

### 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:

The side and rear setbacks are minimal to enable the shed to fit into the yard as there is very limited space and if it is situated 3m off the rear boundary it will put the shed too close to the house. The side setback is to enable the 2 x roller doors to be accessed via a vehicle from the side of the home.

### 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.

## Statement of Environmental Effects

Attachment C to the Development Application

made under the Environmental Planning & Assessment Regulation 2000

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### 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

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Please justify your answers below:

The proposed shed is in a newly established subdivision zoned R4S-Village. The objectives are to provide for a range of land uses, services & facilities that are associated with a rural village, to promote development in existing towns & villages in a manner that is compatible with urban function, to encourage well-serviced sustainable development, to ensure there are opportunities for economic development, to deliver new residential & employment growth in Brangabea & Gol Gol therefore the proposed shed is permissible & consistent with zone 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 proposed shed will be constructed of BHP steel & colourbond iron materials with a nominated colour scheme to match surrounding fences. It will be used for storage.

## 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.

Newly established subdivision with dwelling under construction. Rectangular in shape.

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

New subdivision - previously a fruit block.

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

Site is not subject to any of these natural hazards.

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

No constraints on site.

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

Residential & fruit blocks.

## CONTEXT AND SETTING

- Will the development be:

- Visually prominent in the surrounding area?
- Inconsistent with the existing streetscape?
- Out of character with the surrounding area?
- Inconsistent with surrounding land uses?

☐ Yes☒ No☐ Yes☒ No☐ Yes☒ No☐ Yes☒ No

Please justify your answers below:

The proposed shed is at the rear of the property so will not be visually prominent.

## 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.?
- Will the development result in the overshadowing of adjoining properties resulting in an adverse impact on solar access?
- 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.?
- Will the development impact on views enjoyed from adjoining or nearby properties and public places such as parks roads and footpaths?

☐ Yes☒ No☐ Yes☒ No☐ Yes☒ No☐ Yes☒ No

Please justify your answers below:

No privacy issues or overshadowing. Shed is to be located in rear corner of the property.

## ACCESS, TRAFFIC AND UTILITIES

- Is legal and practical access available to the development?
- Will the development increase local traffic movements / volumes?  
If yes, by how much?
- Are additional access points to a road network required?
- Has vehicle manoeuvring and onsite parking been addressed in the design?
- Are power, water, sewer and telecommunication services readily available to the site?

☒ Yes☐ No☐ Yes☒ No☐ Yes☒ No☒ Yes☐ No☒ Yes☐ No

Please justify your answers below:

It is a storage shed for residential use therefore will not impact on any local traffic, site is easily accessible & vehicles will have enough room on 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:

No environmental impacts.

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

Please justify your answers below:

Site is already clear therefore no removal of native vegetation is required.

### 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) *Pump*
- 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 property does not have sewer connection therefore a pump has been installed of which the shed stormwater will also be connected to.

### 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:

Windows + Doors to have locks for security.

### 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.  
Therefore, we look forward to a favorable response.



4 KINGFISHER ROAD, GOL GOL  
1:200



4 KINGFISHER ROAD, GOL GOL  
1:100



LEGEND	
	PROPOSED STRUCTURE
	EXISTING STRUCTURE
	PROPERTY BOUNDARY
	DOWN PIPE

- SITE NOTES**
- 90mmØ U.P.V.C STORMWATER TO BE CONNECTED TO WENTWORTH SHIRE COUNCIL LPOD
  - ALL LEVELS TO BE CHECKED AND VERIFIED ON SITE PRIOR TO COMMENCEMENT OF WORKS
  - ALL MEASUREMENTS ARE IN METRES UNLESS OTHERWISE NOTED.



SURVEYED:	
N.MOORE	
DRAWN:	
N.MOORE	
CAD FILE NAME:	
Kingfisher Rd Gol Gol	

PROJECT:	
4 KINGFISHER ROAD, GOL GOL	
SCALE:	
1:200	
SHEET No:	
01	
DRAWING:	
PLAN & OVERVIEW	
DATE:	
12/12/2025	
SIZE:	
A1	



## Mallee Sheds

ABN: 66 110 379 776  
Address: 14 Tenth Street  
Mildura VIC 3500  
Email: [info@malleesheds.com.au](mailto:info@malleesheds.com.au)  
Web: [www.malleesheds.com.au](http://www.malleesheds.com.au)

Phone: 0408 595 741  
Lic No: CDB-L 60694

## Quotation

No: **441389**  
Date: 17/11/2025  
Valid: 14 Days

