

Statement of Environmental Effects



Accompanying an Development Application

At

45 Livingstone Drive, Gol Gol NSW 2738

45/-/DP1296843

Application Reference

PAN-611714

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 45 Livingstone 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 Livingstone Drive, approximately 68m from the intersection of Livingstone Drive and Pine Road. It is irregular in shape with an area of approximately 1196m² 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 easements at the front of 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 and adjacent are zoned as RU5 (Village), to the rear of the property the land is zoned as RU1 (Primary Production).

Details of the Proposal

Proposed Works

The proposal is to construct a brick veneer home which will contain five bedrooms, a main bathroom, separate water closet, ensuite bathroom and walk-in robe for the master bedroom, kitchen, pantry, walk-in linen, study area, family and meals room, laundry, home theatre, portico, alfresco and double garage. The dwelling will have an overall area of 353.87m². The dwelling will be constructed using a variety of colours and materials.

The proposal is to also constructed a 9m x 7.3m 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.

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 1196m² 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

ELECTRICAL LEGEND

INTERNAL LIGHTING	QTY
• STANDARD BATTEN	3
▬ 2x36w FLURO	2
⊙ IXL 2 IN 1 TASTIC	2
⊕ EXHAUST FAN	1
⊙ 10 WATT LED DOWNLIGHT	29
⊕ CEILING FAN WITH LIGHT	0
⊕ CEILING FAN	0
EXTERNAL LIGHTING	QTY
⊙ 10 WATT LED DOWNLIGHT	7
⊕ CEILING FAN	2
⊕ PARAFLOOD LIGHT	1
⊕ EXTERNAL BUNKER LIGHTS	2



BASIX REQUIREMENTS: CERT. No. 1823699S

WATER COMMITMENTS

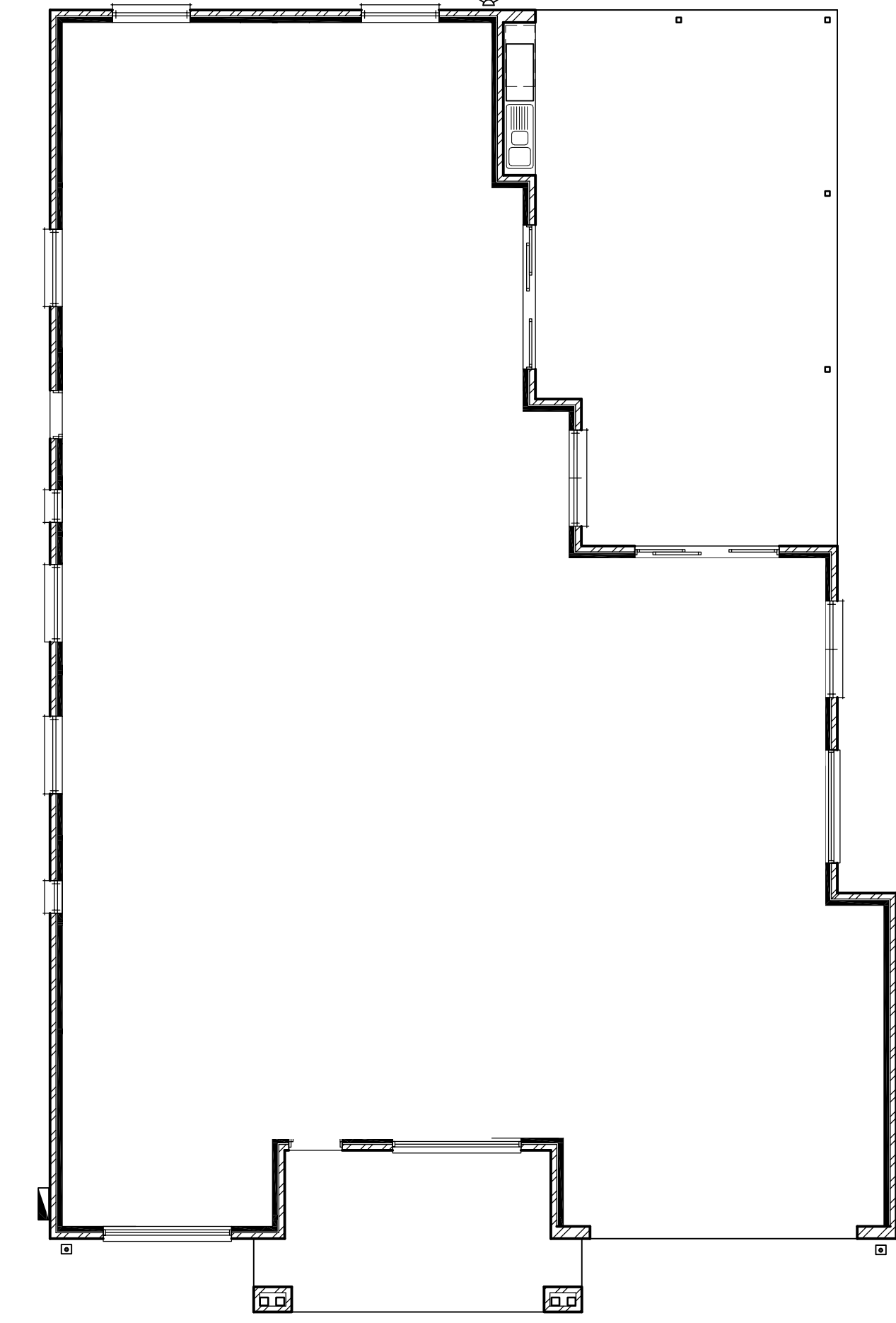
PROVIDE SHOWERHEADS WITH A MINIMUM RATING OF 4 STAR.
 PROVIDE TOILET FLUSHING SYSTEMS WITH A MINIMUM RATING OF 4 STAR.
 PROVIDE TAPS TO KITCHEN WITH A MINIMUM RATING OF 4 STAR.
 PROVIDE TAPS TO ALL BASINS IN BATHROOMS WITH A MINIMUM RATING OF 4 STAR.

ENERGY COMMITMENTS

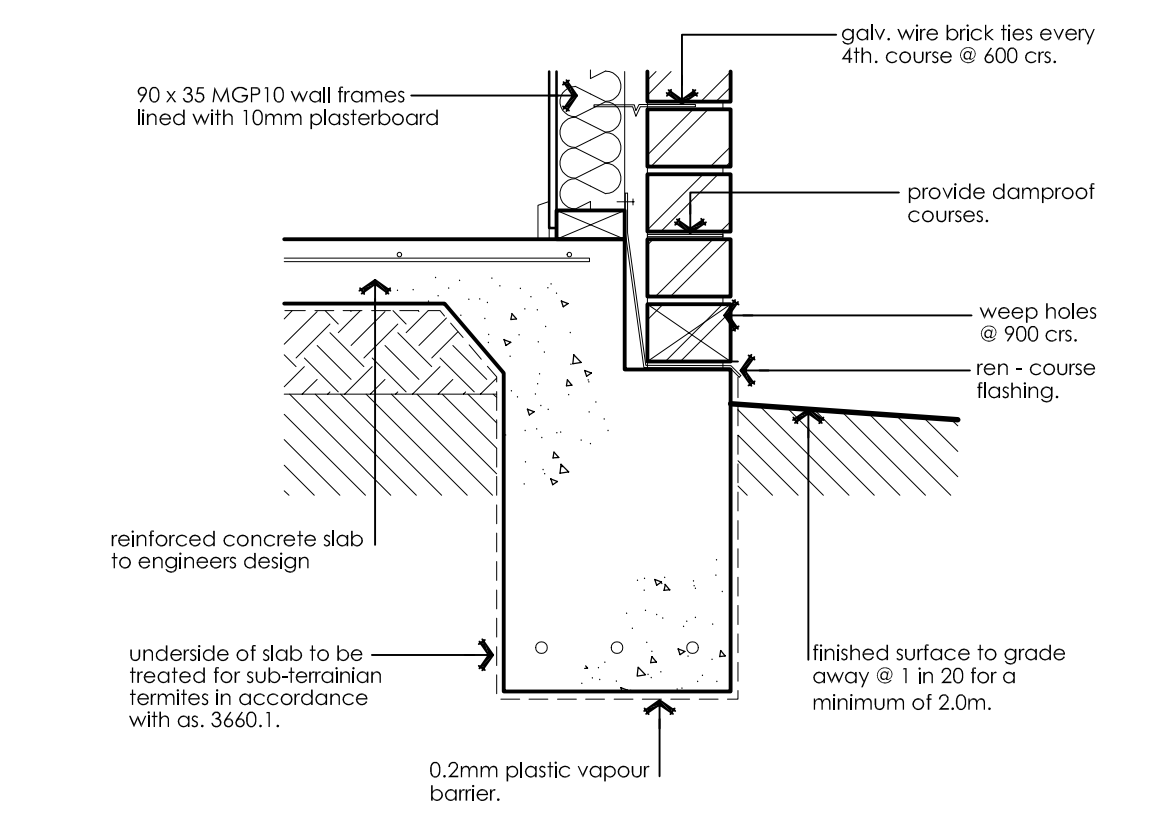
HOT WATER: PROVIDE SOLAR HOT WATER SERVICE (ELECTRIC BOOST) WITH A PERFORMANCE OF 26 TO 30 RECS OR BETTER.
 COOLING/ HEATING SYSTEM: PROVIDE THREE PHASE REVERSE CYCLE SYSTEM ENERGY RATING OF EER 3.0 - 3.5. ALSO MUST PROVIDE DAY/NIGHT ZONING BETWEEN LIVING AREAS AND BEDROOMS

THERMAL COMFORT COMMITMENTS

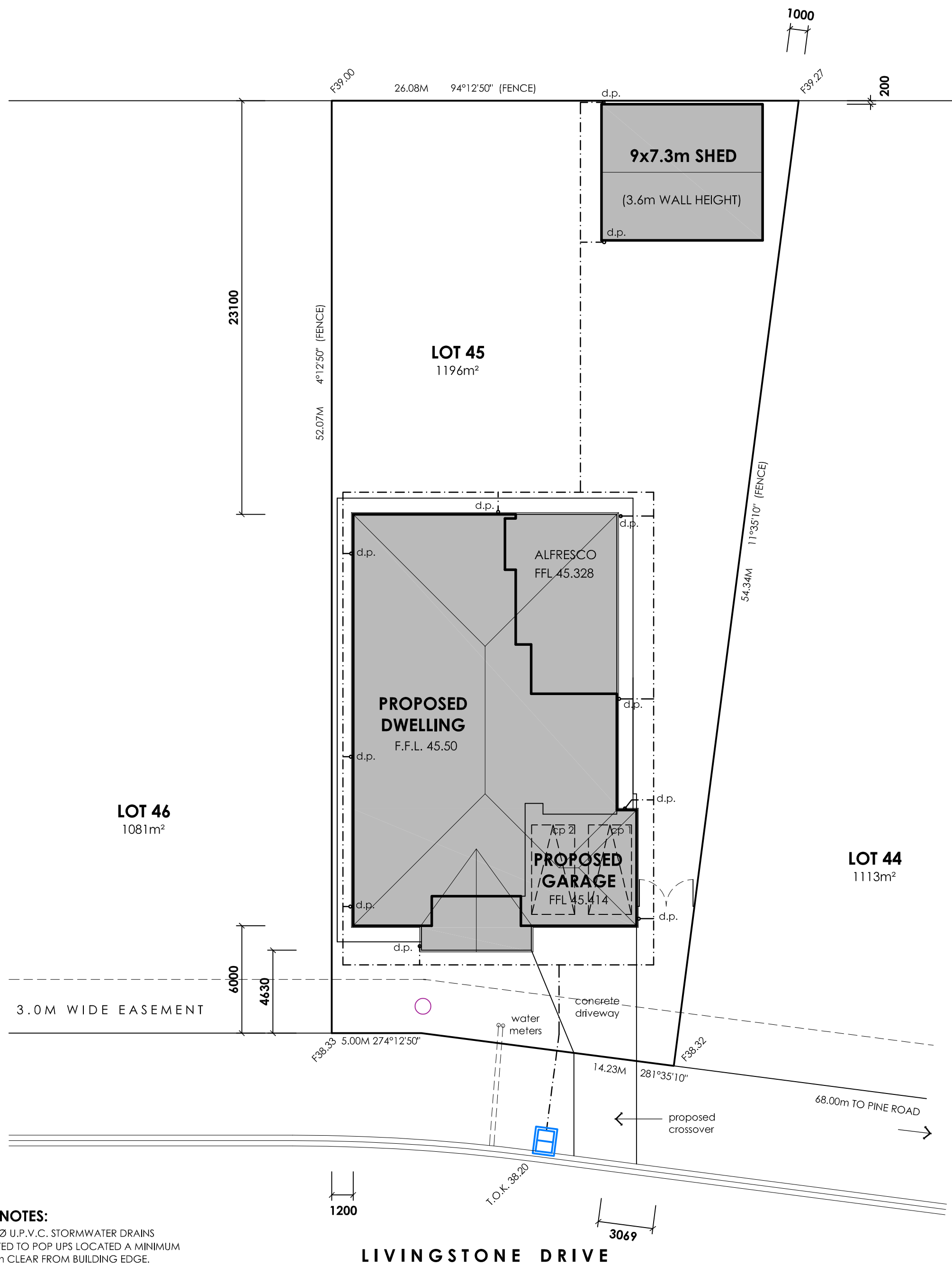
INSTALL R6.0 BATTS TO CEILING OF HABITABLE AREA (NO GARAGE)
 INSTALL R2.5 BATTS TO EXTERNAL WALLS OF HABITABLE AREA



ELECTRICAL PLAN 1:100

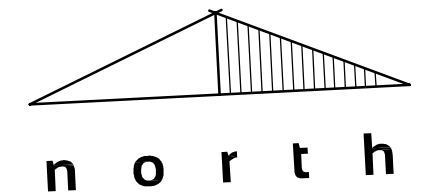


TYPICAL REBATE DETAIL 1:10



SITE NOTES:
 90mmØ U.P.V.C. STORMWATER DRAINS DIRECTED TO POP UPS LOCATED A MINIMUM OF 10m CLEAR FROM BUILDING EDGE. 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.
 RECHECK LEVELS AFTER GRADING OF SITE



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

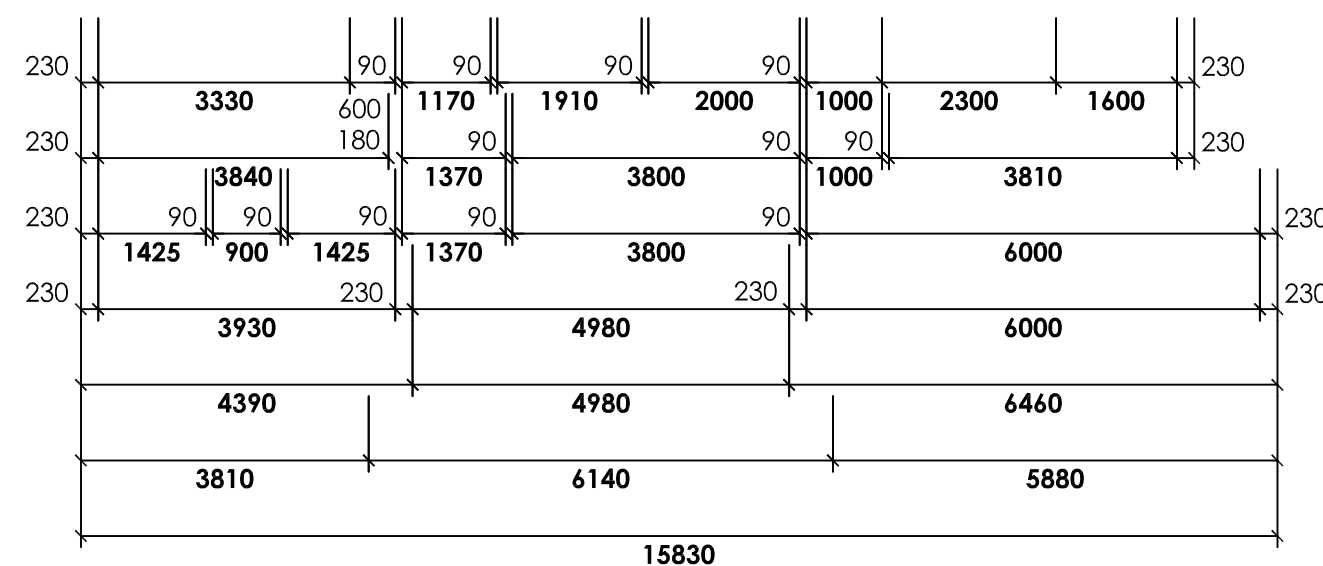
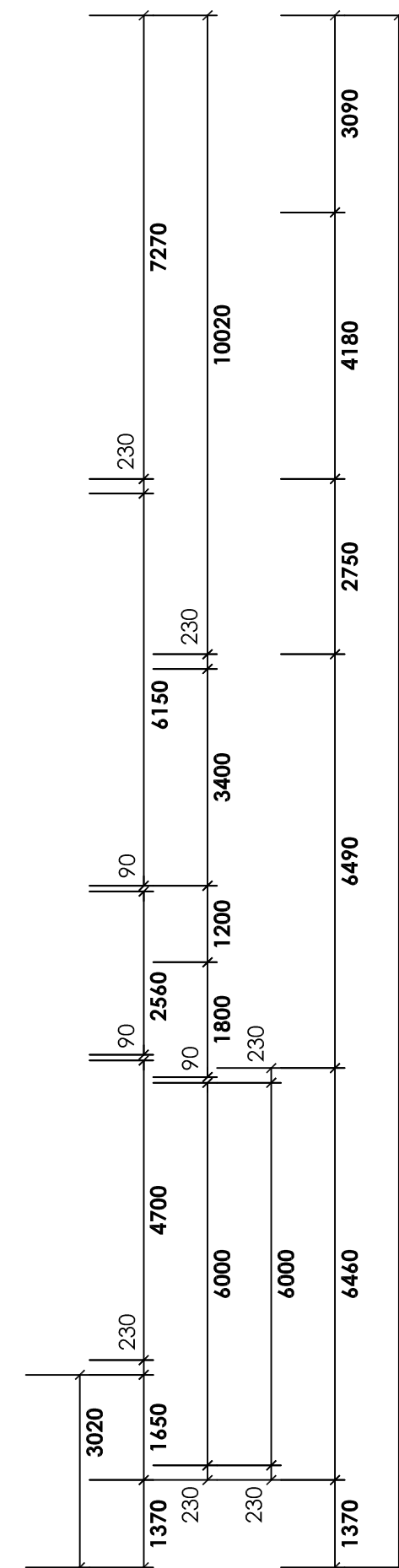
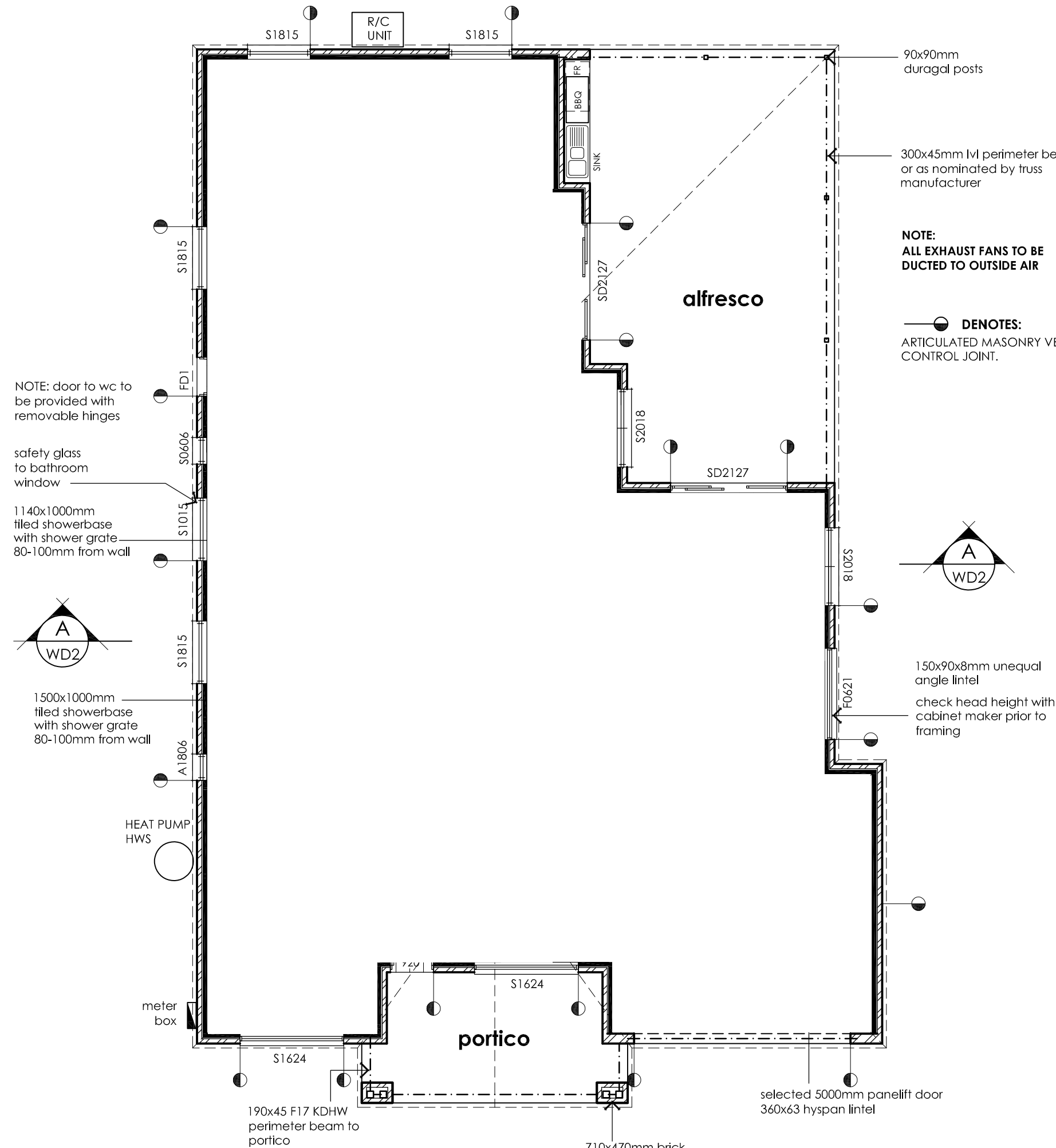
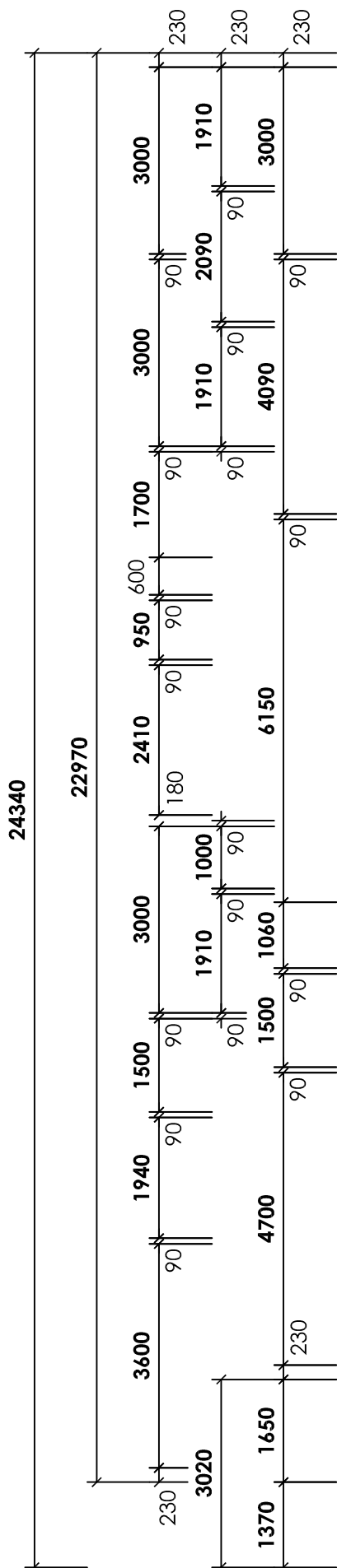
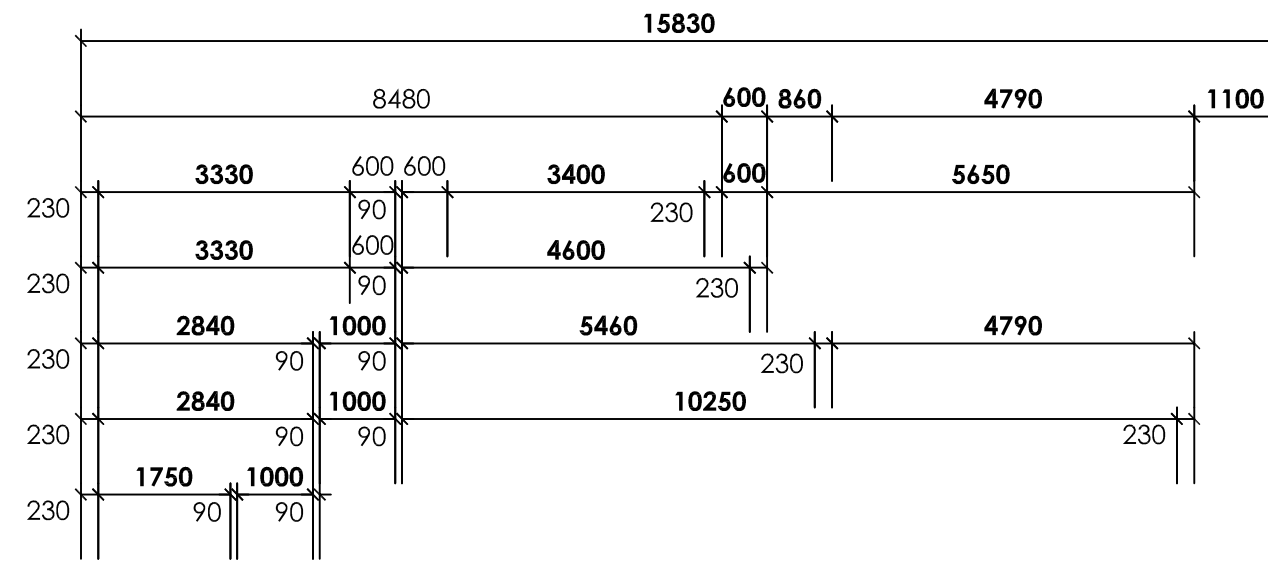
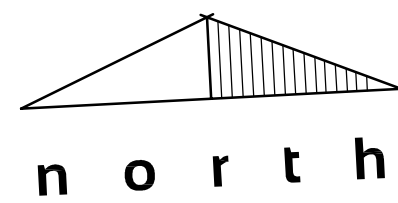
SITE PLAN 1:200

PROJECT: PROPOSED DWELLING
CLIENT: JAMES HARWOOD HOMES
ADDRESS: LOT 45 LIVINGSTONE DRIVE, GOL GOL

SCALE: AS SHOWN
DESIGN: MCB
DRAWN: MCB
ISSUE:
DATE: NOV. 2025
SHEET NO: 3 OF 3

DRG NO: CD25 - 265

concept design
 M: 0408 125 516
 A: 8 ysonde avenue, iymple
 MARK BAKER DP AD23012
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FLOOR PLAN 1:100

BASIX REQUIREMENTS: CERT. No. 1823699S

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 RECS 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 (NO GARAGE)
 INSTALL R2.5 BATTS TO EXTERNAL WALLS OF HABITABLE AREA

- general notes:**
- ALL WORKS CARRIED OUT SHALL BE IN STRICT COMPLIANCE WITH THE PROVISIONS OF THE BUILDING CODE OF AUSTRALIA, STATE BUILDING REGULATIONS & LOCAL AUTHORITY REQUIREMENTS.
 - CONTRACTORS SHALL CHECK ALL DIMENSIONS ON SITE BEFORE COMMENCING ANY WORKS.
 - WRITTEN DIMENSIONS HAVE PREFERENCE TO SCALE.
 - PLANS SHALL BE READ IN CONJUNCTION WITH PROJECT SPECIFICATIONS & ATTACHED DOCUMENTATION.
 - IT IS THE BUILDERS RESPONSIBILITY TO ENSURE THAT THE BUILDING IS WITHIN THE DESIGNATED BOUNDARIES AND VERIFY THAT THE SITE IS SHOWN CORRECT.
 - IT IS THE BUILDERS RESPONSIBILITY TO NOTIFY THE DESIGNER OF ANY SERVICES WHICH MAY HINDER CONSTRUCTION OR CAUSE ALTERATIONS TO DESIGN BEFORE COMMENCING ANY WORK.
 - Ⓢ DENOTES SMOKE DETECTOR INSTALLED IN ACCORDANCE WITH AS 3786 - 2014, AND MUST BE INTERCONNECTED WHERE THERE IS MORE THAN ONE ALARM
 - Ⓛ DENOTES ARTICULATION JOINT TO BE CONSTRUCTED IN ACCORDANCE WITH CACA TECHNICAL NOTE 61.
 - GLAZING TO COMPLY WITH 1288 - 2021 "GLASS IN BUILDINGS - SELECTION & INSTALLATION".
 - OVERFLOW RELIEF GULLY REQUIREMENTS ARE TO COMPLY WITH AS 3500.2 - 2021 "SANITARY PLUMBING & SANITARY DRAINAGE"
 - SOLID FUEL COMBUSTION HEATERS ARE TO BE INSTALLED IN ACCORDANCE WITH AS 2918 - 2018 "DOMESTIC SOLID FUEL".
 - Ⓜ DENOTES EXHAUST FAN WIRED TO LIGHT SWITCH.
 - WATERPROOFING IS TO BE INSTALLED IN ACCORDANCE WITH A.S. 3740-2021 "WATERPROOFING OF DOMESTIC WET AREAS"

window schedule

NO.	SERIAL NO.	FRAME SIZE	QTY.	U-VALUE	SHGC	TYPE	INTEL SIZE
W1	A1624	1600x2410	2	3.5	0.55	DG	
W2	S2018	2000x1810	2	6.4	0.73	SG	AS
W3	S1815	1800x1450	4	6.4	0.73	SG	PER
W4	S1015	1000x1450	1	6.4	0.73	SG	TRUSS
W5	S0606	600x610	1	6.4	0.73	SG	MAN.
W6	A1806	1800x610	1	6.5	0.66	SG	DETAILS
W7	F0621	600x2110	1	3.9	0.62	SG	
STK1	SD2127	2105x2710	2	3.2	0.57	DG	
FD1	820D	2040x820	1	6.0	0.58	SG	

WINDOW TYPE:
 ALUMINIUM AWNING AND SLIDING, POWDER COAT FINISH AS PER U-VALUES AND SHGC LISTED

WIND LOADS FOR HOUSING:
 IN ACCORDANCE WITH TABLE 2.2 A.S. 4055 - 2006
 REGION : A
 TERRAIN CATEGORY : T.C 3.0
 TOPOGRAPHIC CLASS : T1
 SHIELDING CLASS : P.S
 WIND CLASS : N1

BUSHFIRE ATTACK LEVEL:
 NO BAL REQUIREMENTS FOR THIS SITE

AREAS:

DWELLING	241.11 m ²
ALFRESCO	56.10 m ²
GARAGE	40.04 m ²
PORTICO	16.62 m ²
TOTAL	353.87 m²

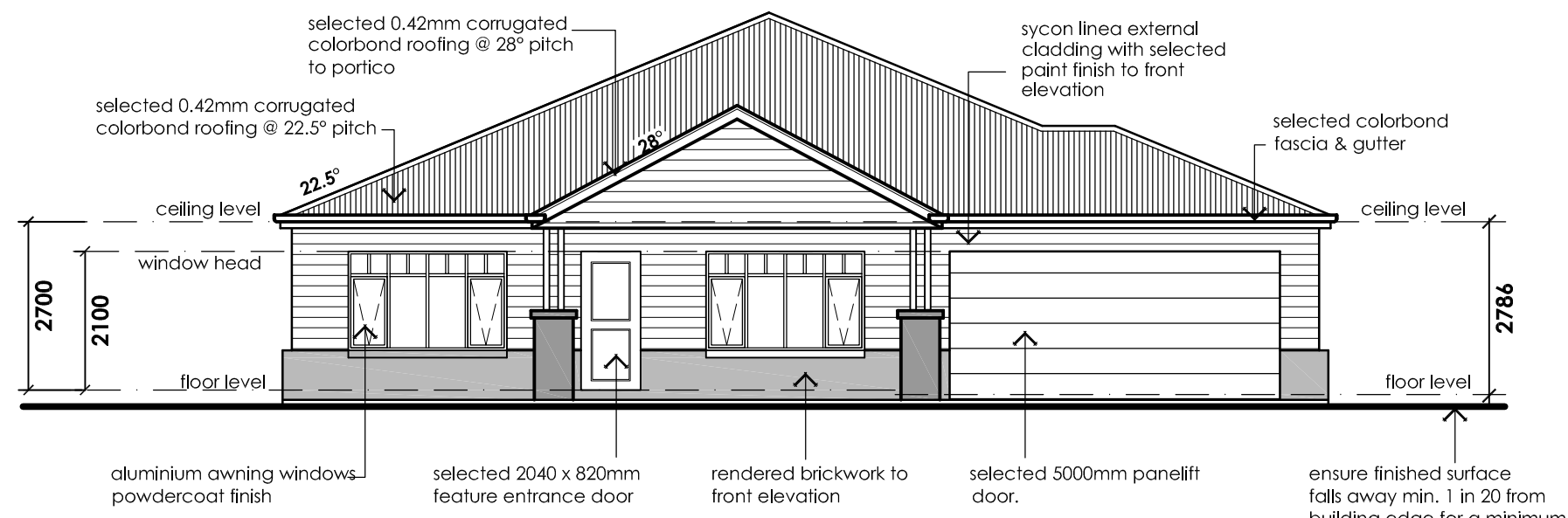
James Harwood homes
 Trendvil Building Group
DESIGN: HAMILTON 26
CLIENT: S. WADSWORTH

PROJECT: PROPOSED DWELLING
CLIENT: JAMES HARWOOD HOMES
ADDRESS: LOT 45 LIVINGSTONE DRIVE, GOL GOL

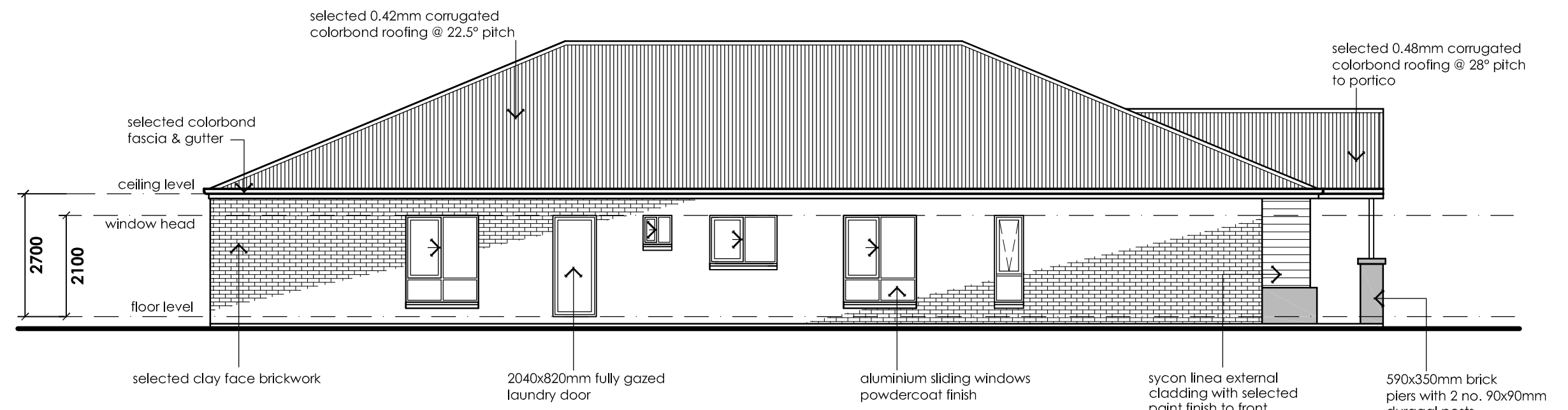
SCALE: AS SHOWN
DESIGN: MCB
DRAWN: MCB
ISSUE:
DATE: NOV. 2025
SHEET NO: 1 OF 3

DRG NO: CD25 - 265

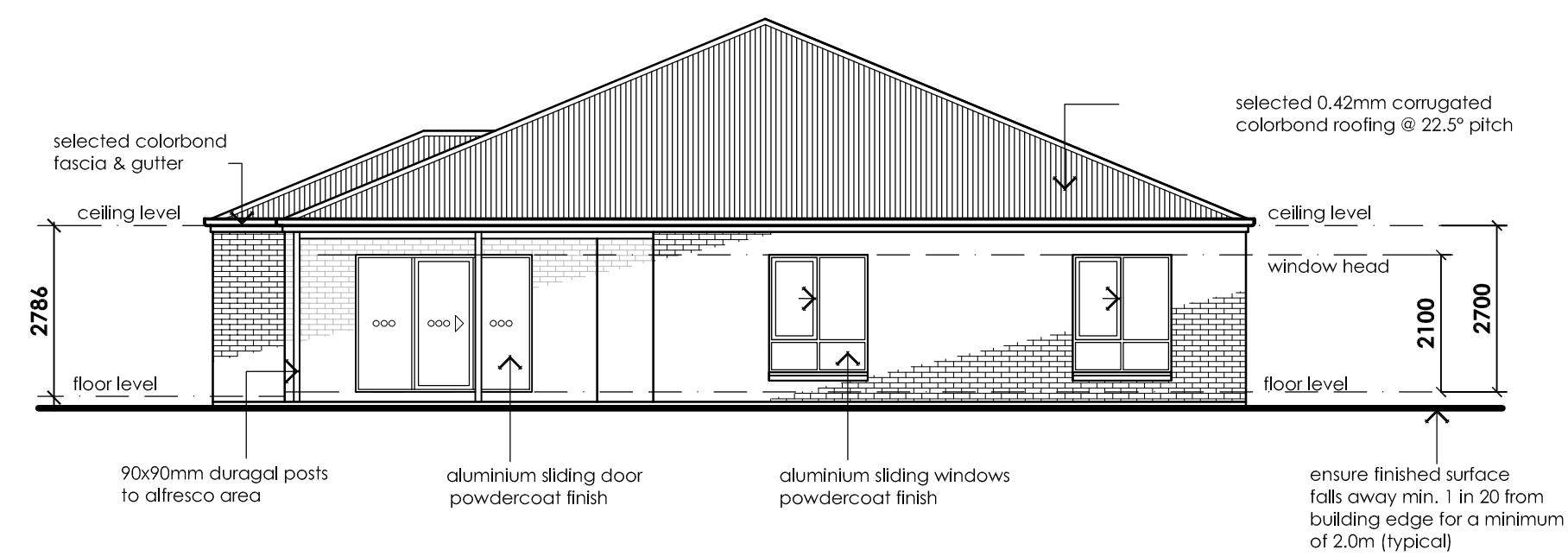
concept design
 REGISTERED Building Practitioner
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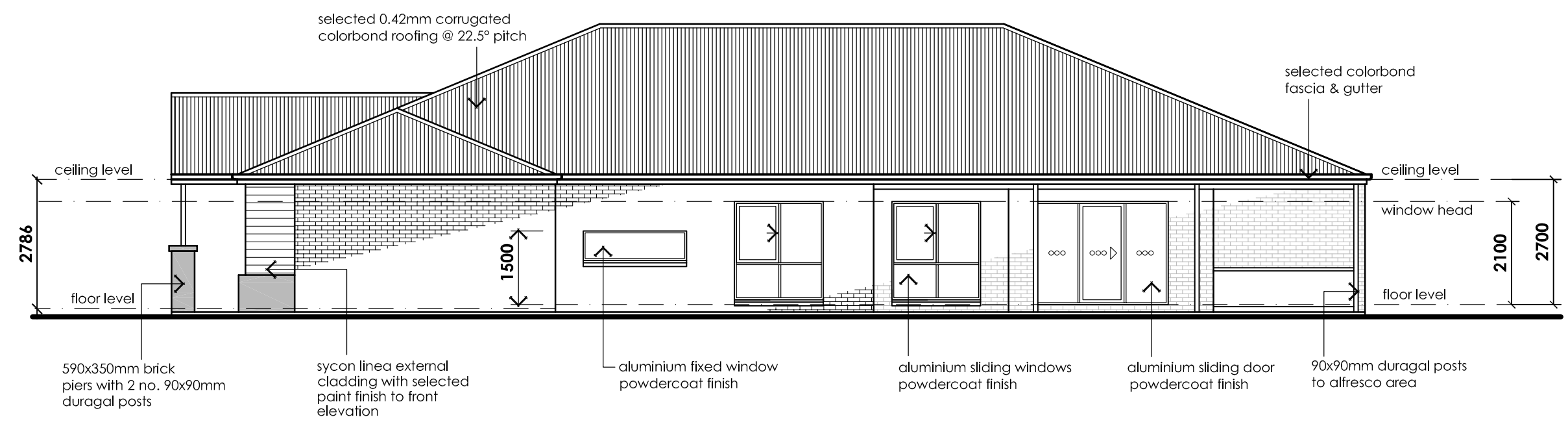
SOUTH ELEVATION 1:100



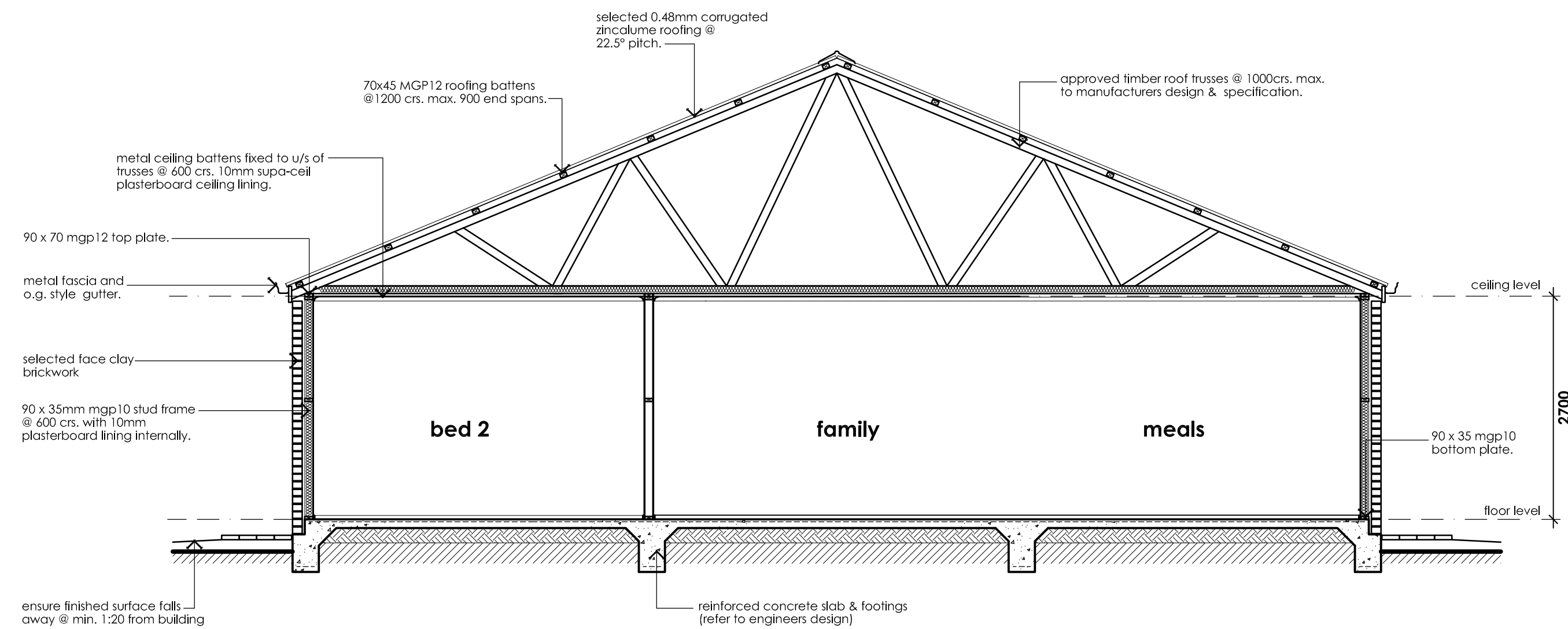
WEST ELEVATION 1:100



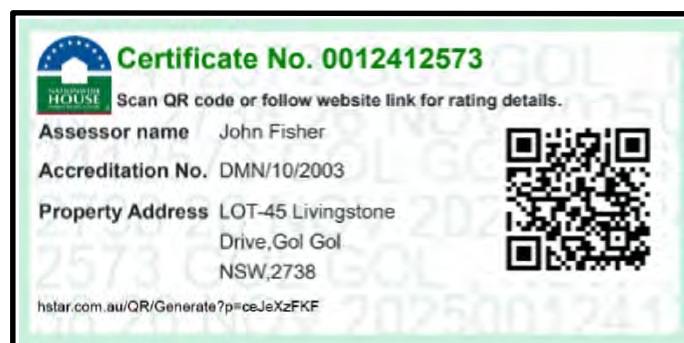
NORTH ELEVATION 1:100



EAST ELEVATION 1:100



TYPICAL SECTION A-A 1:50



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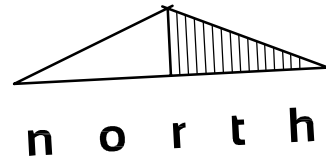
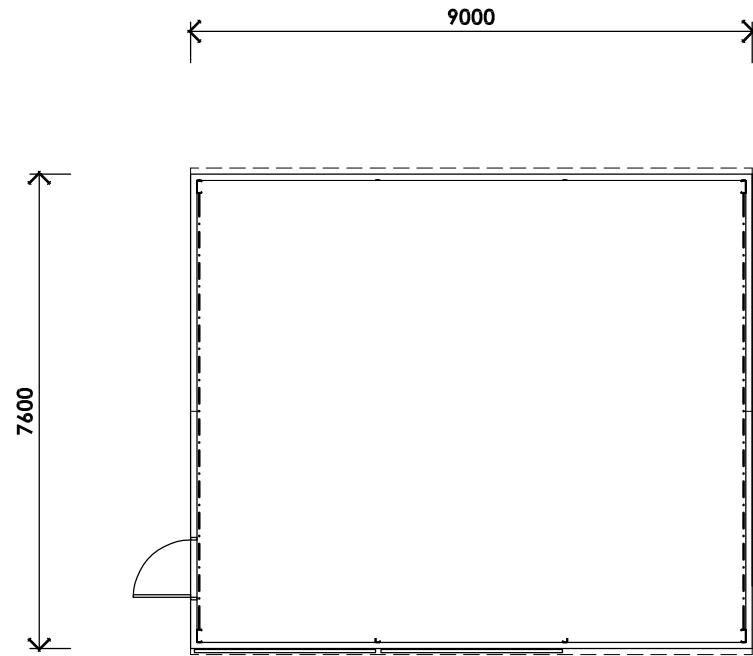
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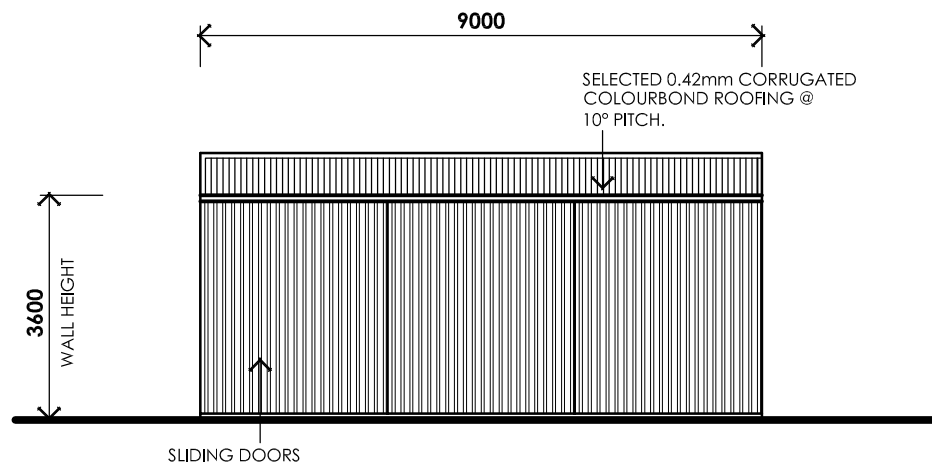
PROJECT: PROPOSED DWELLING
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ADDRESS: LOT 45 LIVINGSTONE DRIVE, GOL GOL

SCALE: AS SHOWN
DESIGN: MCB
DRAWN: MCB
ISSUE:
DATE: NOV. 2025
SHEET NO: 2 OF 3

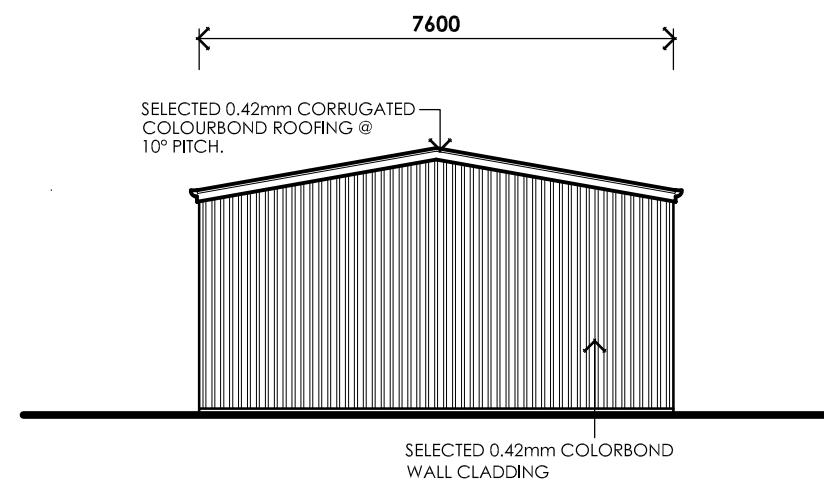
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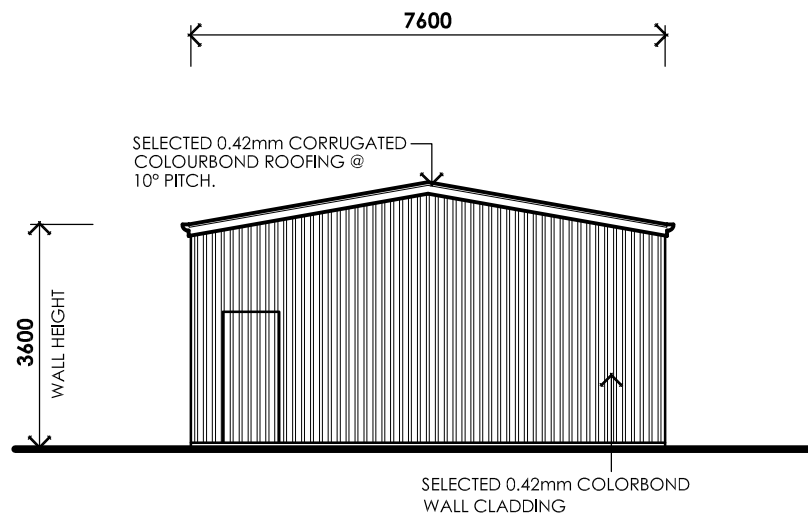
FLOOR PLAN 1:100



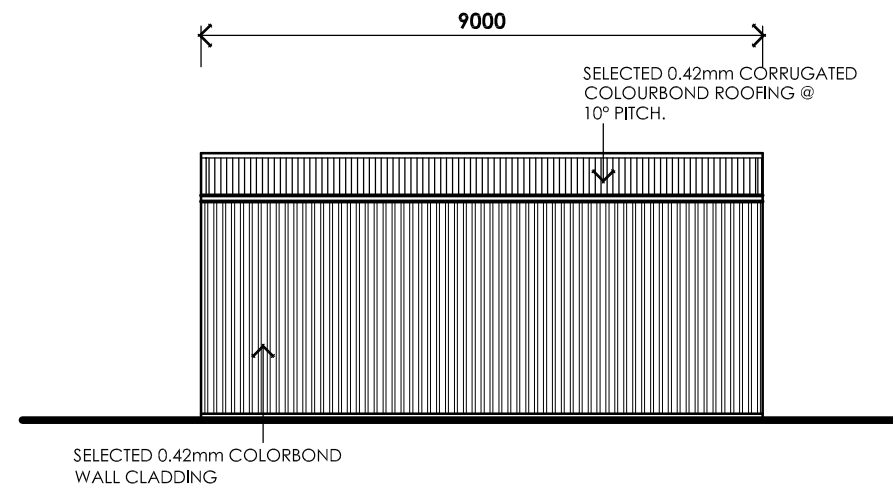
SOUTH ELEVATION 1:100



EAST ELEVATION 1:100



WEST ELEVATION 1:100



NORTH ELEVATION 1:100