

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:

This proposal is for the construction of a Colorbond Iron Storage Shed & Awning with internal Store Room / Wash Facility, and a 1800mm High Colorbond fence at No.8 Cielo Court Gol Gol on Lot 16 DP1300407.

The land is zoned RU5 Village pursuant to the Wentworth Local Environmental Plan 2011. The objectives of the zone are:

- 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 Statement of Environmental Effects is to show that the proposal is in line with these objectives.

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 the construction of a Colorbond Iron Storage Shed & Awning with internal Store Room / Wash Facility, and a 1800mm High Colorbond Fence to the Side and Rear fences only.

The developable area comprises the following: Storage Shed 162m & Awning 54m².

Fencing: A total of 149.96m of 1800mm high Colorbond steel fencing is to be constructed on the Southern, Western & Northern boundaries. As part of the total boundary fencing Colorbond fence panels measuring 2400mm long x 900mm high will be installed from front boundary line, continuing a further 2400mm ascending to 1800mm.

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 a rectangular shaped allotment totalling 1,300m ² . It is a cleared, vacant, and serviceable lot ready for development within the newly established subdivision Creekside Estate, Gol Gol.
2. What is the present use and previous uses of the site?
The site is currently vacant and is zoned for residential use. Surrounding land is also zoned RU5 – Village. Prior to the land being subdivided it formed part of vineyard..
3. Is the development site subject to any of the following natural hazards: (e.g. bushfire prone, salinity, flooding or stormwater inundation etc.)
None of have been identified.
4. What other constraints exist on the site? (e.g. vegetation, easements, sloping land, drainage lines contamination, etc.)
No easements are applicable for this property, and the site is generally flat – slight slope from the rear to the front of the property.
5. What types of land use and development exist on surrounding land?
The surrounding land is used for residential purposes in accordance with RU5 Village zone in Gol Gol.

CONTEXT AND SETTING

- Will the development be:
 - o Visually prominent in the surrounding area? ☐ Yes ☒ No
 - o Inconsistent with the existing streetscape? ☐ Yes ☒ No
 - o Out of character with the surrounding area? ☐ Yes ☒ No
 - o Inconsistent with surrounding land uses? ☐ Yes ☒ No

Please justify your answers below:

The design of the proposal is consistent with current land zoning and permitted use of land.

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:

- The proposed development will not adversely impact privacy, views, or cause overshadowing. Appropriate setbacks are applicable to reduce or remove risk of breaching privacy, overshadowing, and noise pollution.
- The rear setback of a minimum 3m has been nominated so the shed does not impact on the existing Pine Trees that are existing on the boundary line.

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 directly from Cielo Court, Creekside Estate, Gol Gol.
- Traffic volumes will be proportionate to gradual development of the Estate.
- Vehicles can easily and safely egress and ingress the site. No additional roads or access will be required.
- 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 proposed development will not adversely impact privacy, views, or cause overshadowing. Appropriate setbacks are applicable to reduce or remove risk of breaching privacy, overshadowing, and noise pollution.
- The mitigation and management of any potential water pollution or sediment run-off during the construction process of the development is documented in the Construction Environmental Management Plan which is to be submitted to Council prior to issuing any for of works approval.
- The proposal does not include the provision of a swimming pool or spa or other installation causing noise pollution.
- The development will not cause or result in soil contamination. Materials proposed to be used for construction are not an environmental hazard.
- A BASIX Report will be completed for the future dwelling to be built on the site.
- The development is not situated in a heritage area or is likely to have an impact on any heritage item or item of cultural significance. The land has been cleared, cultivated and farmed for at least the last four decades without the discovery of aboriginal artefacts or relics.

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:

- No native vegetation is proposed to be removed from the site, and the development will not impact threatened species or native habitat because the site has already been cleared and prepared for residential development.

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 development is residential and liquid trade waste is not expected to be discharged into Council's sewer system.
- The development will not result in any hazardous waste or other waste disposal issue. Any potential risk is
- The installation of a rainwater tanks is not included in this proposal.
- The mitigation and management of any potentially hazardous waste or waste disposal issue during the construction process is documented in the Construction Waste Management Plan which is to be submitted to Council prior to issuing any form of works approval.

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

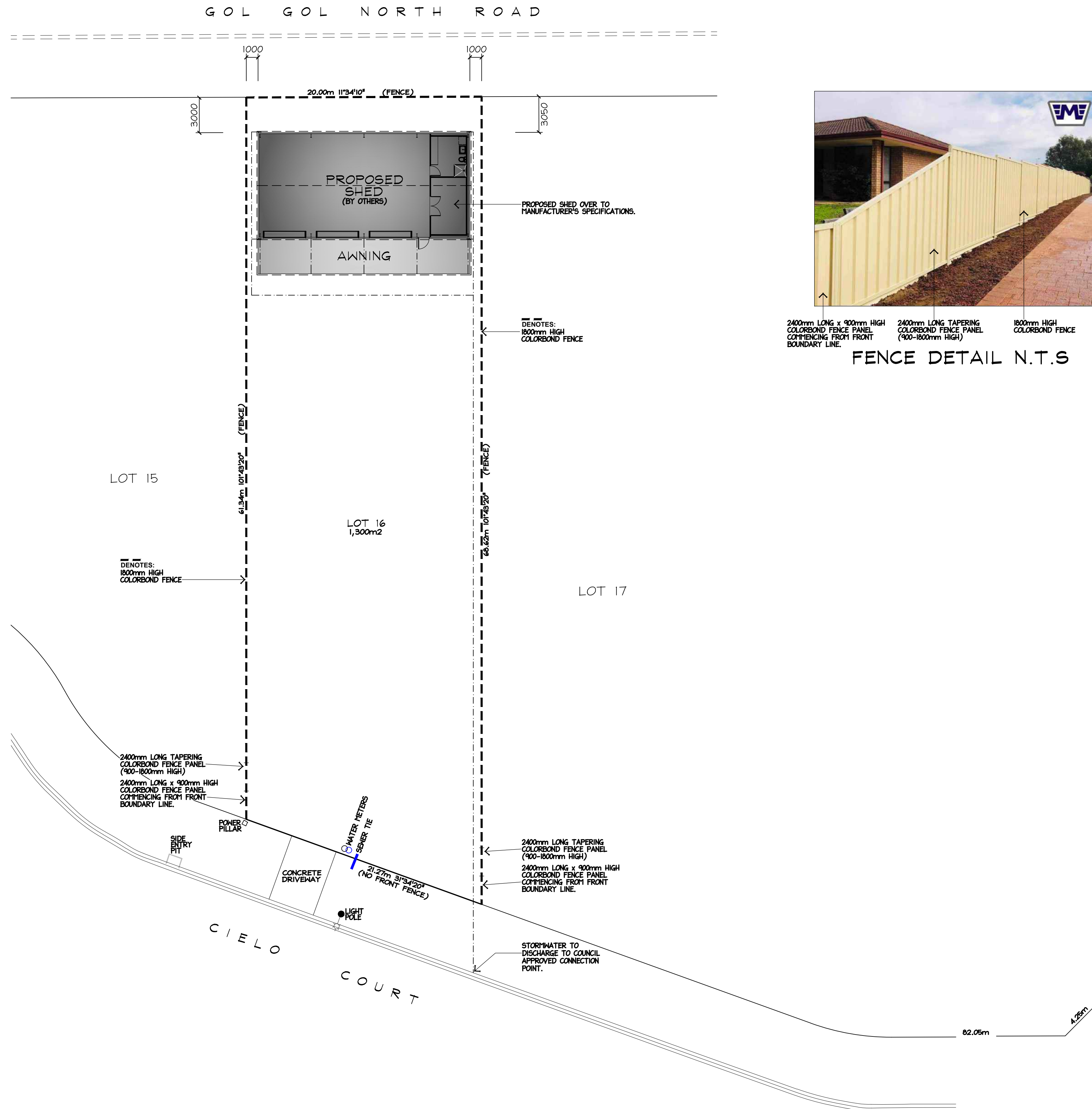
Please justify your answers below:

- The proposal, as part of the new residential estate, will contribute to the village environment of the area and bring further commercial and social opportunities to the township of Gol Gol. Further employment opportunities are generated for the building industry, landscaping businesses, and retail sector. Also, possible new enrolments at local schools, and general stimulus of the local community and commercial sector in Gol Gol.
- The proposed storage shed will be quality built and have lockable doors. There will also be external sensor lighting to assist in lighting up the proposed shed area.

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.

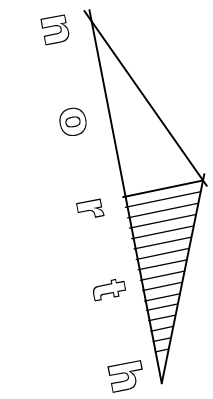


2400mm LONG x 900mm HIGH COLORBOND FENCE PANEL COMMENCING FROM FRONT BOUNDARY LINE.

2400mm LONG TAPERING COLORBOND FENCE PANEL (900-1800mm HIGH)

1800mm HIGH COLORBOND FENCE

FENCE DETAIL N.T.S



- SITE NOTES:**
- 100mm# U.P.V.C. STORMWATER DRAINS DIRECTED TO COUNCIL APPROVED CONNECTION POINT.
 - PROVIDE INSPECTION OPENINGS EVERY 9m OF RUN & CHANGE IN DIRECTION.
 - 100 x 50 ZINCALUME 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 1:40 FOR AT LEAST 1m AROUND THE DWELLING.

R O A D

R E L I E F

K

(ISSUED: 28th OCT' 2025)

SHEET NO: 2 OF 2 **DRG NO:** MH2 2025-106

PROJECT:
PROPOSED STORAGE SHED

CLIENT:
D. PARKER

ADDRESS:
LOT 16, CIELO COURT, GOL GOL, NSW.

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

MH²

ENGINEERING & ARCHITECTURAL SERVICES

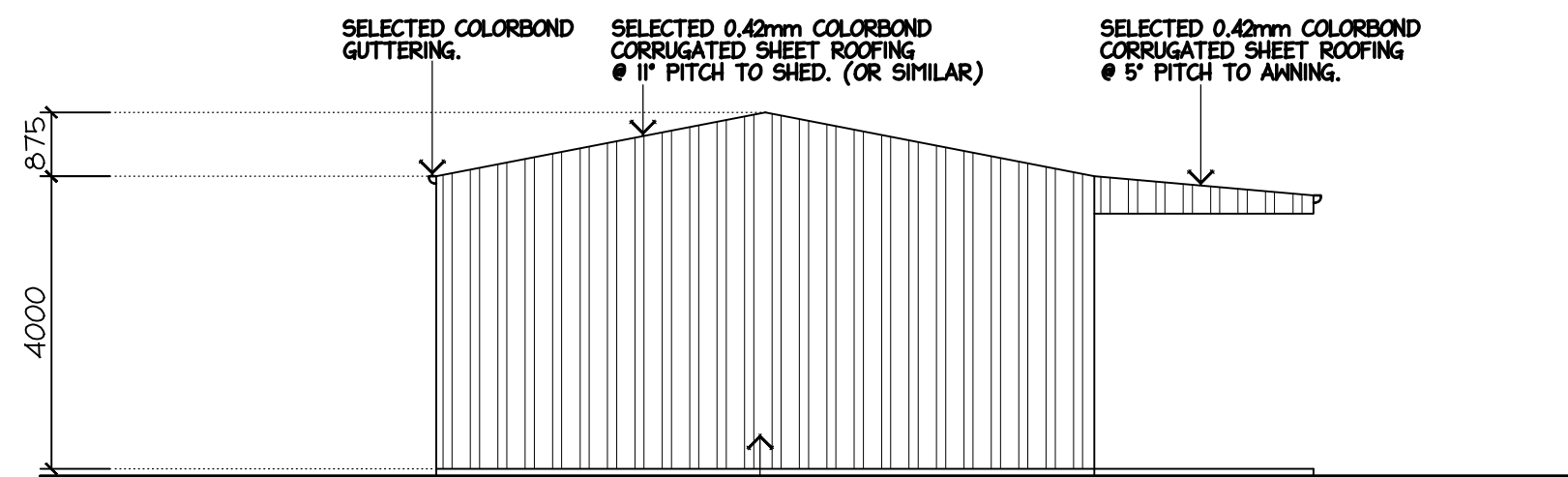
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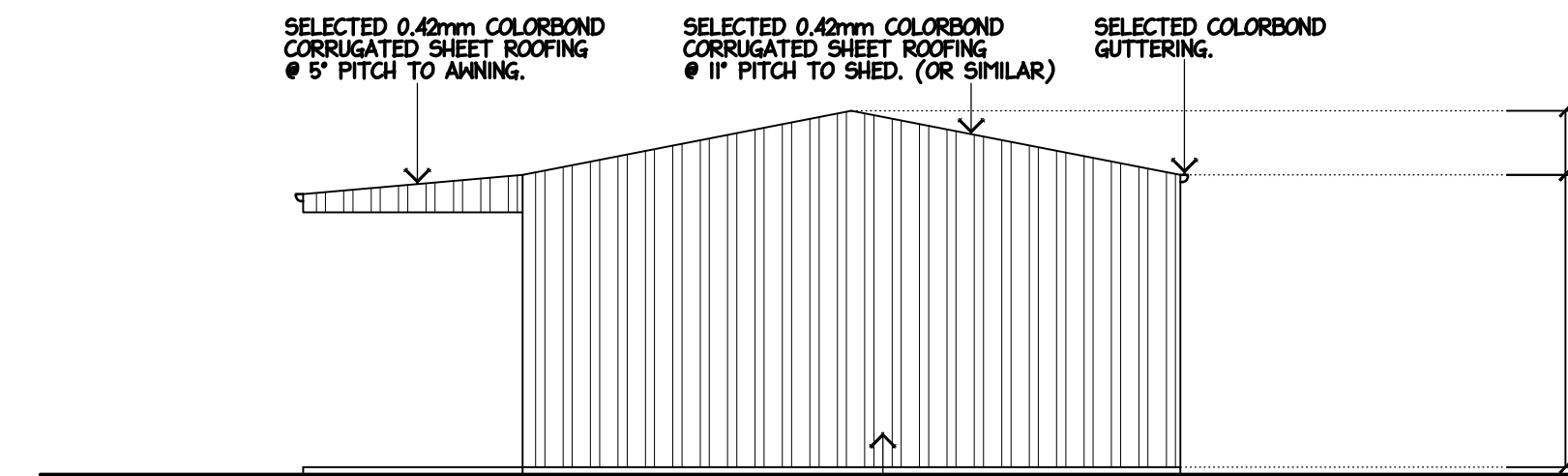
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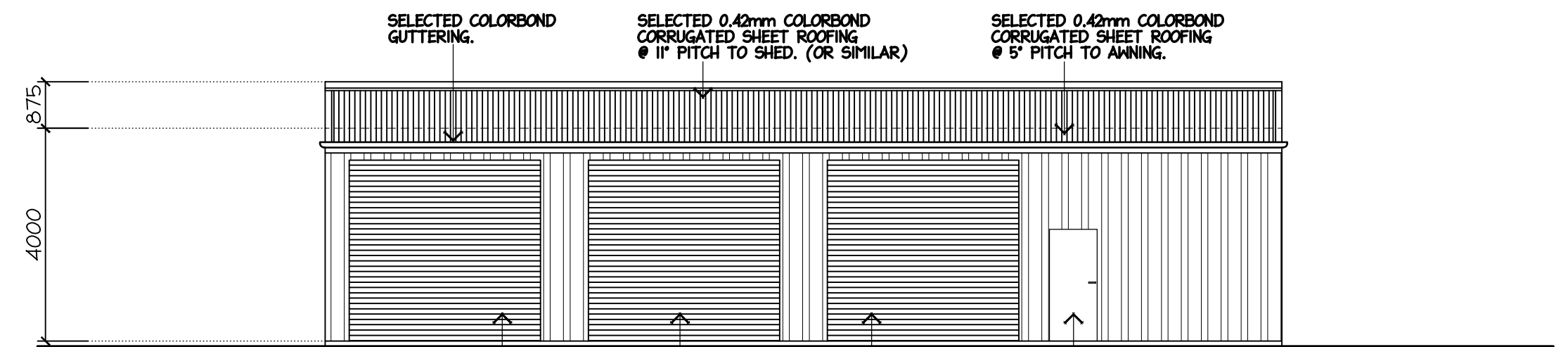
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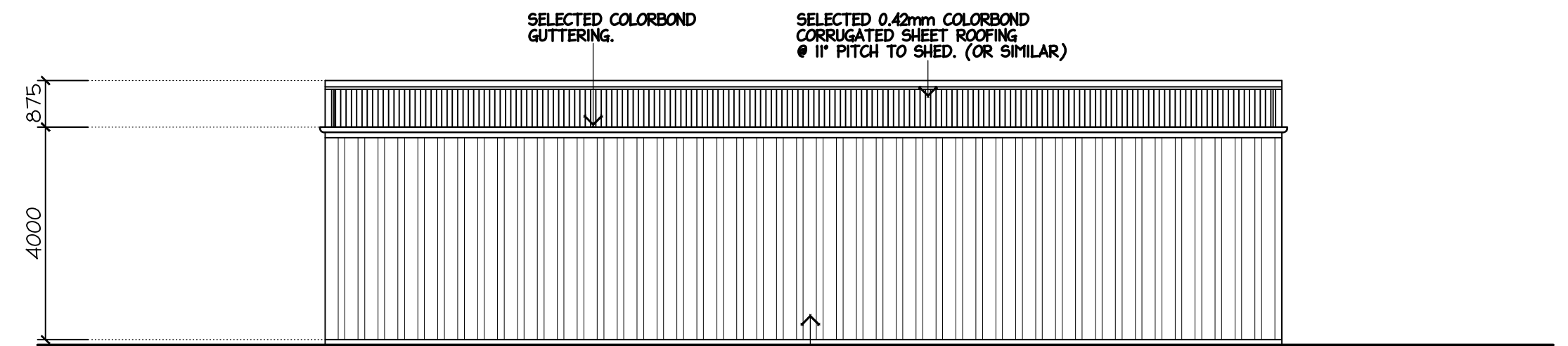
SOUTH
ELEVATION 1:100



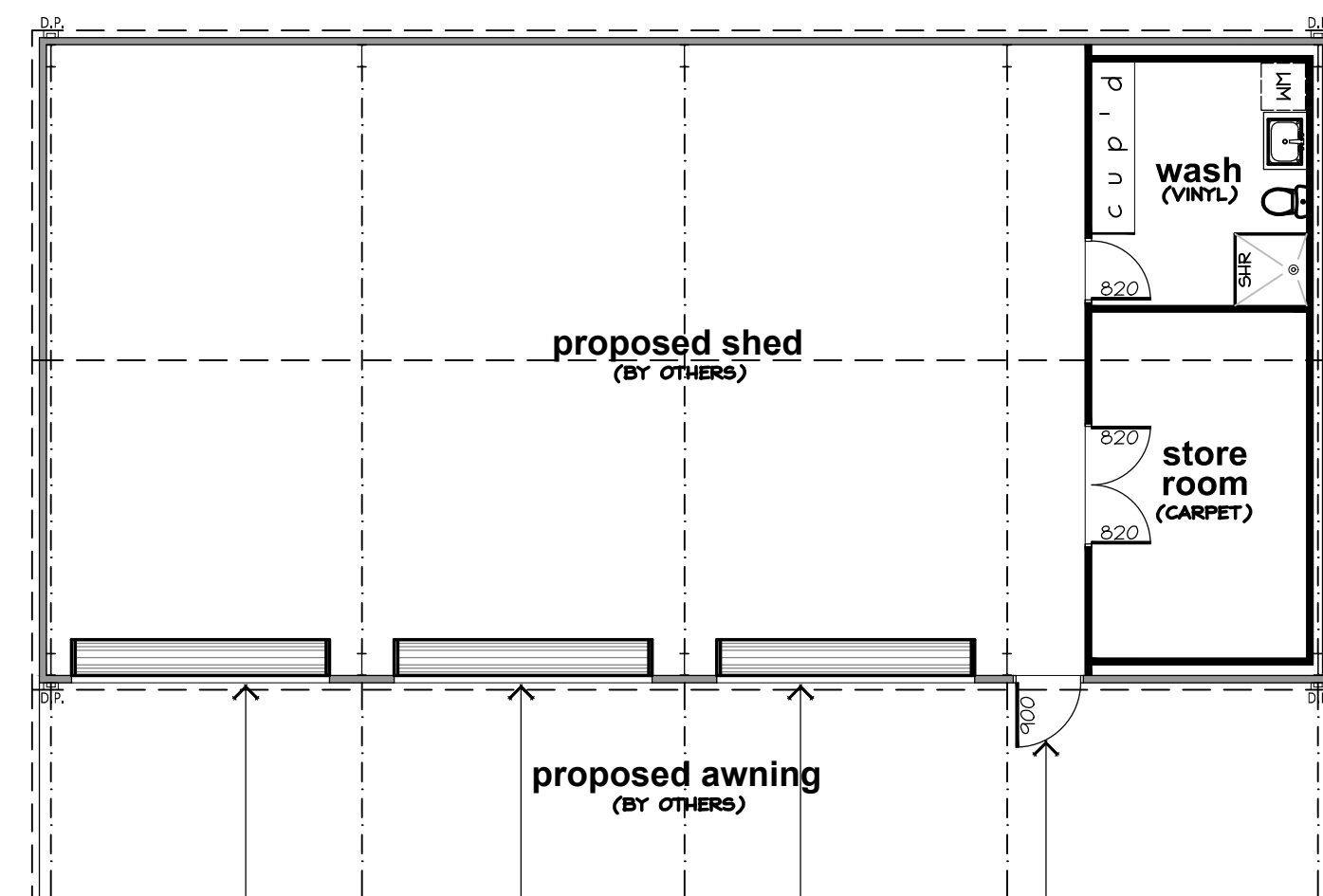
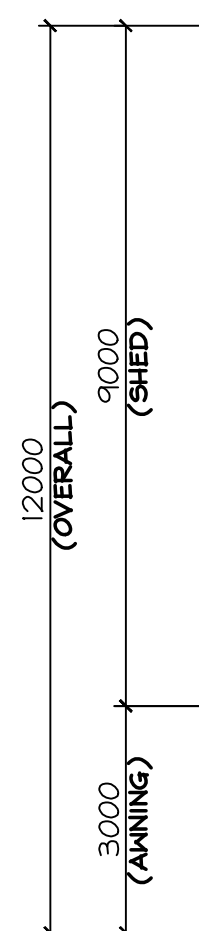
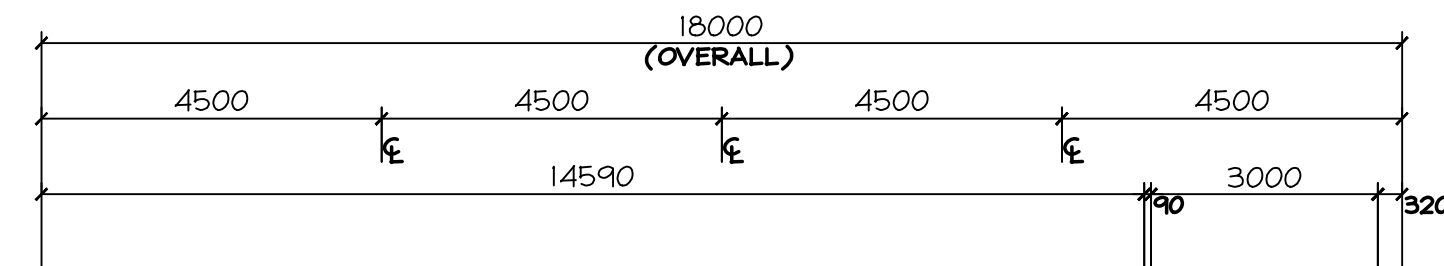
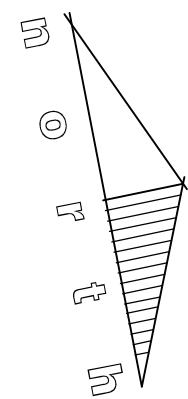
NORTH
ELEVATION 1:100



EAST
ELEVATION 1:100



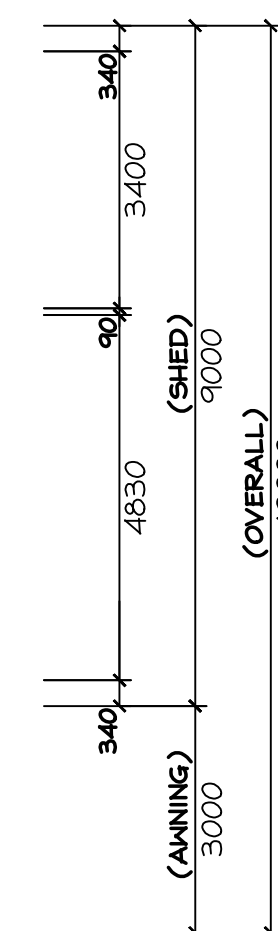
WEST
ELEVATION 1:100



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



(ISSUED: 28th OCT' 2025)

SHEET NO: 1 OF 2 DRG NO: MH2 2025-106

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PROPOSED STORAGE SHED

CLIENT:
D. PARKER

ADDRESS:
LOT 16, CIELO COURT, GOL GOL, NSW.

SCALE: AS SHOWN DATE: OCT '25



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