

Statement of Environmental Effects



Accompanying an Development Application

At

143 Summer Drive, Gol Gol NSW 2738

34/-/DP1293754

Application Reference

PAN-603709

Summary of proposed works

Construction of Dwelling, Double Garage & Storage Shed.

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Introduction

This statement of environmental effects has been prepared to accompany an application for the Construction of a Dwelling, Double Garage & Storage Shed at 143 Summer Drive, 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 the Summer Drive. The closest intersection is within 90.06m from Ray Court. It is rectangular in shape with an area of approximately 1154m² 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 are no easements on the property.

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 are 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, pantry, family and meals room, laundry, home theatre, study, portico, alfresco and double garage. The dwelling will have an overall area of 354.15m². The dwelling will be constructed using a variety of colours and materials.

The proposal is to also construct a 9m x 7.6m shed with a height of 3.6m.

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 altered. Any cut and fill 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 1154m² 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.



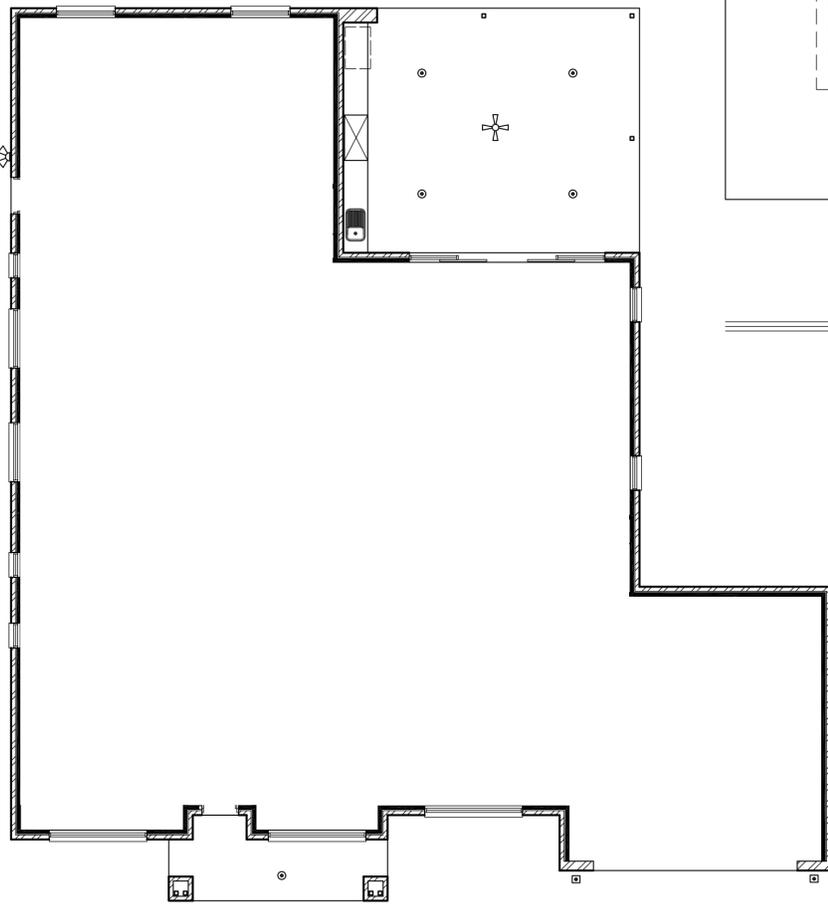
James Harwood

Director - James Harwood Homes

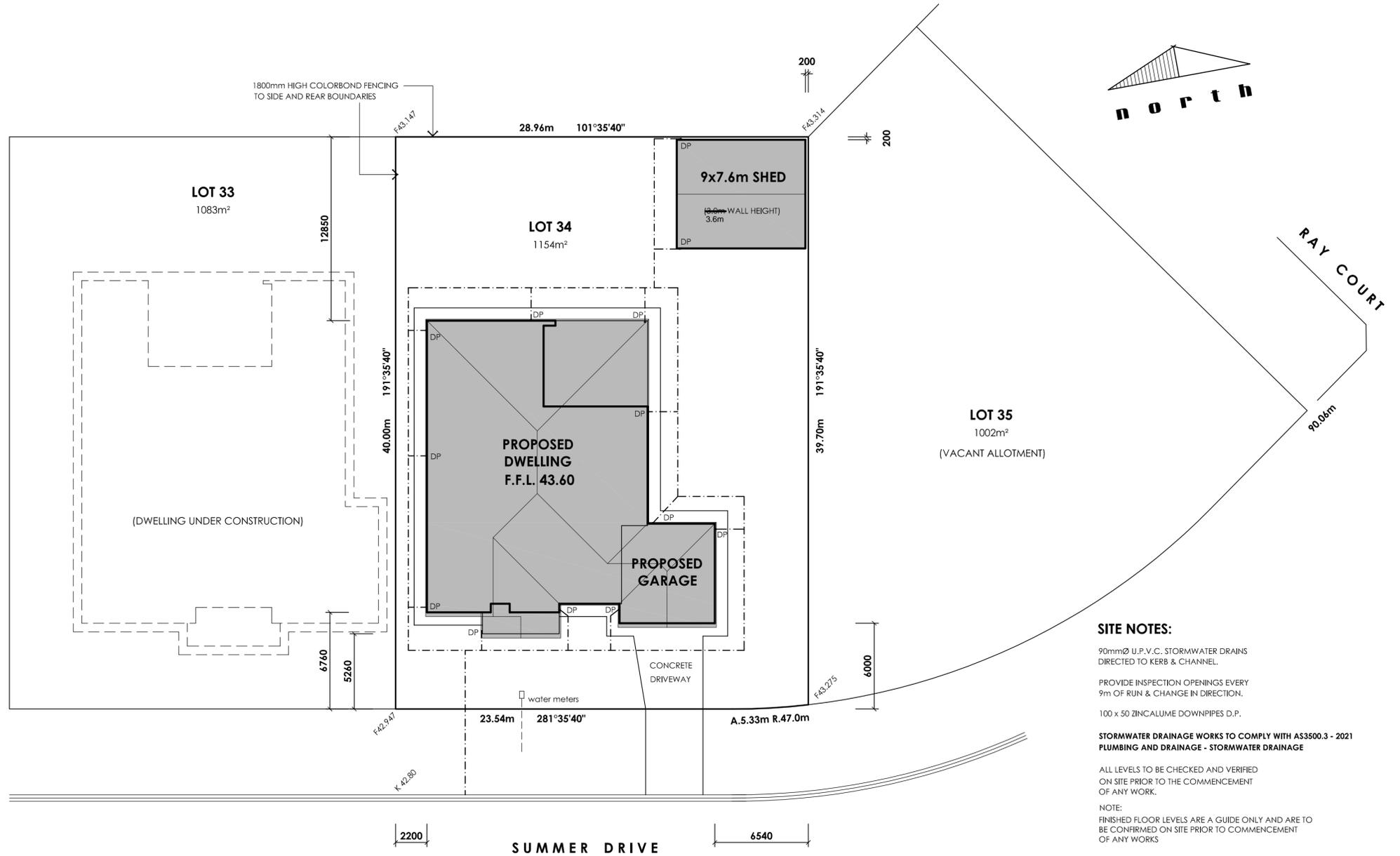
Certificate No. 0012609848
 Scan QR code or follow website link for rating details.
 Assessor name John Fisher
 Accreditation No. DMN/10/2003
 Property Address 143 Summer Drive, Gol Gol NSW, 2738
 hstar.com.au/QR/Generate?r=PROXaJfC

ELECTRICAL LEGEND

INTERNAL LIGHTING	QTY
• STANDARD BATTEN	7
• P PENDANT LIGHT	0
▬ 2x36w FLURO	1
⊙ IXL 2 IN 1 TASTIC	2
⊕ EXHAUST FAN	1
⊙ 10 WATT LED DOWNLIGHT	27
⊕ CEILING FAN	1
EXTERNAL LIGHTING	QTY
⊙ 10 WATT LED DOWNLIGHT	5
⊕ CEILING FAN	1
◁ PARAFLOOD LIGHT	1
▣ EXTERNAL BUNKER LIGHTS	2



ELECTRICAL PLAN 1:100



SITE NOTES:

- 90mm Ø U.P.V.C. STORMWATER DRAINS DIRECTED TO KERB & CHANNEL.
- PROVIDE INSPECTION OPENINGS EVERY 9m OF RUN & CHANGE IN DIRECTION.
- 100 x 50 ZINCALUME DOWNPIPES D.P.
- STORMWATER DRAINAGE WORKS TO COMPLY WITH AS3500.3 - 2021 PLUMBING AND DRAINAGE - STORMWATER DRAINAGE
- 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

SITE PLAN 1:200

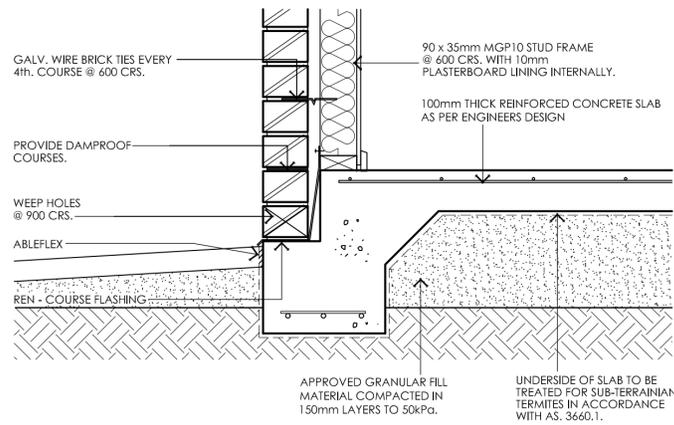
PROJECT: PROPOSED DWELLING
CLIENT: TRENDVIL PTY. LTD.
ADDRESS: LOT 34 SUMMER DRIVE, GOL GOL

SCALE: AS SHOWN
DESIGN: MB
DRAWN: MB

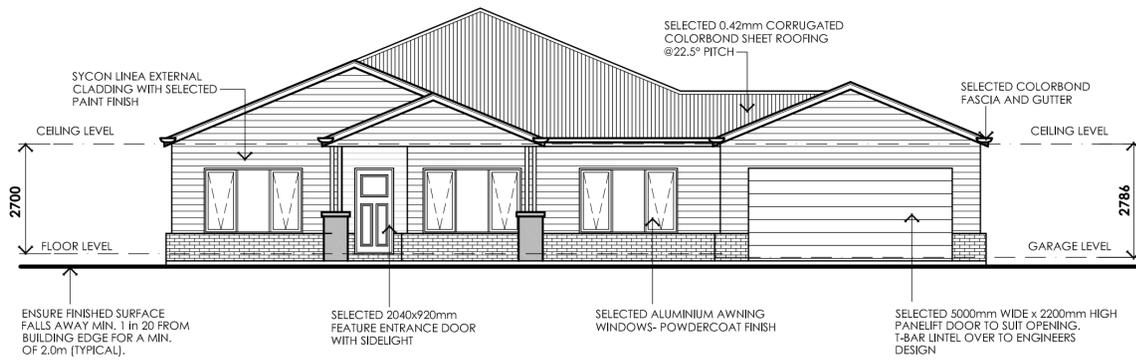
ISSUE:
DATE: DEC. 2025
SHEET NO: 3 OF 3

DRG NO: CD25 - 225

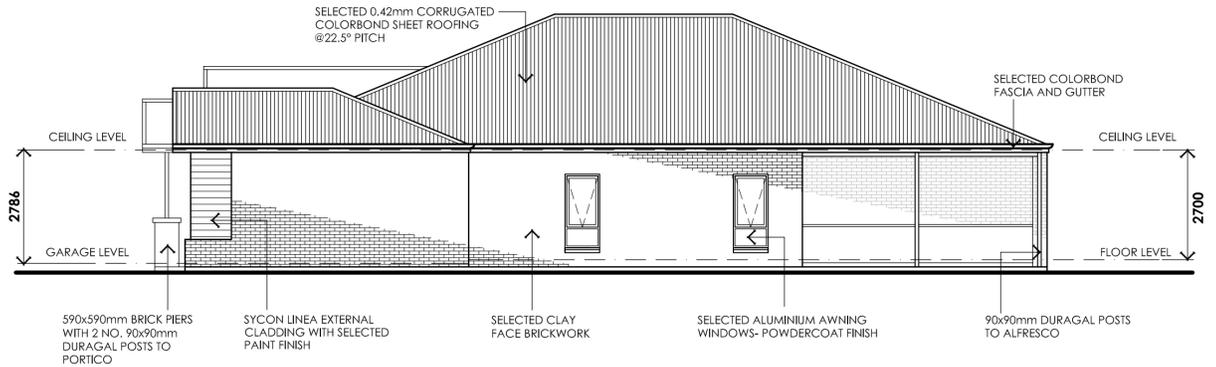
concept designmildura
 M: 0408 125 516
 A: 8 ysonde avenue, irymple
 MARK BAKER DP AD23012
 © COPYRIGHT 2025 - CONCEPT DESIGN



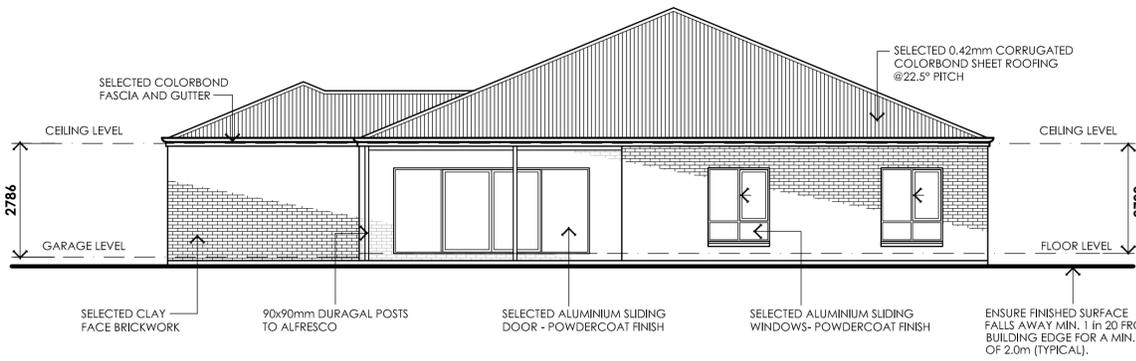
EXTERNAL BEAM DETAIL 1:10



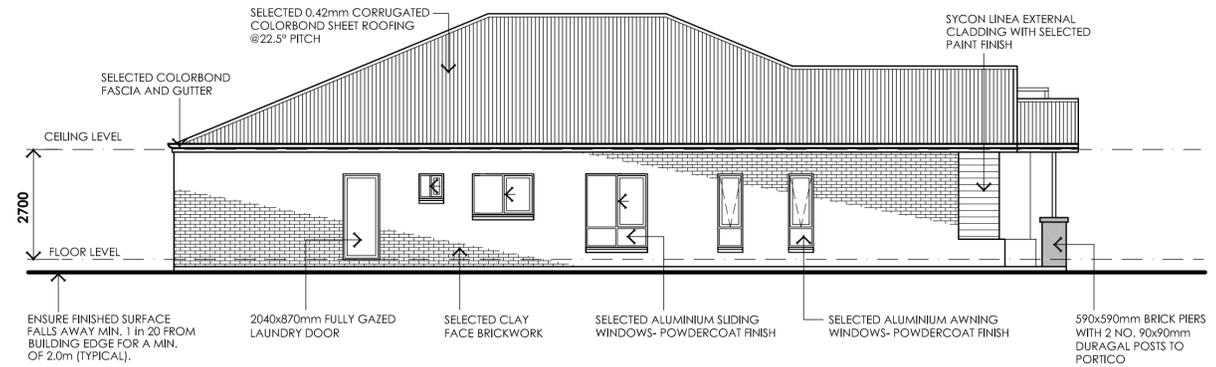
SOUTH ELEVATION 1:100



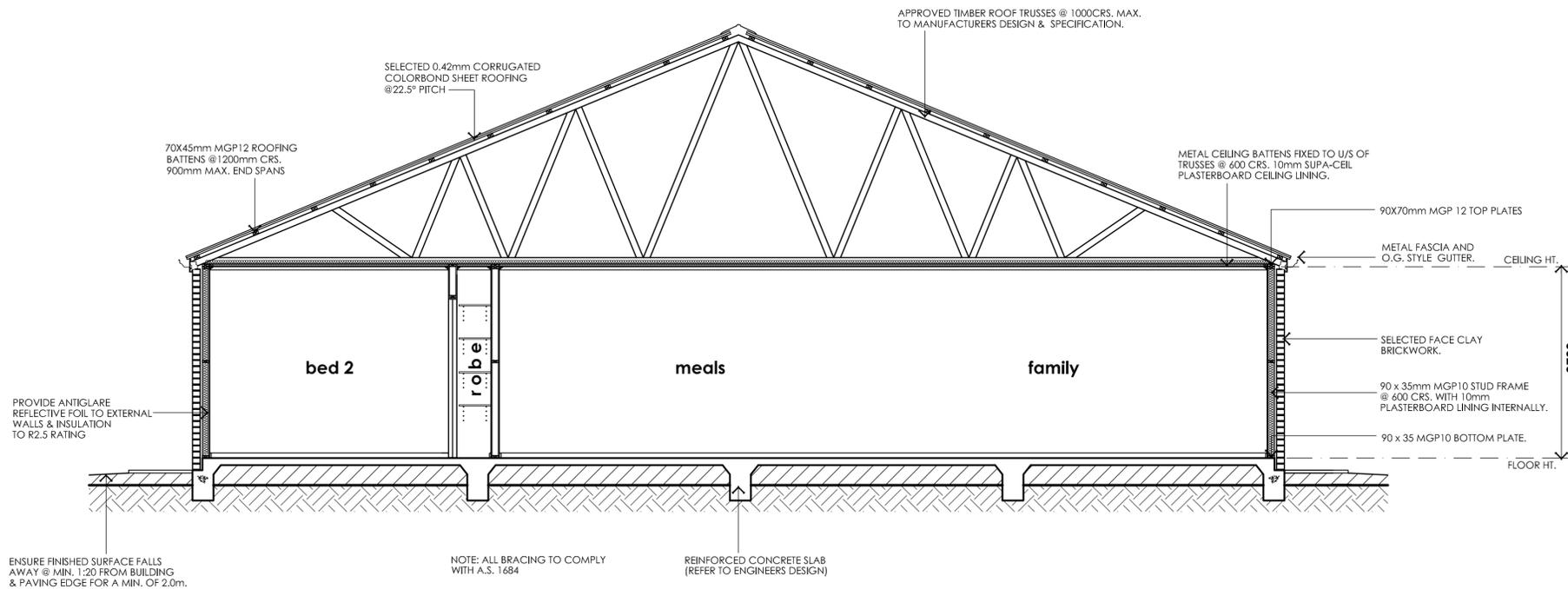
EAST ELEVATION 1:100



NORTH ELEVATION 1:100



WEST ELEVATION 1:100



TYPICAL SECTION A - A 1:50



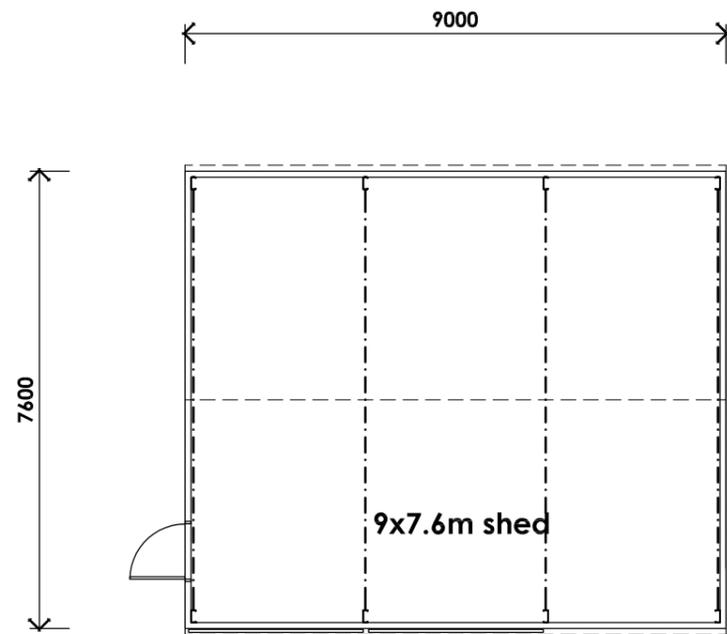
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ADDRESS: LOT 34 SUMMER DRIVE, GOL GOL

SCALE: AS SHOWN
DESIGN: MB
DRAWN: MB
ISSUE:
DATE: DEC. 2025
SHEET NO: 2 OF 3

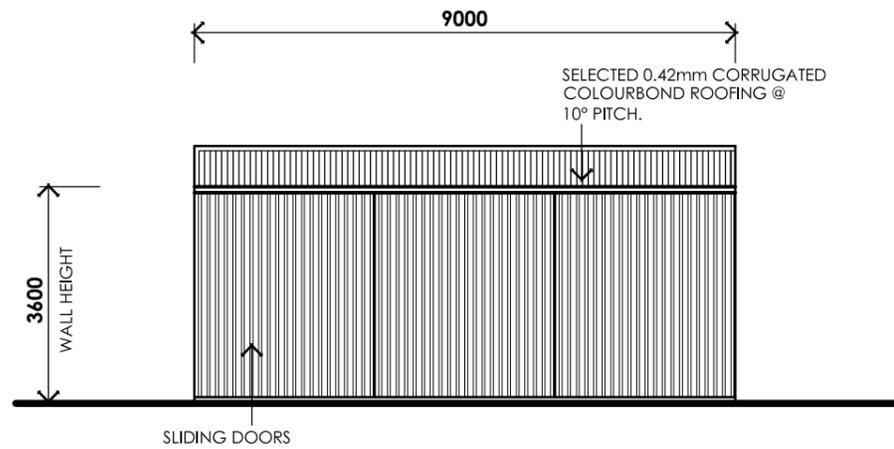
DRG NO: CD25 - 225

BASIX REQUIREMENTS: CERT. No. 1825996S
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 SOLAR HOT WATER SERVICE (ELECTRIC BOOST) WITH A PERFORMANCE OF 26 TO 30 STCS 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 OF HABITABLE AREA (INCL. GARAGE)
 INSTALL R2.5 BATTS TO EXTERNAL WALLS AND GARAGE INTERNAL WALLS

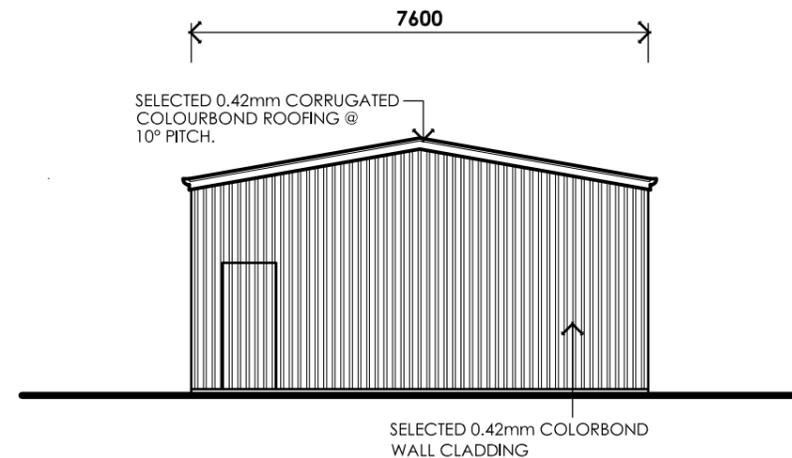
REGISTERED Building Practitioner
concept designmildura
 M: 0408 125 516
 A: 8 ysonde avenue, irymple
 MARK BAKER DP AD23012
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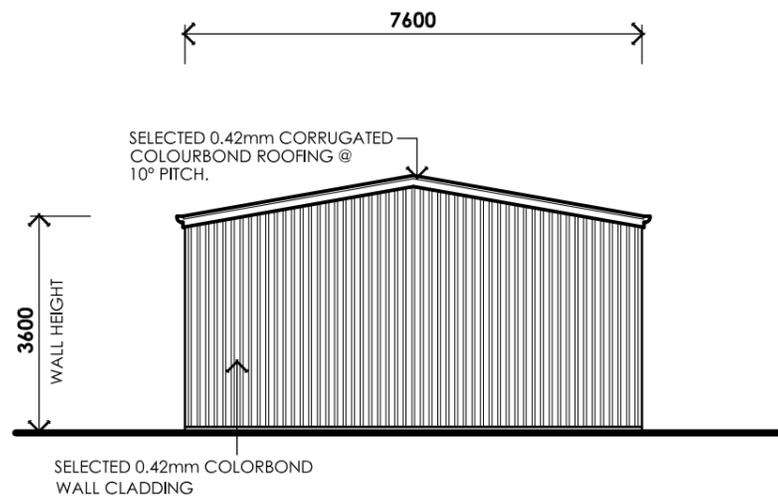
FLOOR PLAN 1:100



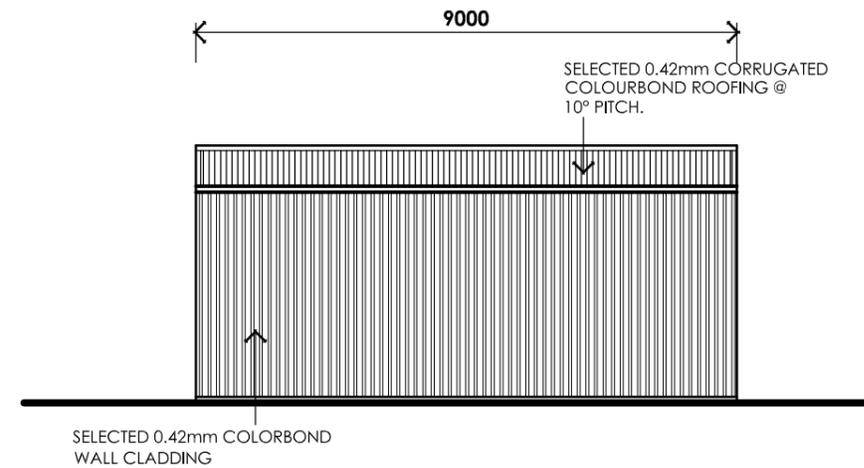
SOUTH ELEVATION 1:100



EAST ELEVATION 1:100



WEST ELEVATION 1:100



NORTH ELEVATION 1:100