

## 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 type="checkbox"/> Yes | <input type="checkbox"/> No |
| • Is your proposal consistent with the zone objectives?                      | <input type="checkbox"/> Yes | <input type="checkbox"/> No |
| • Is your proposal in accordance with the relevant development control plan? | <input 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:

### 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.

## 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.

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

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

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

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

### 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:

### 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:

### 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:

## ENVIRONMENTAL IMPACTS

- |   |                              |                             |
|---|------------------------------|-----------------------------|
| • Is the development likely to result in any form of air pollution (smoke, dust, odour etc.)?                                       | <input type="checkbox"/> Yes | <input 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 type="checkbox"/> No |
| • Will the development have any noise impacts above background noise levels (eg. swimming pool pumps)?                              | <input type="checkbox"/> Yes | <input type="checkbox"/> No |
| • Does the development involve any significant excavation or filling?   | <input type="checkbox"/> Yes | <input type="checkbox"/> No |
| • Could the development cause erosion or sediment run-off (including during the construction period)?                               | <input type="checkbox"/> Yes | <input type="checkbox"/> No |
| • Is there any likelihood in the development resulting in soil contamination?   | <input type="checkbox"/> Yes | <input type="checkbox"/> No |
| • Is the development considered to be environmentally sustainable (including provision of BASIX certificate where required)?        | <input 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 type="checkbox"/> No |
| • Is the development likely to disturb any aboriginal artefacts or relics?  | <input type="checkbox"/> Yes | <input type="checkbox"/> No |

Please justify your answers below:

## FLORA AND FAUNA IMPACTS

- |   |                              |                             |
|---|------------------------------|-----------------------------|
| • Will the development result in the removal of any native vegetation from the site?    | <input type="checkbox"/> Yes | <input type="checkbox"/> No |
| • Is the development likely to have any impact on threatened species or native habitat? | <input type="checkbox"/> Yes | <input 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:

## 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:


## 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:

## CONCLUSION

Cumulative effects of all factors.

| <b>Wentworth Shire Council Conflict of Interest Risk Management Statement</b> |  |
|---|--|
| <b>Project Name</b>   | Demolition of existing building and construction of Junior Changerooms Oleander Drive Lot 64 DP 1300066 Coomealla  |
| <b>Portal / DA Number</b>   | DA2025/164 & PAN 567114  |
| <b>Potential conflict</b>   | Council are Land Managers. The property is identified as Oleander Drive Lot 64 DP 1300066 Coomealla  |
| <b>Assessed level of Risk</b>   | <b>Medium</b>  |
| <b>Management Strategy</b>  | <p><b>Council is managing potential conflicts of interest in this matter as follows:</b></p> <ul style="list-style-type: none"> <li>- An external consultant has prepared the supporting documents to lodge the Development Application.</li> <li>- All plans and supporting documents will be added to Councils website and the Planning Portal for 28 days.</li> <li>- Council will carry out surrounding neighbour notifications to advise residents of the upcoming works and invite any submissions on the proposed development.</li> <li>- Assessment of the Development Application will be carried out by Council's Health and Planning Team.</li> </ul> |
| <b>Contact</b>  | Anyone with concerns about Council fulfilling its obligations should report their concerns to Council at <a href="mailto:council@wentworth.nsw.gov.au">council@wentworth.nsw.gov.au</a>  |
| <b>Approved by General Manager</b>  | <br><b>KEN ROSS</b>   |





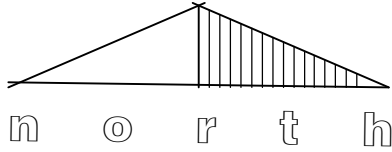
**SITE NOTES:**

90mmØ U.P.V.C. STORMWATER DRAINS  
TO CONNECT INTO EXISTING INFRASTRUCTURE.  
PROVIDE INSPECTION OPENINGS EVERY  
9m OF RUN & CHANGE IN DIRECTION.

90mmØ U.P.V.C. (PAINTED) DOWNPIPES D.P.  
300 x 50 SPREADER TO LOWER ROOF S.P.

ALL LEVELS TO BE CHECKED AND VERIFIED  
ON SITE PRIOR TO THE COMMENCEMENT  
OF ANY WORK.

THE FLOOR OF THE BUILDING TO BE A MINIMUM 150mm  
ABOVE FINISHED GROUND LEVEL AND A MINIMUM 150mm  
ABOVE FINISHED GROUND LEVEL AT THE OVERFLOW RELIEF  
GULLY LOCATION. ALL GROUND AND PAVING ADJACENT TO THE  
DWELLING IS TO BE GRADED AWAY FROM THE DWELLING AT A  
MINIMUM GRADE OF 1:20 FOR AT LEAST 1m AROUND THE DWELLING.



(ISSUED: 12th AUG' 2025)

**SHEET NO:** 3 OF 3    **DRG NO:** MH2 2025-XXX

**PROJECT:**  
PROPOSED FOOTBALL CHANGEROOMS

**CLIENT:**  
WENTWORTH & DISTRICT FOOTBALL NETBALL CLUB

**ADDRESS:**  
GEORGE GORDON RESERVE, DARETON, NSW.

**SCALE:** AS SHOWN    **DATE:** AUG '25

B2



ENGINEERING & ARCHITECTURAL SERVICES

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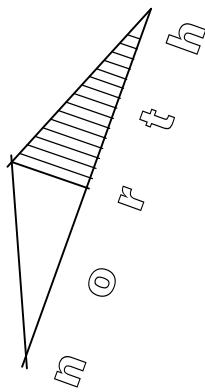








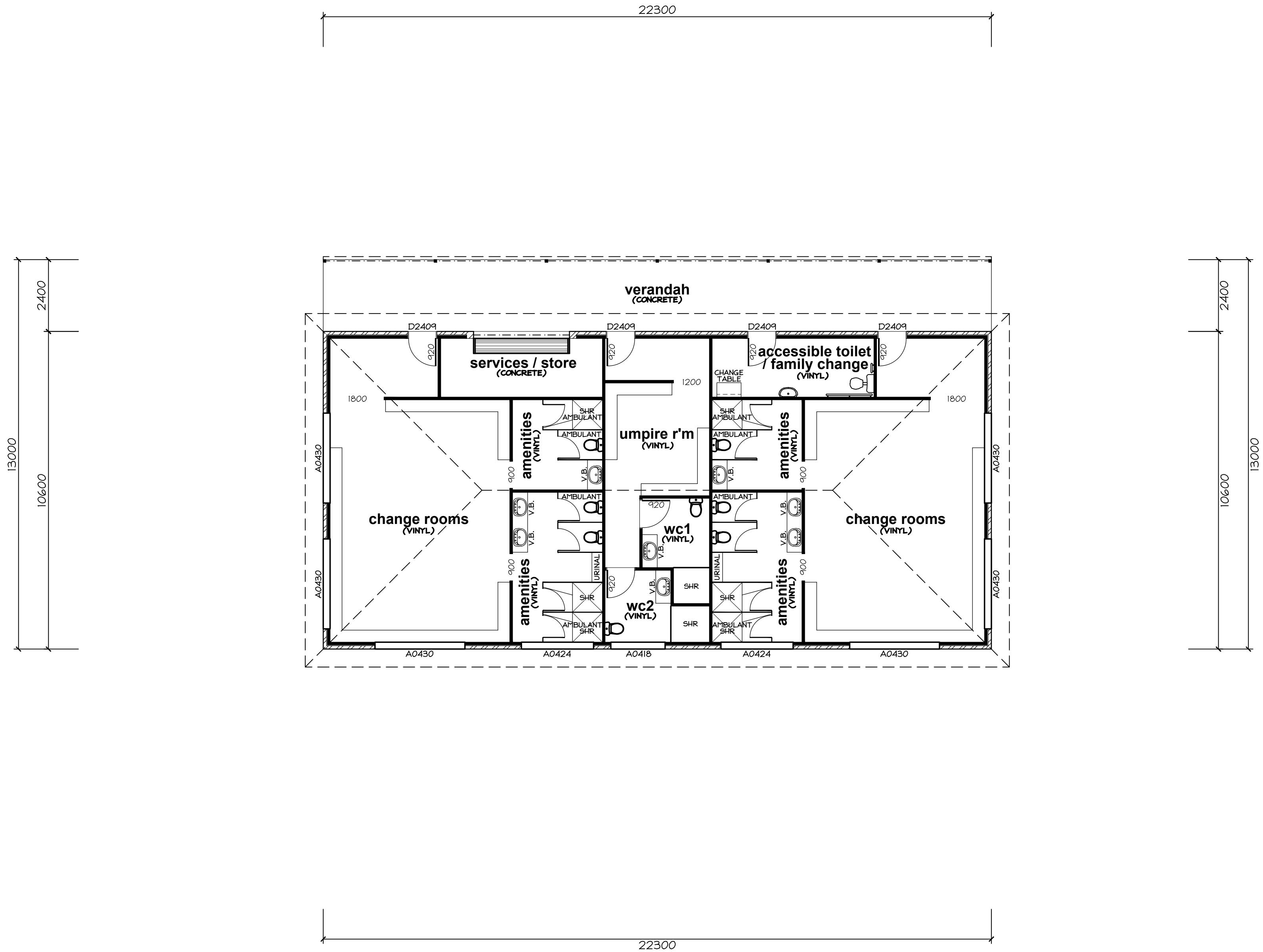




WINDOW & DOOR SCHEDULE

| WINDOW No. | SERIAL No. | WINDOW SIZE | QUANTITY | LINTEL SIZE  |
|------------|------------|-------------|----------|--------------|
| W1         | A0430      | 450x3000    | 6        | 240x63 HYPAN |
| W2         | A0424      | 450x2410    | 2        | 200x45 HYPAN |
| W3         | A0418      | 450x1810    | 1        | 200x45 HYPAN |
| D1         | D2409      | 2340x920    | 4        | 130x45 HYPAN |

-LINTEL & STUDS BESIDE OPENINGS, SIZES ARE TO BE CHECKED ONCE A ROOF TRUSS PLAN HAS BEEN DEVELOPED. THIS IS TO BE DONE BY THE ROOF TRUSS MANUFACTURER.  
(O.B) DENOTES OBSCURE GLAZING - SELECTED BY CLIENT.  
PROVIDE 2No. 90 x 45mm MGP12 JAMB STUDS TO ALL OPENINGS.



general notes:

- ALL WORKS CARRIED OUT SHALL BE IN STRICT COMPLIANCE WITH THE PROVISIONS OF THE NATIONAL CONSTRUCTION CODE, STATE BUILDING REGULATIONS & LOCAL AUTHORITY REQUIREMENTS.
- CONTRACTORS SHALL CHECK ALL DIMENSIONS ON SITE BEFORE COMMENCING ANY WORKS.
- FIGURED DIMENSIONS HAVE PREFERENCE TO SCALE.
- PLANS SHALL BE READ IN CONJUNCTION WITH PROJECT SPECIFICATIONS & ATTACHED DOCUMENTATION.
- IT IS THE BUILDERS RESPONSIBILITY TO ENSURE THAT THE BUILDING IS WITHIN THE DESIGNATED BOUNDARIES AND VERIFY THAT THE SITE IS SHOWN CORRECT.
- IT IS THE BUILDERS RESPONSIBILITY TO NOTIFY THE DESIGNER OF ANY SERVICES WHICH MAY HINDER CONSTRUCTION OR CAUSE ALTERATIONS TO DESIGN BEFORE COMMENCING ANY WORK.
- DENOTES SMOKE DETECTOR INSTALLED IN ACCORDANCE WITH AS 3786 - 2014, & TO BE INTERCONNECTED IF MORE THAN ONE.
- DENOTES ARTICULATION JOINT TO BE CONSTRUCTED IN ACCORDANCE WITH CACA TECHNICAL NOTE 61.
- GLAZING TO COMPLY WITH 1288 - 2021 "GLASS IN BUILDINGS - SELECTION & INSTALLATION", & 2047-2014 "WINDOWS IN BUILDINGS - SELECTION & INSTALLATION"
- OVERFLOW RELIEF GULLY REQUIREMENTS ARE TO COMPLY WITH AS 3500 - 2021 "SANITARY PLUMBING & SANITARY DRAINAGE"
- SOLID FUEL COMBUSTION HEATERS ARE TO BE INSTALLED IN ACCORDANCE WITH AS 2918 - 2018 "DOMESTIC SOLID FUEL".
- BATHROOMS, SHOWERS, SHOWER ROOMS, LAUNDRIES, SANITARY COMPARTMENTS AND THE LIKE SHALL BE PROVIDED IN ACCORDANCE WITH AS 3740-2021 WATERPROOFING OF WET AREAS WITHIN RESIDENTIAL BUILDINGS.
- PROVIDE EXPANSION JOINTS IN TILED AREA'S EVERY 5m MINIMUM.

|                         |  |
|-------------------------|--|
| WINDOW TYPE             | ALUMINIUM AWNING                         |
| LINTEL TYPE             | HYPAN LVL & MGP12                        |
| FLYWIRE TO ALL OPENINGS | *CHECK LINTELS SUPPORTING GIRDER TRUSSES |

|        |                   |          |
|--------|-------------------|----------|
| AREAS: | PROPOSED BUILDING | 236.38m2 |
|        | PROPOSED VERANDAH | 53.52m2  |

TOTAL 289.90 m2

TERRAIN CATEGORY 2.5 WIND CLASSIFICATION (N2)  
REGION A  
TOPOGRAPHIC EFFECT (T1)  
WIND DIRECTION (PARTIALLY SHIELDED)  
CALCULATION OF WIND SPEED = 33

SHEET NO: 1 OF 3 DRG NO: MH2 2025-XXX

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PROPOSED FOOTBALL CHANGEROOMS

CLIENT:  
WENTWORTH & DISTRICT FOOTBALL NETBALL CLUB

ADDRESS:  
GEORGE GORDON RESERVE, DARETON, NSW.

SCALE: AS SHOWN DATE: AUG '25

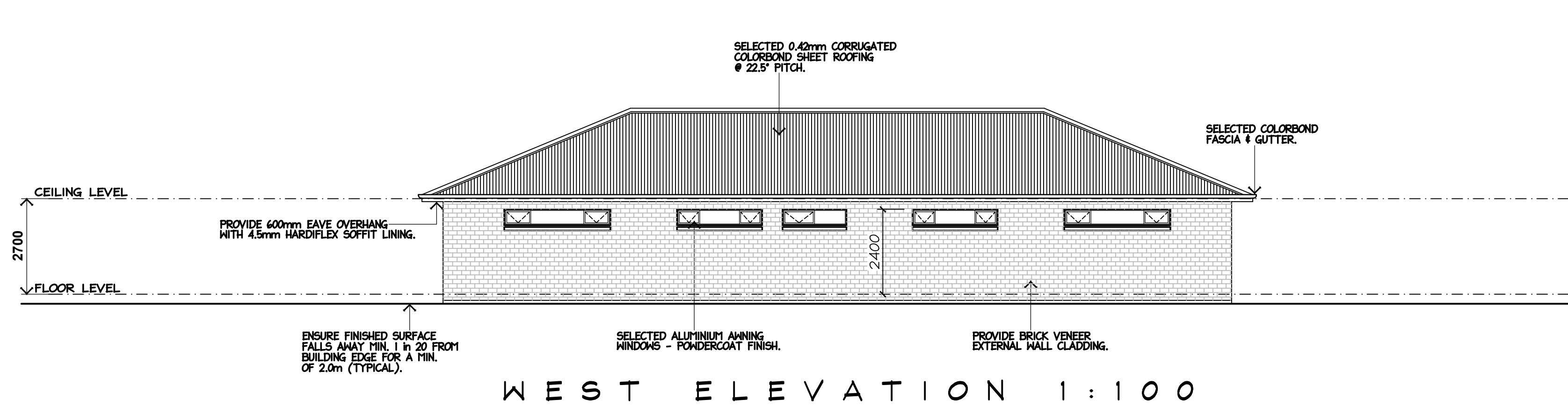
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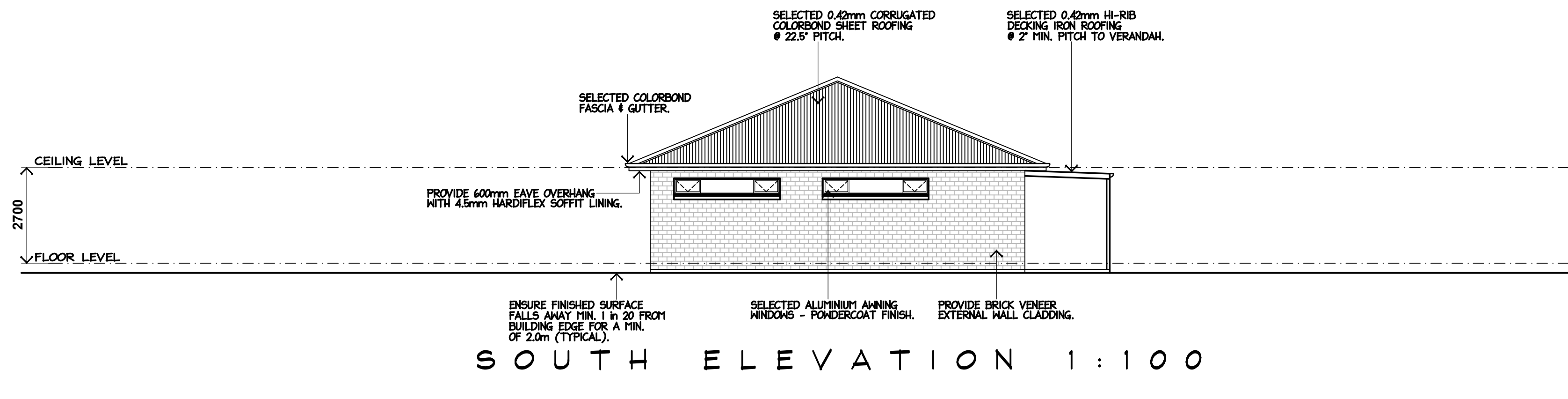
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0438 210 139 0427 237 668  
No. 5 Burns Street, Gol Gol, N.S.W. 2738  
ABN: 43 634 027 464 DP No: AD 26770

PROPOSED FLOOR PLAN 1:100

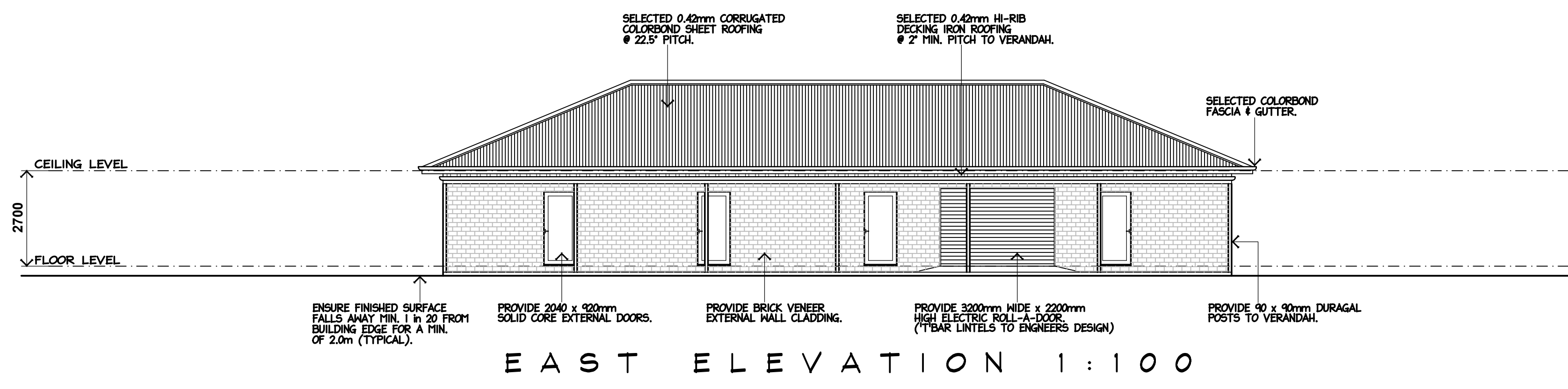




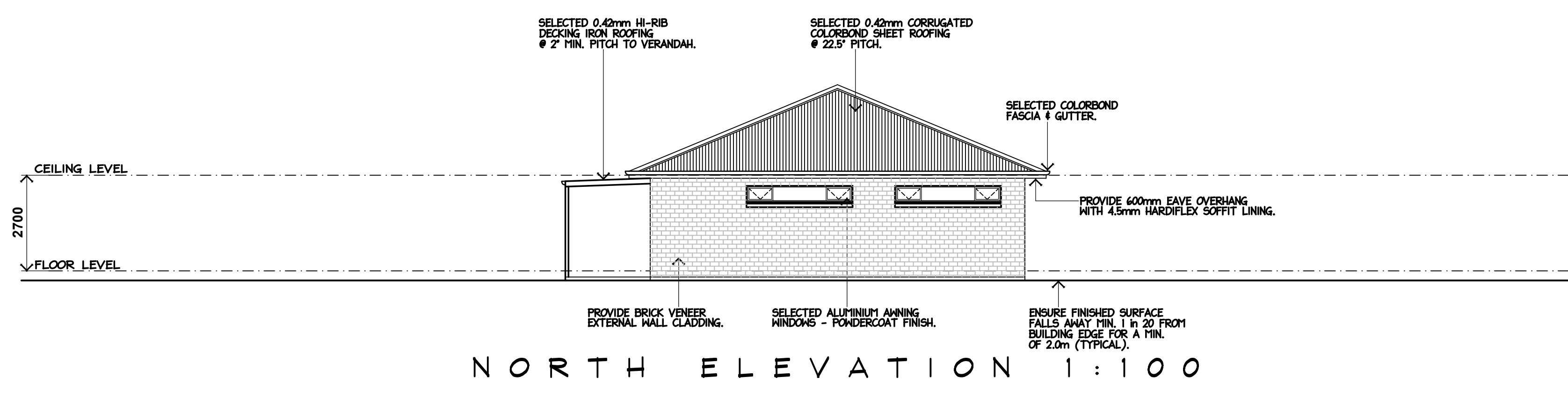
WEST ELEVATION 1:100



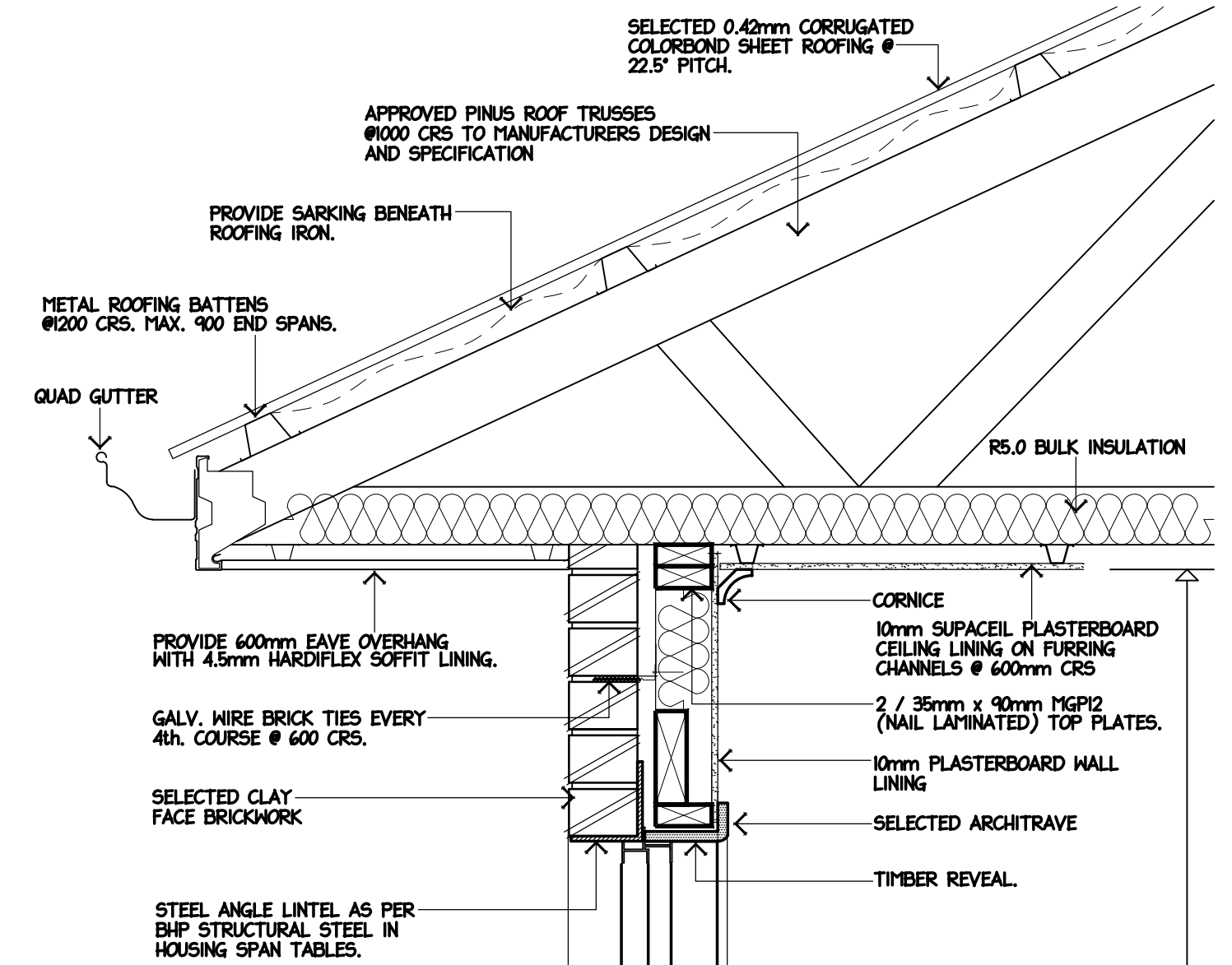
SOUTH ELEVATION 1:100



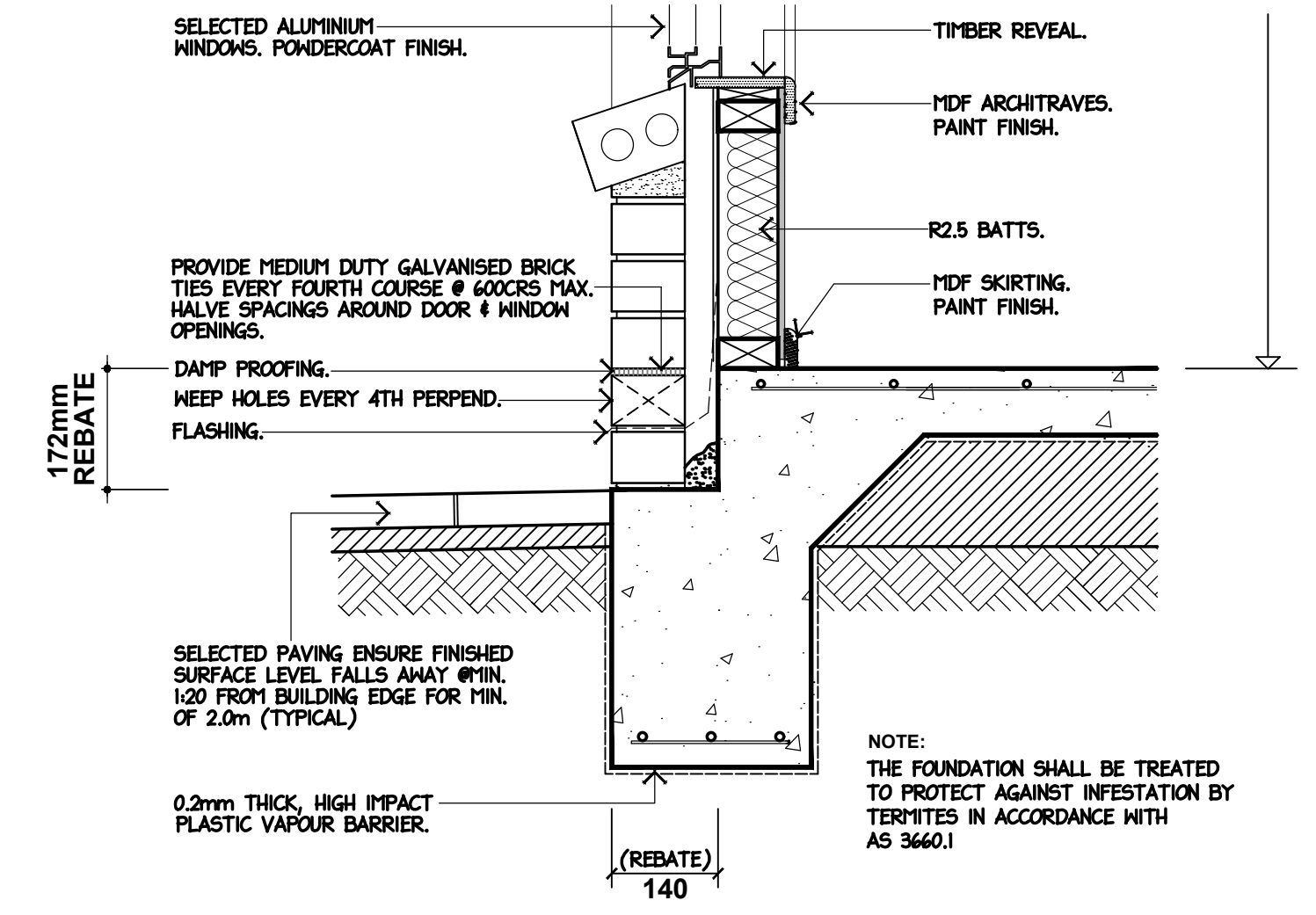
EAST ELEVATION 1:100



NORTH ELEVATION 1:100



TYPICAL HEAD DETAIL 1:10



TYPICAL REBATE DETAIL 1:10

(ISSUED: 12th AUG' 2025)

SHEET NO: 2 OF 3 DRG NO: MH2 2025-XXX  
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