

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:

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.

Proposed 3-bedroom, 2 bathroom residential dwelling will be constructed for 8 Broadstock Crt.
The external cladding will be Colorbond with colours to be confirmed.
No demolition or earthworks will be required.

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 block is currently cleared & vacant, rectangle shape with no waterways or vegetation. Both blocks on either side are also vacant with the balance of the court established with residential dwellings.

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

Residential housing estate.

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

Nil

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

Nil

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

Surrounding land use is residential homes. Adjoining blocks are both vacant.

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
☐ Yes
☐ Yes
☐ Yes

☒ No
☒ No
☒ No
☒ No

Please justify your answers below:

Home will be consistent with existing residential houses.

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:

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:

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 <i>N/A</i> |
| • 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:

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:

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 *N/A*
- 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:

SOCIAL AND ECONOMIC IMPACTS

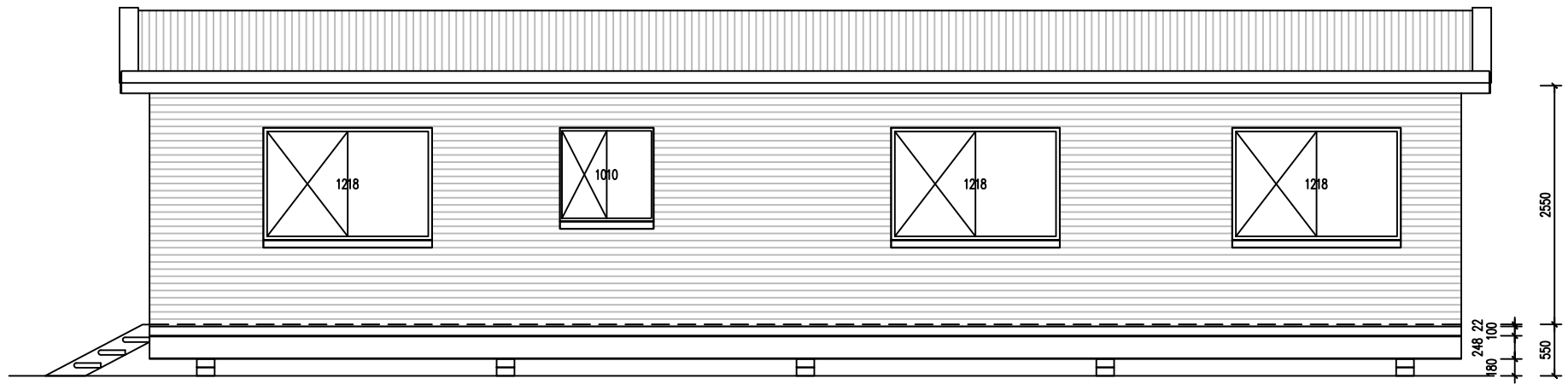
- Will the proposal have any economic or social consequences in the area? ☐ Yes ☒ No
- Has the development addressed any safety, security or crime prevention issues? ☒ Yes ☒ No

Please justify your answers below:

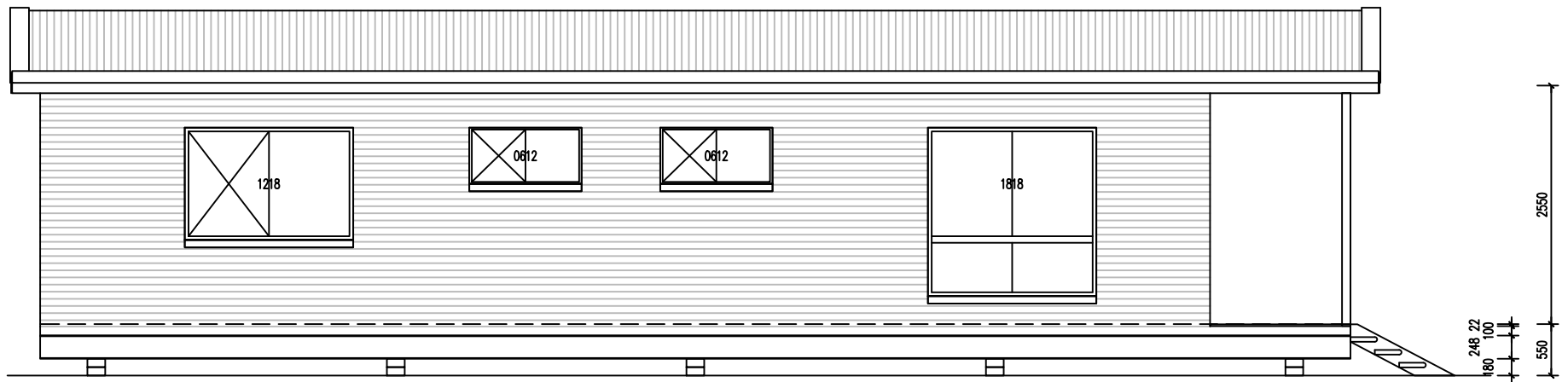
CONCLUSION

Cumulative effects of all factors.

The proposed residential dwelling will have a positive impact in the area & on the existing homes in the court.

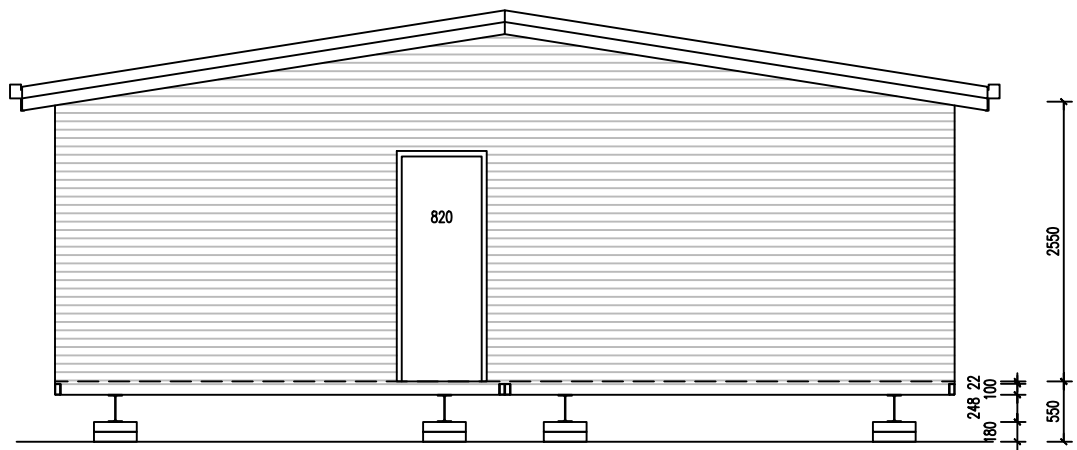


ELEVATION 1 - West



ELEVATION 3 - East

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No	Revision			Original Size A3 Drawing No: 25DD40		Revision Sheet 2					



ELEVATION 2 - South



ELEVATION 4 - North

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				Drawn - I.K.	Designed - JW	Project : PROPOSED RESIDENTIAL UNIT		BURONGA NSW		
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No	Revision	Date	Date Plotted -		Cad File No. - 02-179	Original Size	Drawing No: 25DD40		Revision	Sheet 3
					VERIFY ALL DIMENSIONS ON SITE BEFORE COMMENCEMENT OF CONSTRUCTION					

