

Statement of Environmental Effects



Accompanying an Development Application

At

41 Thomas Street, Gol Gol NSW 2738

13/-/DP1298329

Application Reference

PAN-579292

Summary of proposed works

Construction of Dwelling & Double Garage.

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Introduction

This statement of environmental effects has been prepared to accompany an application for the Construction of a Dwelling and Double Garage at 41 Thomas Street, Gol Gol.

The proposal has been designed to achieve the relevant provisions of Wentworth Local Environmental Plan 2011 and Clause 4.15 of the Environmental Planning and Assessment Act 1979 (as amended). This application seeks approval for the proposed works.

Site Description and Analysis

Location and Property Description

The subject site is located on Thomas Street, approximately 35m from its nearest intersection with Woodside Drive. It is rectangular in shape having an area of approximately 965m² and sits within a multi-lot residential subdivision.



Site Characteristics

The site is clear in terms of vegetation and ready for the construction of the Dwelling. There is a 3m wide easement along the front of the property (as shown on the site plan). The site is level.

Surrounding Development

The immediate surrounding area comprises of varied size allotments, that are either vacant, have current development projects being erected or an established single dwelling with associated infrastructure. Land around the site on all sides and adjacent is zoned as Low Density Residential.

Details of the Proposal

Proposed Works

The proposal is to construct a brick veneer home which will contain four bedrooms, a main bathroom, separate water closet, ensuite bathroom and walk-in robe for the master bedroom, kitchen with walk-in pantry, family and meals room, laundry, WIL linen, study nook, portico, alfresco and double garage. The dwelling will have an overall area of 294.20m². The dwelling will be constructed using a variety of colours and materials.

Clause 4.15 – Matters for Consideration

The following provides an assessment of the proposal against the provisions of Clause 4.15 of the Environmental Planning and Assessment Act (as amended).

State Environmental Planning Policies

Following State Environmental Policies apply to this land:

- State Environmental Planning Policy (Biodiversity and Conservation) 2021: Excluded (pub. 21-10-2022)
- State Environmental Planning Policy (Biodiversity and Conservation) 2021: Land Application (pub. 2-12-2021)
- State Environmental Planning Policy (Exempt and Complying Development Codes) 2008: Greenfield Housing Code Area (pub. 6-5-2018)
- State Environmental Planning Policy (Exempt and Complying Development Codes) 2008: Land Application (pub. 12-12-2008)
- State Environmental Planning Policy (Housing) 2021: Land Application (pub. 26-11-2021)
- State Environmental Planning Policy (Industry and Employment) 2021: Land Application (pub. 2-12-2021)
- State Environmental Planning Policy (Planning Systems) 2021: Land Application (pub. 2-12-2021)
- State Environmental Planning Policy (Primary Production) 2021: Land Application (pub. 2-12-2021)
- State Environmental Planning Policy (Resilience and Hazards) 2021: Land Application (pub. 2-12-2021)
- State Environmental Planning Policy (Resources and Energy) 2021: Land Application (pub. 2-12-2021)
- State Environmental Planning Policy (Sustainable Buildings) 2022: Land Application (pub. 29-8-2022)
- State Environmental Planning Policy (Transport and Infrastructure) 2021: Land Application (pub. 2-12-2021)

The proposal will not contravene any of the above policies as the scale of the development is small and will be adequately setback from the boundaries. No vegetation has been proposed for removal.

Local Environmental Plan

The subject site is zoned RU5 – Village. The zone has following objectives:

- 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.

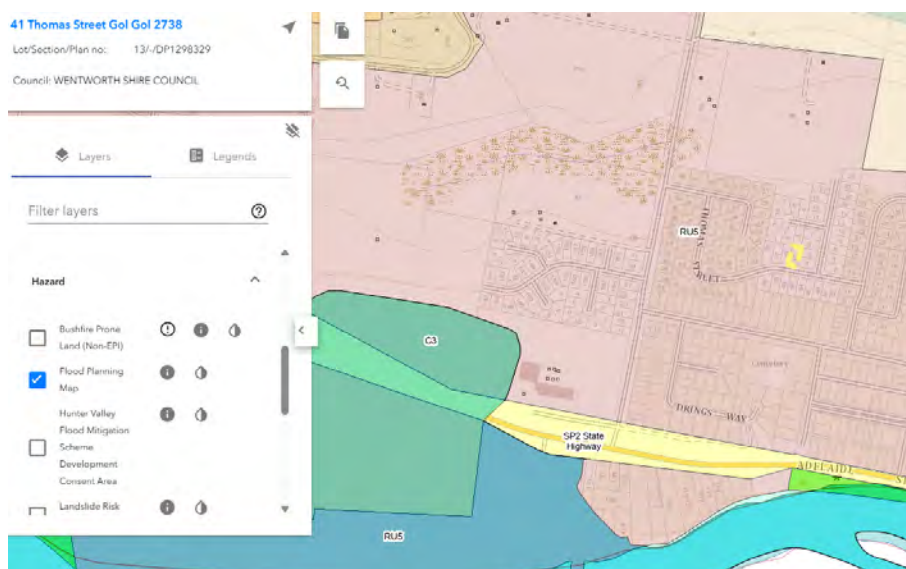
The proposal does not contravene the zone in any way and is consistent with the development on surrounding properties. Such development is anticipated in the zone for this area for residential purposes. The proposal will result in a new residential dwelling within Gol Gol.

Flood Planning

The objectives of this Clause are as follows:

- *To minimise the flood risk to life and property associated with the use of land,*
- *To allow development on land that is compatible with the flood function and behaviour on the land, taking into account projected changes as a result of climate change,*
- *To avoid adverse or cumulative impacts on flood behaviour and the environment,*
- *To enable the safe occupation and efficient evacuation of people in the event of a flood.*

The proposal will have no detrimental effect on the natural flood carrying capacity of nearby waterways and any damage from flooding will be minimal as the property is not in a flood zone. As per the below image.



Wentworth Development Control Plan 2011

The proposal in general complies with the Development Control Plan.

Residential Development Control

Site Context and Analysis

The site plan and associated plans have been prepared to show compliance with this requirement. The plans show orientation of the land and proposed dwelling, the topography, existing vegetation (non-applicable), adjoining allotments, and easements.

Streetscape

The streetscape of the dwelling house will be in accordance with this control.

Front Setbacks

The front setback of the dwelling house will be in accordance with this control

Site Setbacks and Corner Lot Setbacks

The site setbacks of the dwelling house will be in accordance with this control.

Rear Setbacks

The rear setback of the dwelling house will be in accordance with this control.

Walls on Boundaries

Not applicable as no walls on boundaries have been proposed.

Building Heights and Overshadowing

Complies. No adjoining properties will be affected by overshadowing as the neighbouring developments is a single storey dwelling.

Site coverage

Complies. The site coverage will be less than 60%.

Private Open Space

Complies. The dwelling will have adequate amount of private open space in accordance with this control.

Energy Efficiency and Solar access

Complies, BASIX certification if shown on the working drawings in addition to the certificate being provided.

Daylight to existing windows

Non-Applicable, new dwelling proposed.

North-facing windows

Non-Applicable, new dwelling proposed.

Overlooking

Complies. The boundary fences along boundaries will obscure all views into existing habitable room windows of the adjoining dwellings and any future proposed dwellings on adjacent allotments.

Fencing and Retaining Walls

Fencing not applicable as no front fencing has been proposed.

Car Parking and Vehicle Access

Complies.

Cut and Fill

Complies. The general topography of the site will not be. If any cut and fill is required throughout construction this will not exceed 1m.

The likely impacts of the Development, including Environmental Impacts on both the Natural and Built Environments, and Social and Economic Impacts in the Locality.

The amenity of the area will not be impacted as such development is anticipated under the zone. The surrounding area is developed in a similar manner and therefore it will be consistent with the character of the area. No vegetation will be removed to facilitate the construction.

The Suitability of the Site for the Development.

The area of the land is large enough to accommodate the development.

Other Considerations

Visual Impacts

The subject land is in a newly developed residential area and such development is anticipated under the zone. Being reasonably setback from the road, the proposed works will not have any visual impact on the local area. The dwelling house will be setback reasonably from the adjoining properties.

Open Space

The subject land has an area of approximately 965m² and provides for adequate open space.

Overshadowing and Privacy

The proposal will not impact any existing dwellings in relation to overshadowing and will not result in any overlooking which can cause privacy issues.

Noise

Such development is anticipated and is considered normal.

Erosion Control Measures

All erosion control measures will be undertaken by the builder to ensure no offsite impacts.

Economic and Social Impacts

The proposal will not result in any social or economic impacts. It will rather create economic benefit in relation to jobs by employing a local business to do the works.

Environmental Benefits

There are to be no adverse environmental impacts that will result from the proposal.

Disabled Access

Not applicable.

Security, Site Facilities and Safety

Not applicable as the scale of development is small.

Waste Management

No waste management will be required. Waste during construction will be managed by the provision of garbage receptacle.

Building Code of Australia

The proposal will be constructed in accordance with the Building Code of Australia and Council requirements.

Traffic

The proposal will not generate any additional traffic.

Stormwater/flooding

Stormwater will be connected to the existing stormwater system. The site is not located within the flooding area therefore the proposal will not result in the increase of flooding.

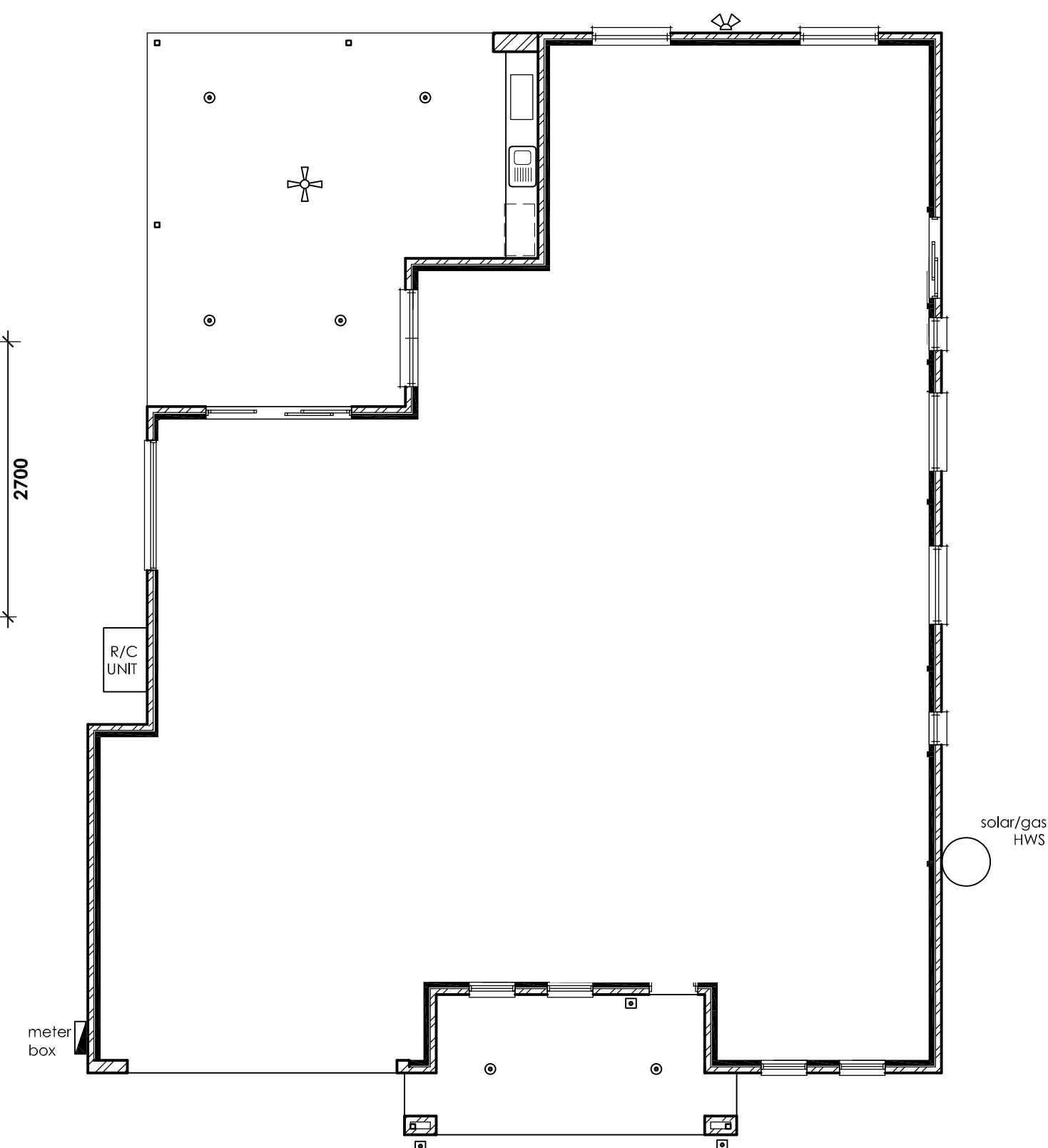
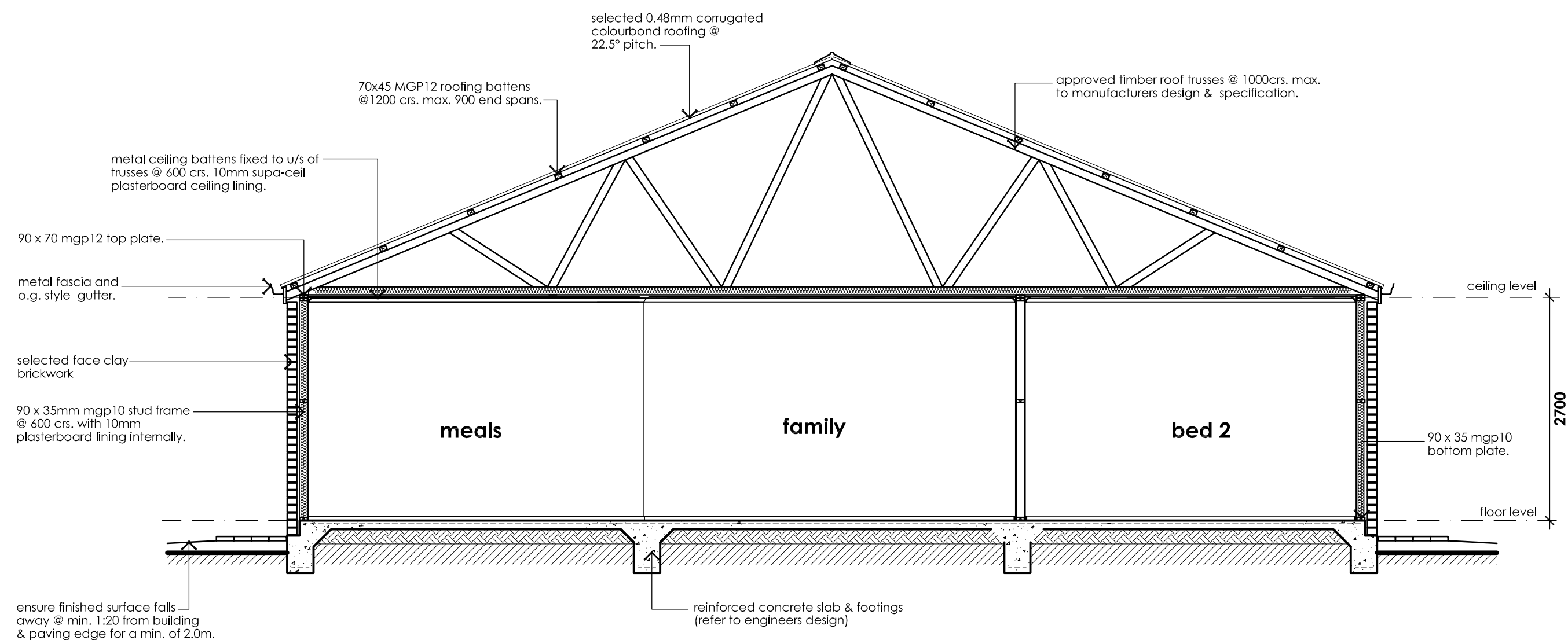
Conclusion

The application is considered appropriate in this instance. The proposal in general is consistent with the surrounding land uses and development. Accordingly, it is requested the development approval be granted.

A handwritten signature in blue ink, appearing to read 'James Harwood', with a long horizontal flourish underneath.

James Harwood

Director - James Harwood Homes

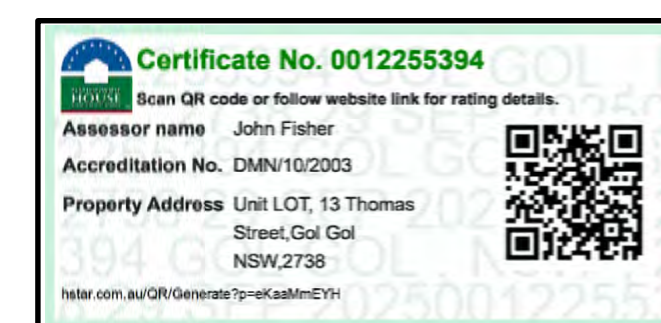


ELECTRICAL LEGEND

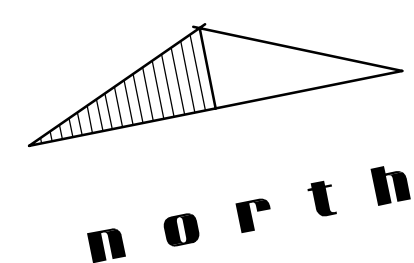
INTERNAL LIGHTING	QTY
• P PENDANT LIGHT	0
 IXL 2 IN 1 TASTIC	2
 EXHAUST FAN	2
 10 WATT L.E.D. DOWNLIGHT	22
• STANDARD BATTEN	7
 CEILING FAN WITH 18W GLOBE	0
 CEILING FAN	0

GARAGE LIGHTING	QTY
2x36w FLURO	1

EXTERNAL LIGHTING		QTY
⦿	10 WATT L.E.D. DOWNLIGHT	6
•	STANDARD BATTEN	0
✚	CEILING FAN	1
☂	PARAFLOOD LIGHT	1
🏠	EXTERNAL BUNKER LIGHTS	3



BASIS REQUIREMENTS:	CERT. No. 181502S
WATER COMMITMENTS	
PROVIDE SHOWERHEADS WITH A MINIMUM RATING OF 4 STAR. PROVIDE TOILET FLUSHING SYSTEMS WITH A MINIMUM RATING OF 4 STAR. PROVIDE TAPS TO KITCHEN WITH A MINIMUM RATING OF 4 STAR. PROVIDE TAPS TO ALL BASINS IN BATHROOMS WITH A MINIMUM RATING OF 4 STAR.	
ENERGY COMMITMENTS	
HOT WATER: PROVIDE HEAT PUMP HOT WATER SERVICE WITH A PERFORMANCE OF 31 to 35 STC's OR BETTER. COOLING/ HEATING SYSTEM: PROVIDE THREE PHASE REVERSE CYCLE SYSTEM ENERGY RATING OF EER 3.0 - 3.5. ALSO MUST PROVIDE DAY/NIGHT ZONING BETWEEN LIVING AREAS AND BEDROOMS	
THERMAL COMFORT COMMITMENTS	
INSTALL R6.0 BATTS TO CEILING (INCLUDING GARAGE) INSTALL R2.5 BATTS TO EXTERNAL WALLS & GARAGE INTERNAL WALLS	



SITE NOTES:

90mmØ U.P.V.C. STORMWATER DRAINS
DIRECTED TO LEGAL POINT OF DISCHARGE

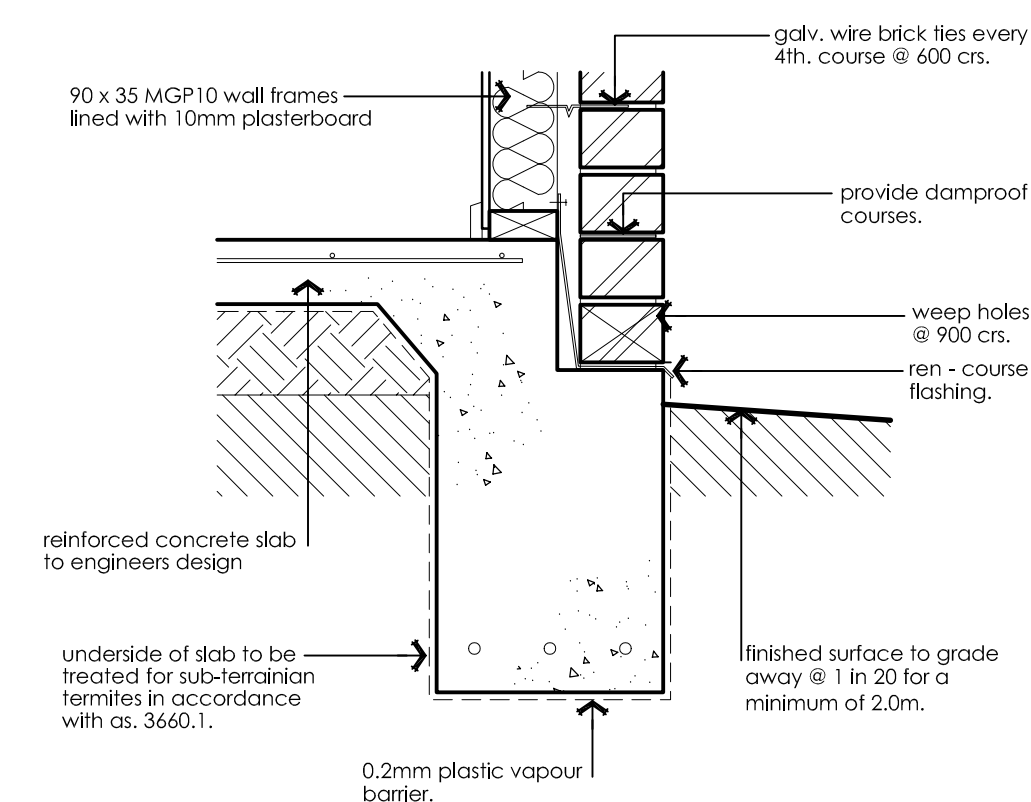
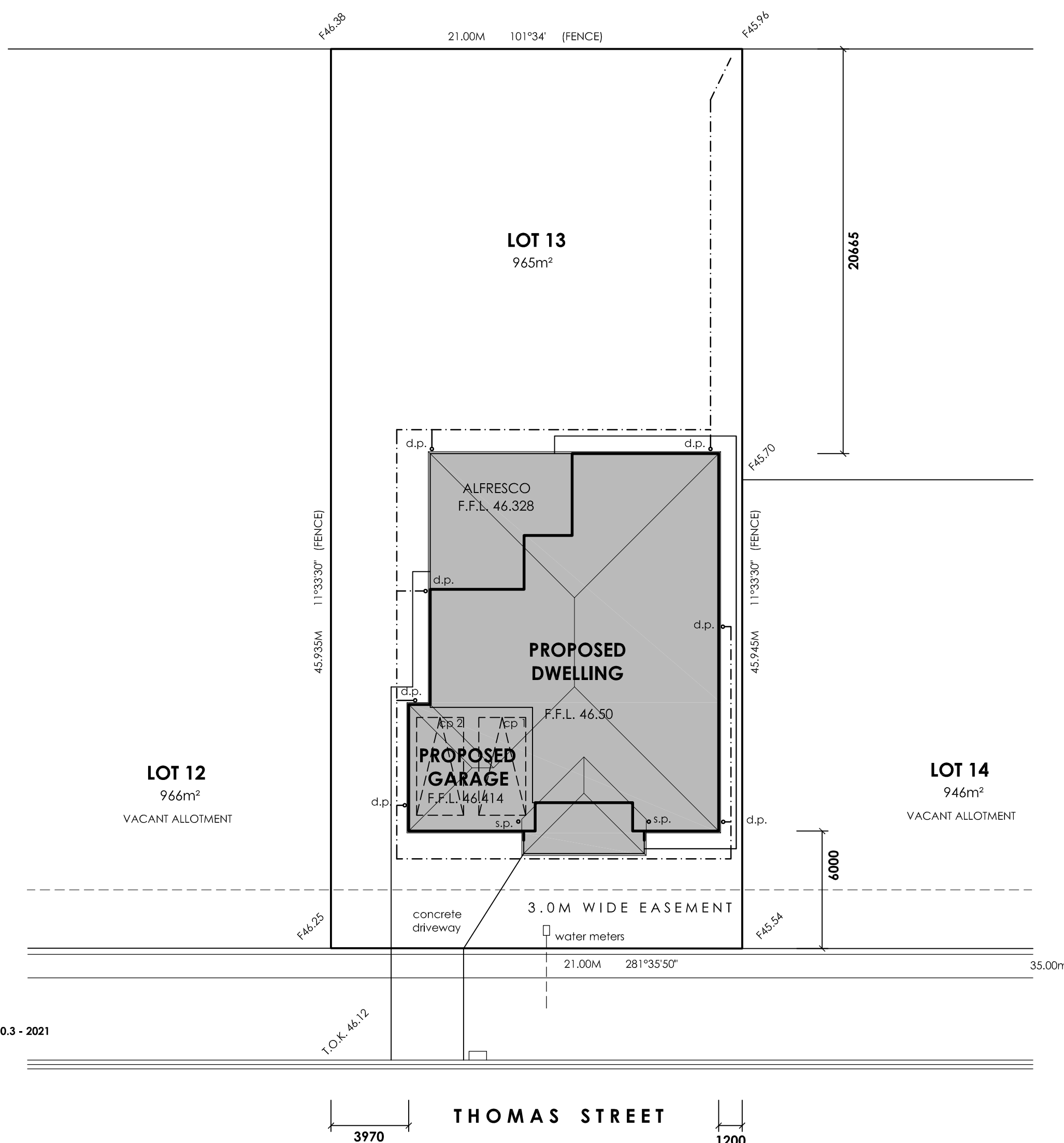
PROVIDE INSPECTION OPENINGS EVERY
9m OF RUN & CHANGE IN DIRECTION.

100 x 50 ZINCALUME DOWNPIPES D.P.

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

NOTE:
FINISHED FLOOR LEVELS ARE A GUIDE ONLY AND ARE TO
BE CONFIRMED ON SITE PRIOR TO COMMENCEMENT
OF ANY WORKS

STORMWATER DRAINAGE WORKS TO COMPLY WITH AS3500.3 - 2021
PLUMBING AND DRAINAGE - STORMWATER DRAINAGE





James

Harwood homes

Trendvil Building Group

DESIGN:

HAMILTON 21

CLIENT:

B. MIDDLETON & Z. BOND

PROJECT:

PROPOSED DWELLING

CLIENT:

TRENVIL PTY. LTD.

ADDRESS:

LOT 13 THOMAS STREET, GOL GOL

SCALE:

AS SHOWN

DESIGN:

MCB

DRAWN:

MCB

ISSUE:

DATE:

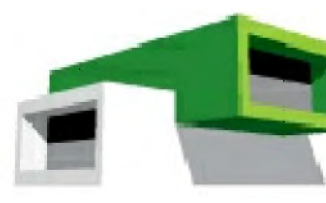
SEPT.2025

SHEET NO:

2 OF 2

DRG NO:

CD25 - 207





REGISTERED
Building Practitioner

concept design

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MARK BAKER DP AD23012

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