

Statement of Environmental Effects

Attachment to Development Application
Pursuant to 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

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|--|---|-----------------------------|
| • 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 proposal is to construct a colourbond shed (with bathroom fitout and area for gymnasium), on Lot 8 DP1298247, Wilga Road Gol Gol which is residential block of land developed as part of multi-lot residential subdivision 'William Lewis Estate'.

The land is zoned R5 Large Lot Residential pursuant to the Wentworth Local Environmental Plan 2011, map amendment no. 4, commencing 26 April 2023 and current to 12 July 2024. The objectives of this zone are:

- **To provide residential housing in a rural setting while preserving, and minimising impacts on, environmentally sensitive locations and scenic quality.**
 - In response to dot point one, the proposed development will be situated on a large lot totalling 3000sqm. The proposal allows for a significant portion of land to be left undeveloped to preserve the rural setting, enhance the natural scenic settings and minimise impact on the environment.
- **To ensure that large residential lots do not hinder the proper and orderly development of urban areas in the future.**
 - The proposed shed is to be constructed on a large lot within William Lewis Estate adjacent to and developed subsequent to the lots constructed along Modikerr Way and Wilga Road to the south.
- **To ensure that development in the area does not unreasonably increase the demand for public services or public facilities.**
 - The sequential development has not unreasonably increased the demand for public services or facilities.
- **To minimise conflict between land uses within this zone and land uses within adjoining zones.**
 - The land use within this zone is consistent with the use of land in adjoining zones. The Wentworth LEP provides for flexibility in the application of standards for subdivision in rural zones to allow landowners a greater chance to achieve the objectives for development in the relevant zones such as zone RU1 Primary Production and zone RU4 Primary Production Small Lots.
- **To restrict the construction of new residential and other sensitive uses in flood prone areas.**
 - The zoning of this land provides for a minimum lot size of 3000sqm. The development controls provide strict controls for the construction of any proposed dwelling on this land for the purpose of protecting the land and reducing risk to users of the land.

This Statement of Environmental Effects is to show the proposed development is in accordance with the Wentworth LEP and Wentworth Development Control Plan for a dwelling in this zone.

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 a colourbond iron shed with bathroom fitout and area for gymnasium equipment. The total developable area is approximately 225sqm. This will leave plenty of room for the future dwelling location, which is currently under design.

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 site is trapezoid in shape and is a 3000sqm lot within a multi-lot residential subdivision: William Lewis Estate in Gol Gol. The site has an existing crossover on the front boundary facing Wilga Road. The rear, western boundary meets the bank of Gol Gol Creek, which is identified as Crown land. A 3m wide easement runs parallel to the western boundary for the purpose of draining water. There is existing Post & Wire fencing to the side boundaries.

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

The site was used previously for horticultural purposes for citrus and grape vines. Now the use is for large lot rural residential living.

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

Planning NSW Spatial Mapping indicates Gol Gol Creek as being a flood prone area, but this creek is fitted with a non-return valve beneath the Sturt Highway, which this Highway also acts as a Levee Bank for any flood events.

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

Notifications and restrictions are noted as follows:

1. Land excludes minerals and is subject to reservations and conditions in favour of the Crown – see Crown Grant(s).
2. As to boundaries to rivers/lakes – see *Section 172 Crown Lands Act 1989*
3. DP1298247 Easement to drain water 3 metre(s) wide referred to and numbered 2 in the s88B Instrument affecting the part(s) shown so burdened in the title diagram.
4. DP1298247 Restriction on the use of the land.

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

To the west of the Gol Gol Creek land is zoned RU1. To the east of the development site the land is zoned C3, and land to the south east also zoned RU1.

CONTEXT AND SETTING

Will the development be:

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|---|------------------------------|--|
| • 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 proposal is consistent with the prescribed streetscape that has been set for this new development area.

PRIVACY, VIEWS AND OVERSHADOWING

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| • 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:

- Being large lot residential, lack of privacy, noise pollution, and scenic impediments will not be an issue as dwellings are adequately set back from the boundaries where vegetation can be planted to act as privacy, sound, and visual buffers.
- Both adjoining neighbours have been consulted and signed a letter stating that they are satisfied with the new shed locations / setbacks from boundaries.

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 to the site is from Wilga Road, Gol Gol.
- Local traffic of residents coming going will be commensurate to the rate of development of the area.
- No additional access points are required.
- The large lot enables ample vehicle on-site parking and manoeuvrability.
- All utility services are available to the site.

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:

- The construction of the shed is not expected to result in any form of air pollution. Mitigation of any dust and noise issues is addressed when applying for a construction certificate.
- The development is setback from the bank of the creek and drainage grates are located at the rear of the boundary to collect surface water.
- A swimming pool or similar is not included in this application.
- No significant filling or excavation of the site has been identified.
- The development is not expected to cause erosion or sediment run-off during or post construction.
- The likelihood of soil contamination has not been identified.
- A BASIX certificate is not required for the Proposed Shed
- An AHIMS search result shows that no Aboriginal sites are recorded in or near the site location. No Aboriginal places have been declared in or near the site location.

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:

- The site is a newly developed lot of land for the purposes of construction of a shed / dwelling therefore, the site is cleared of any vegetation within the building envelope.

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 residential development will not discharge any trade waste into Council sewer system, and the future dwelling / shed effluent will be disposed of into an on site AWTS Sewer System.
- No hazardous waste is expected to be generated however the application for a construction certificate will address construction waste management and apply any mitigation measures for possible threat of hazardous waste.
- Rainwater tanks have not been included in the design plan.
- Stormwater risks and measures have been considered as part of the subdivision development.

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

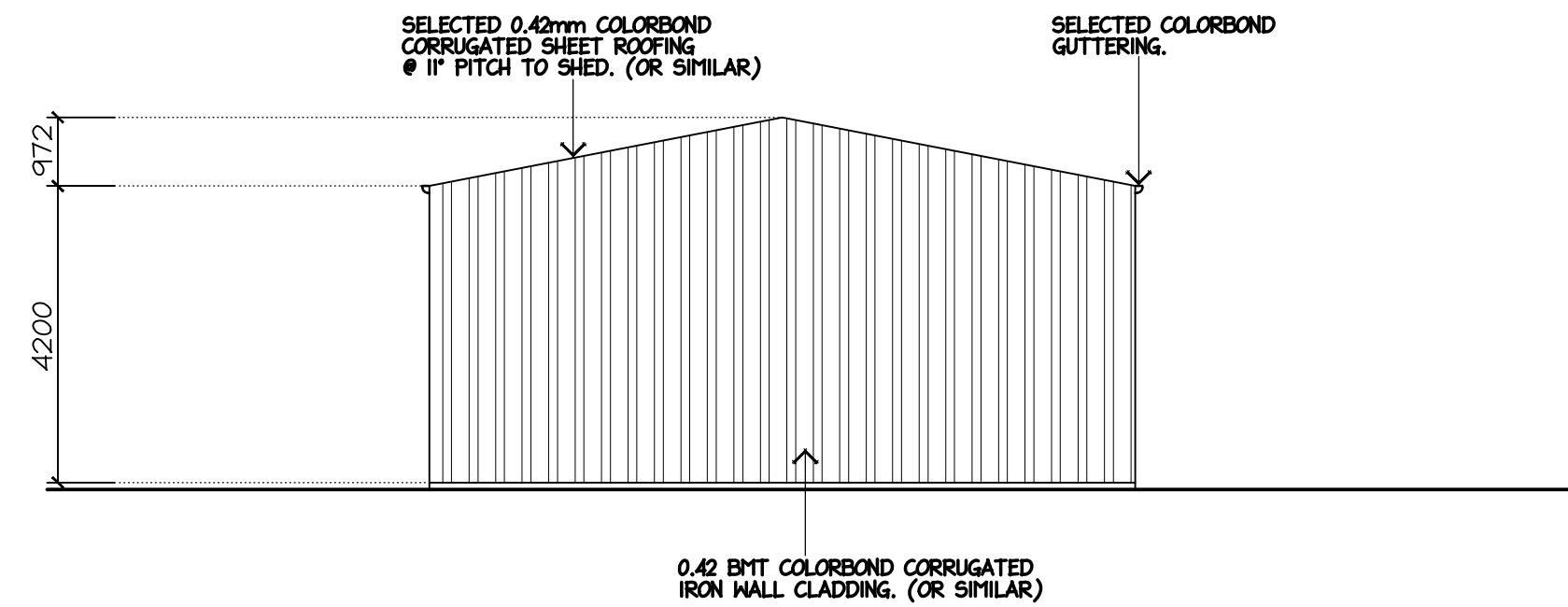
Please justify your answers below:

- The Wentworth Shire Council Development Control Plan provides guidance and recommendations for appropriate street lighting, specific site location lighting to illuminate pedestrian paths, entrance and exit points, entrapment areas and the perimeter of the site.
- Guidelines are provided for fencing heights and vegetation planting to allow for natural surveillance from the street to the building and from the building to the street to minimise opportunities for intruders.

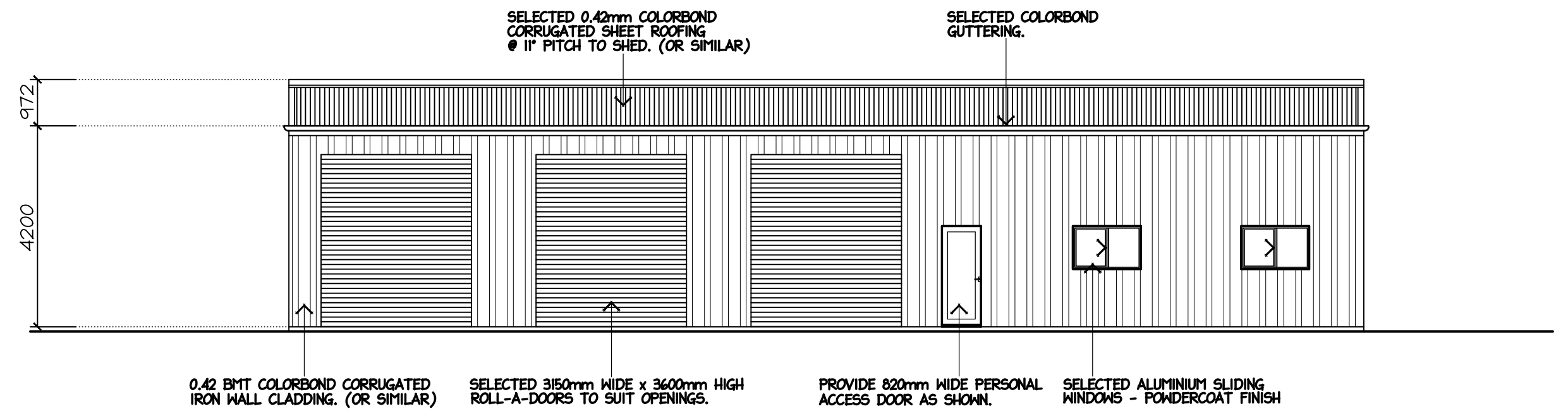
CONCLUSION

Cumulative effects of all factors.

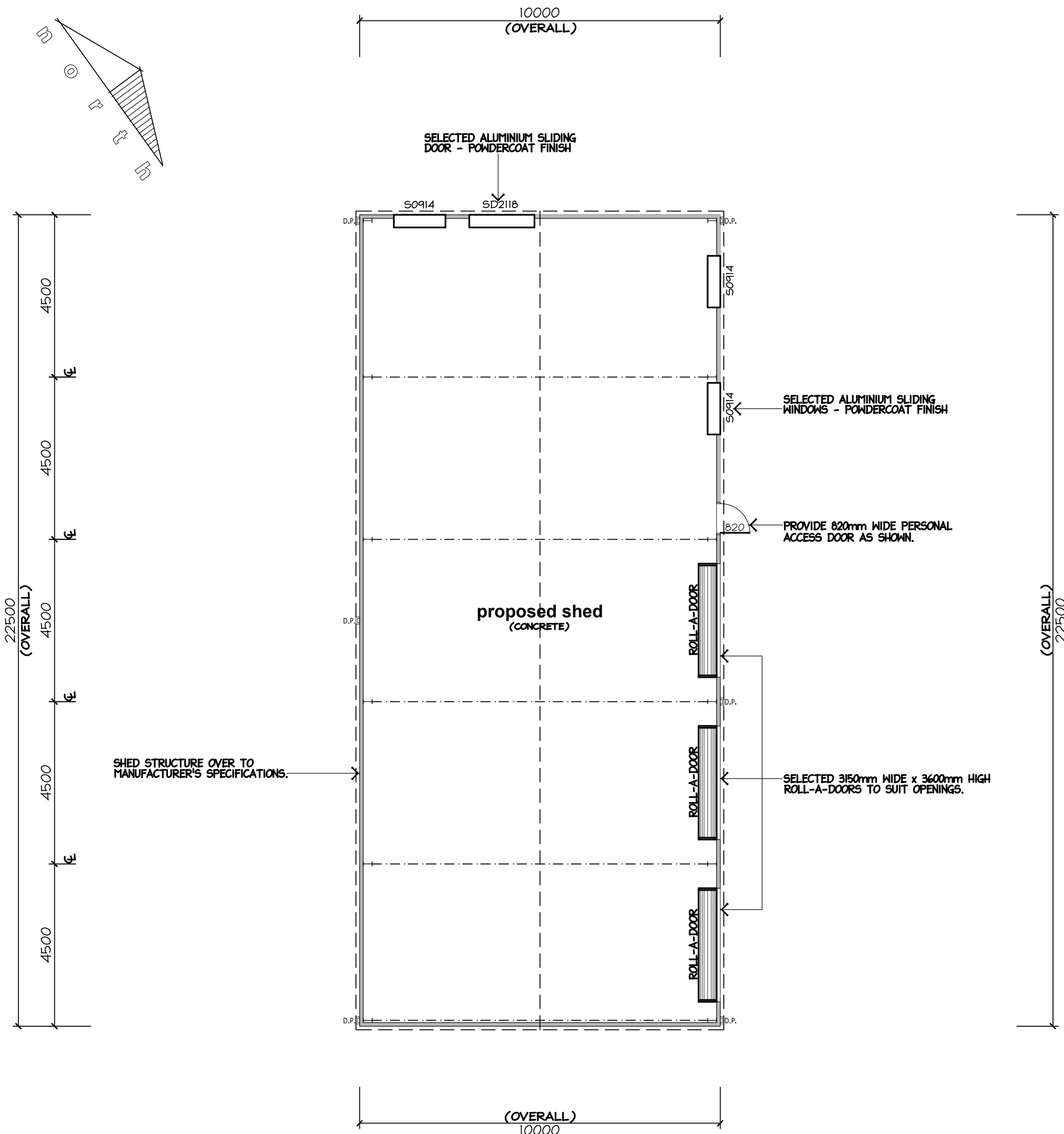
The Statement of Environmental Effects has not identified any planning and environmental reasons why this proposed development cannot proceed.



SOUTH - EAST ELEVATION 1:100

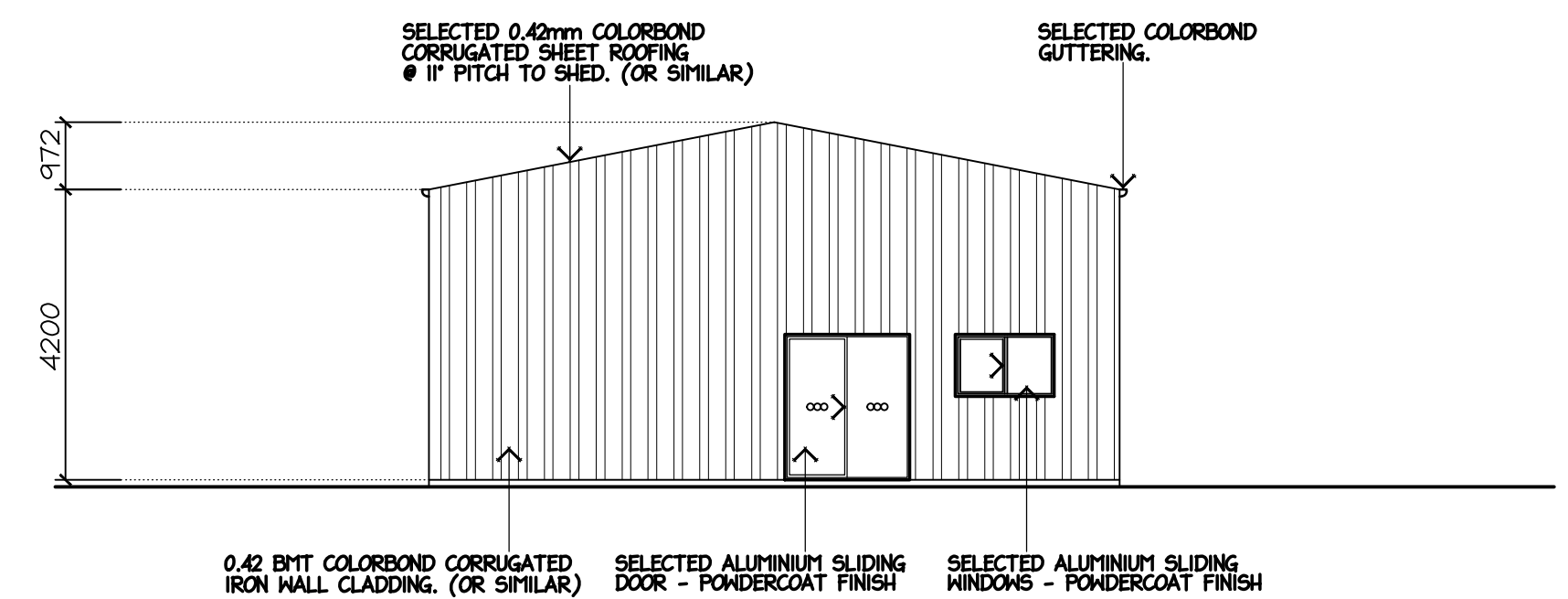


NORTH - EAST ELEVATION 1:100

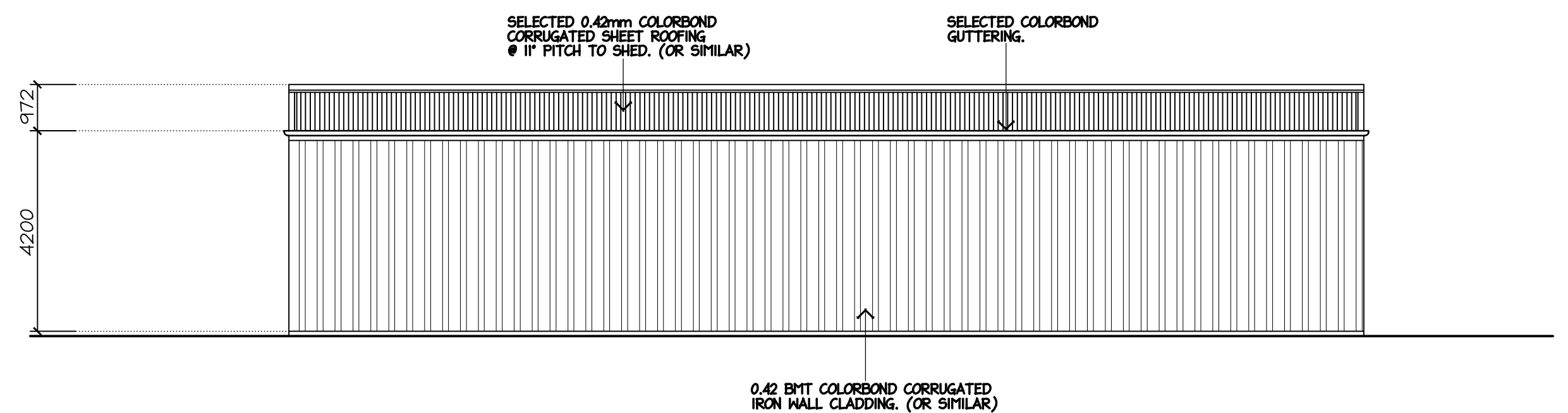


SHED CONSTRUCTION NOTE:-
PROPOSED STORAGE SHED IS TO BE CONSTRUCTED TO SHED MANUFACTURER'S SPECIFICATIONS,
* ALL COMPUTATIONS / CONNECTION * STRUCTURAL DETAILS IS TO BE SUPPLIED BY SAME.

PROPOSED FLOOR PLAN 1:100



NORTH - WEST ELEVATION 1:100



SOUTH - WEST ELEVATION 1:100

(ISSUED: 14th OCT' 2025)

SHEET NO: 1 OF 2 **DRG NO:** MH2 2025-095
PROJECT: PROPOSED SHED NOTIFICATION PLAN
CLIENT: -
ADDRESS: LOT 8, WILGA ROAD, GOL GOL, NSW.
SCALE: AS SHOWN **DATE:** OCT '25



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