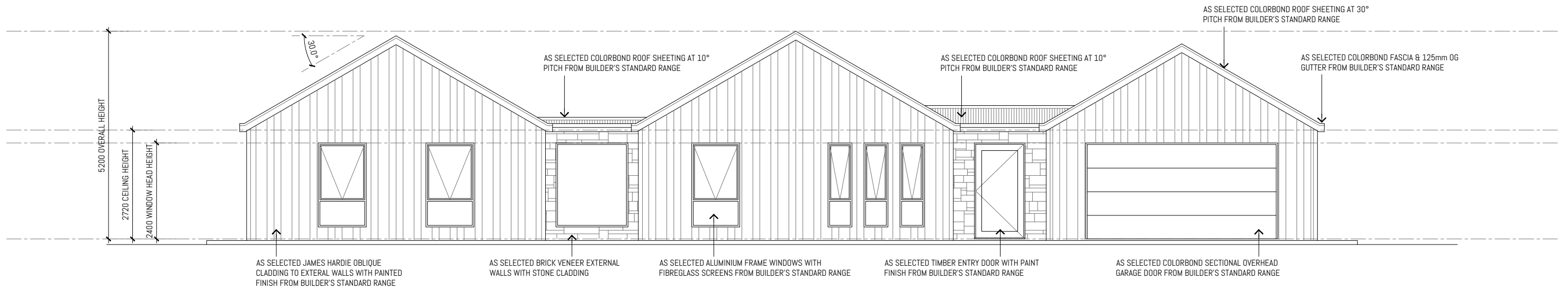
The proposed development supports the growth of the local community by contributing to the housing supply in Gol Gol, which is experiencing continued expansion. The home is compliant with current building codes and safety standards.

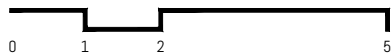
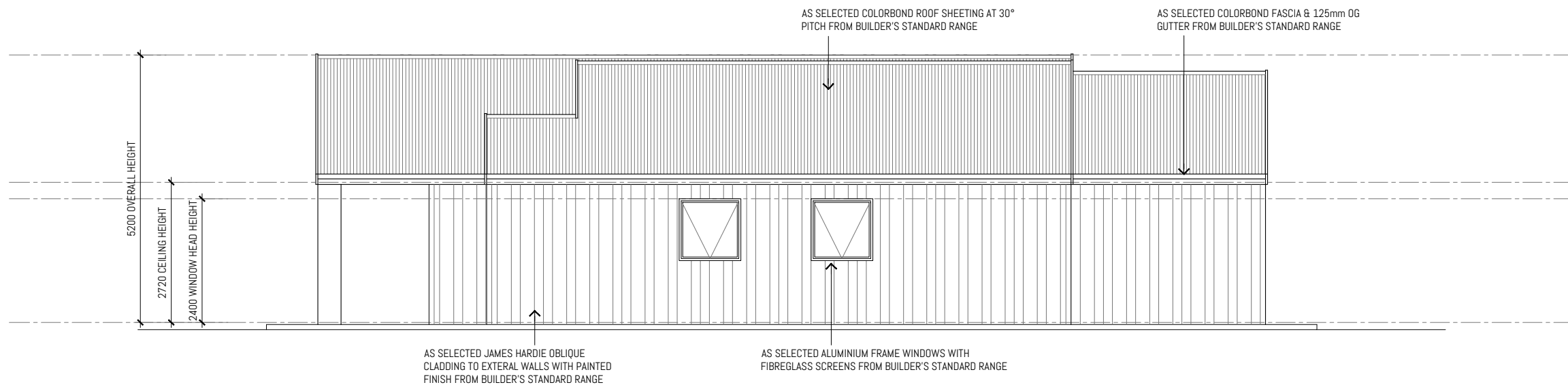
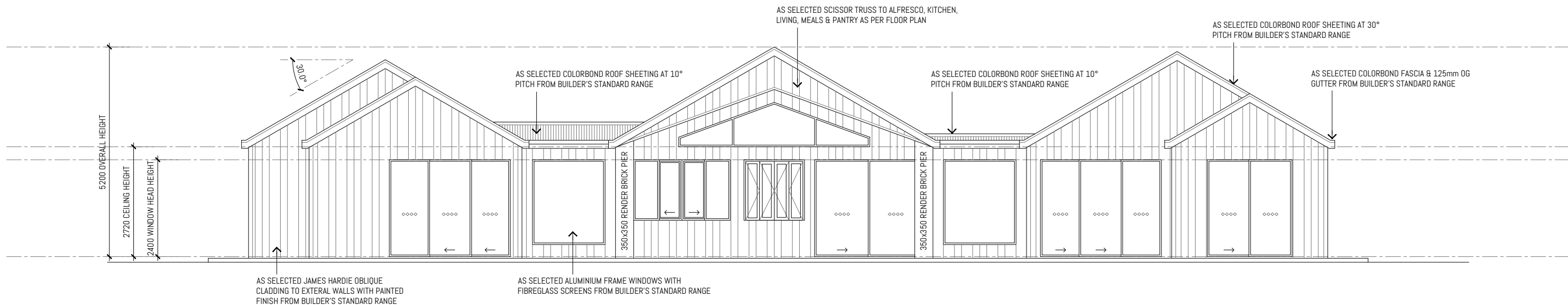
## CONCLUSION

Cumulative effects of all factors.

The proposal is a compliant, low impact residential development that aligns with planning controls and environmental expectations. The site's proximity to a creek is acknowledged, and appropriate drainage, erosion and pollution mitigation measures will ensure no adverse environmental effects.

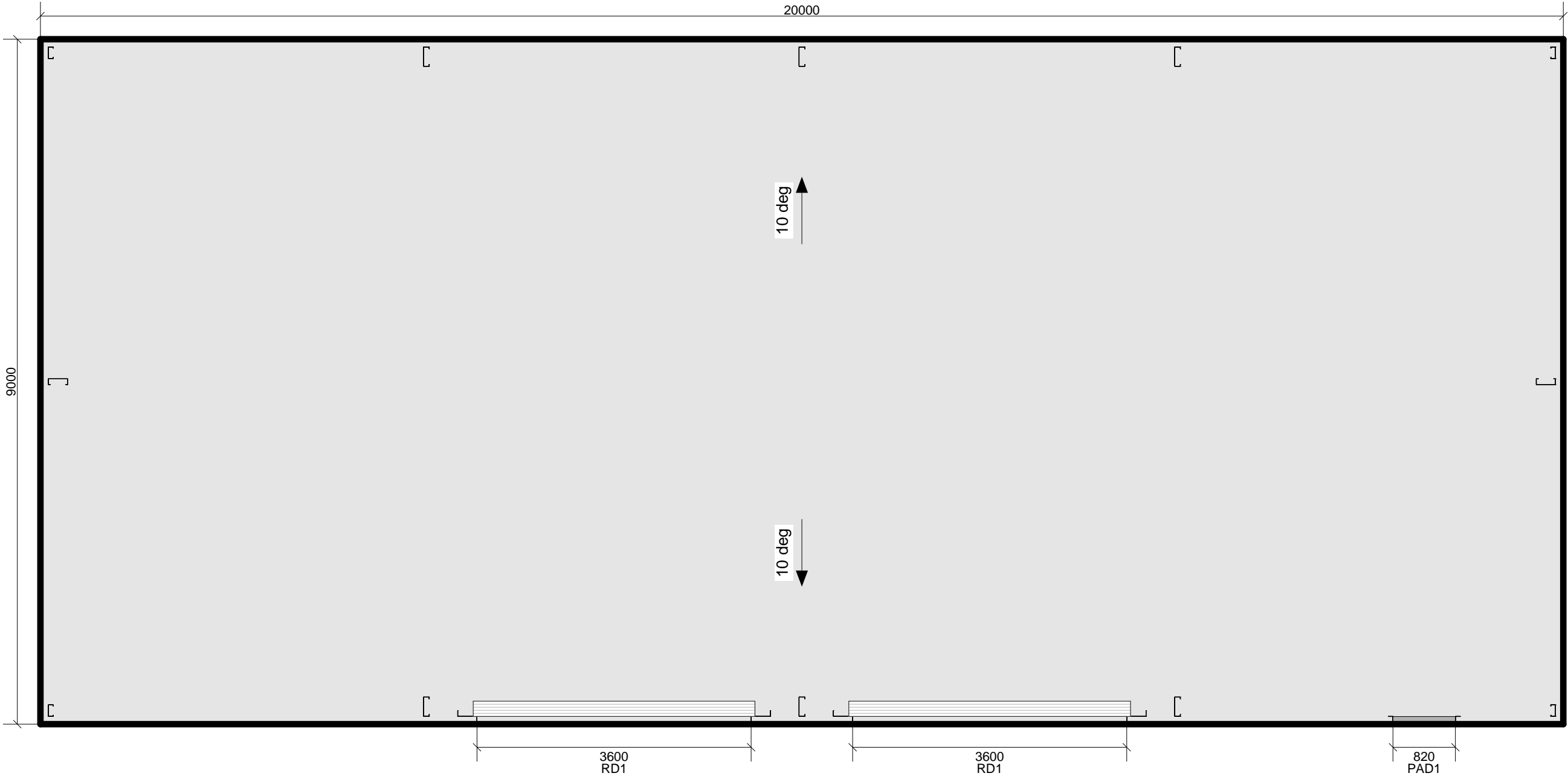









OPENING SCHEDULE	
Code	Stock
PAD1	PA650.37
RD1	3600mm x 3360mm

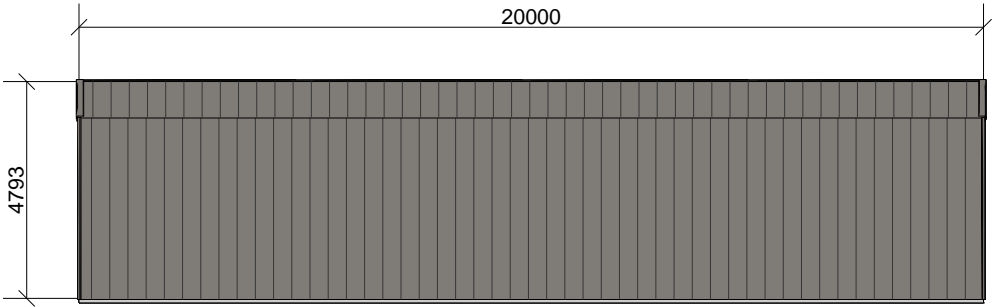


Scale 1:60

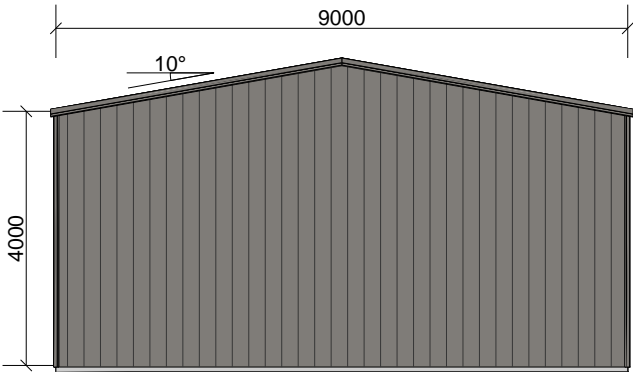
Layout

 <b>Col Gowers Homes</b> 440-444 San Mateo Avenue, Mildura VIC 3501 ABN: 93160466464  Lic: Vic: CDB-U 63638 - NSW: 336050C  PH: 03 50211030 E: sales@colgowershomes.com.au	Project No: <b>-P7237</b>	Site: <b>Wilga Rd, GoI GoI NSW 2738</b>	Region: <b>A2</b>	Date: <b>27/08/2025</b>
	Customer: <b>Brad &amp; Ashleigh Garrigan</b>	LOT: RP/SP:	Terrain Cat: <b>2</b>	Sheet
	PH:	Quote Name: <b>Brad &amp; Ashleigh Garrigan</b>	ULT Wind Speed: <b>38.9</b>	<b>1 / 3</b>
	MOB:	Drawing Set: <b>LYOTPLN1</b>	Servicability: <b>31.99</b>	

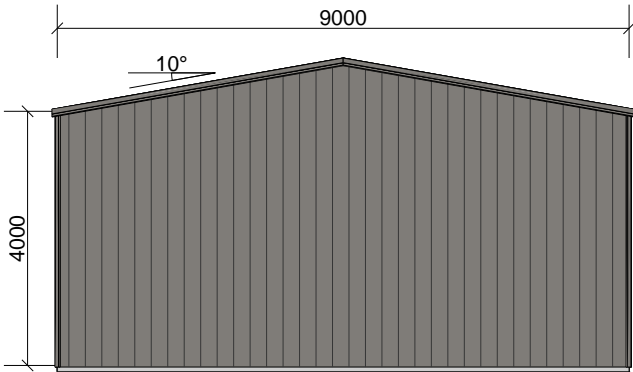
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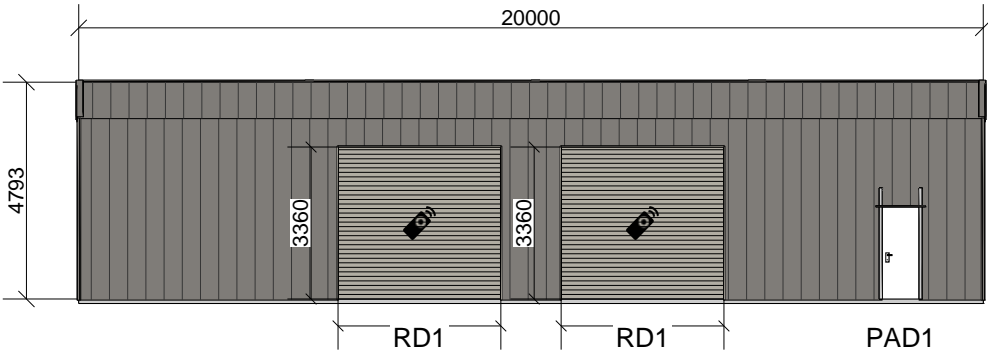
Left



Front




Back



Right

Elevation w/cladding

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	PH:	Quote Name: <b>Brad &amp; Ashleigh Garrigan</b>	ULT Wind Speed: <b>38.9</b>	<div>2 / 3</div>
	MOB:	Drawing Set: <b>CLADELEV1</b>	Servicability: <b>31.99</b>	