Wentworth SHIRE COUNCIL

Health & Planning Department
61 Darling Street
PO Box 81
WENTWORTH NSW 2648

Tel: 03 5027 5027
council@wentworth.nsw.gov.au

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:

The proposal is for a single story detached dwelling, consistent with zoning objectives in providing residential housing whilst preserving the quality of the area and follows DCP in regards to building heights and setbacks.

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 outlines construction for a single story detached 3 bedroom residence with carport. The project will use FC weatherboards, bricks and colorbond roofing in earthy non reflective tones. The project requires no demolition and includes the installation of driveway, fencing, paths and environmental controls for sewage and water management.

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 has minimal slope, 1% east to west & is rectangular in shape. There are two deceased ornamental pear toward the west side of the block. Current use is vacant residential land.

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

The site is currently vacant residential land and has no known history of commercial or industrial land, the site was used for agriculture land prior to approved subdivision developement.

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

The subject site is not identified as a bush-fire prone, flood prone or subject to known salinity hazards under local environmental planning maps.

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

The development site is free fom constraints, with no identified easements, significant vegetation, sloping land, natural drainage lines or known land contamination.

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

The surrounding land to proposed dwelling include residential homes, a Child Care Centre, Community Centre and Community park.

CONTEXT AND SETTING

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

Please justify your answers below:

The proposed development will not be visually prominent, inconsistent with the street scape, out of character, or incompatible with surrounding land uses, as it introduces a low impact single story residential dwelling that directly complements the residential nature of the established neighborhood.

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 single story dwelling will not cause privacy,overshadowing, acoustic or loss of view impacts on adjoining properties due to its low profile design, compliance with setbacks and standard residential characteristics.

ACCESS, TRAFFIC AND UTILITIES

- Is legal and practical access available to the development? ☒ Yes ☐ No
- Will the development increase local traffic movements / volumes? ■ Yes ☐ No
  If yes, by how much?
- 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:

Legal and practical access to the site is readily available via the existing road network, and the design adequately addresses on site parking and vehicle maneuvering without requiring any additional road access points. Essential services including power, water, sewer and telecommunications are already fully available to the allotment. The development will not permanently increase local traffic volumes, outside of a minor, temporary influx of 3-4 additional trade vehicles per day during construction phase.

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 development will not cause air, water, or soil pollution, nor will it involve significant excavation, soil contamination, or noise impacts above background levels. Any potential erosion of sediment runoff during construction will be mitigated using standard on-site controls.
The site is not located within a heritage area and is highly unlikely to impact or disturb any heritage items, items of cultural significance or aboriginal artifacts.
In accordance with SEPP - The State Environmental Planning Policy (Sustainable Buildings) 2022. The proposed development is classified as a BASIX affected development under Chapter 2 – Standards for residential development - BASIX of the SEPP. In response, a BASIX Certificate has been prepared that confirms that the new dwelling achieves relevant targets in terms of water, thermal and energy efficiency.

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:

The proposed development will not result in the removal of any any native vegetation, nor will it have any impact on threatened species or native habitat, as the site is a completely cleared, vacant residential allotment.

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:

All effluent from the dwelling will be permanently discharged directly to the councils reticulated sewerage network, while storm water runoff from the roof and hard standing surfaces will be collected and directed straight into the councils street and drainage system. Liquid trade waste from standard residential construction will be controlled/managed in accordance with local regulatory guidelines. The development will not generate any hazardous waste or create waste disposal issues. The installation of rainwater tanks is not proposed for this development and all potential overland storm water risks have been fully considered and mitigated within the structural design of the site.

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 proposed residential development will have no adverse economic or social consequences on the local area. Safety, security and crime prevention have been addressed in the design through clear sight lines from dwelling to the street, secure locking doors and windows, secure fencing and structural design that promotes natural surveillance.

CONCLUSION

Cumulative effects of all factors.

The environmental, social and economic factors of this proposal demonstrates that the development will have a negligible cumulative impact on the local Gol Gol locality. The project represents a low impact development of a vacant residential allotment that aligns with the existing street scape and surrounding land uses. Potential construction phase impacts, such as localised traffic from trades and minor sediment runoff, are temporary, minor and easily mitigated through standard site management practices. The longterm demands of the proposed dwelling on traffic, council waste systems and local infrastructure are consistent with a standard single family home. Accordingly, the cumulative effects of the development are considered acceptable and the proposal is respectfully put forward for determination.

ISSUED: 22nd JUL' 2026

SITE NOTES:

90mmϕ U.P.V.C. STORMWATER DRAINS DIRECTED TO COUNCIL APPROVED CONNECTION POINT.

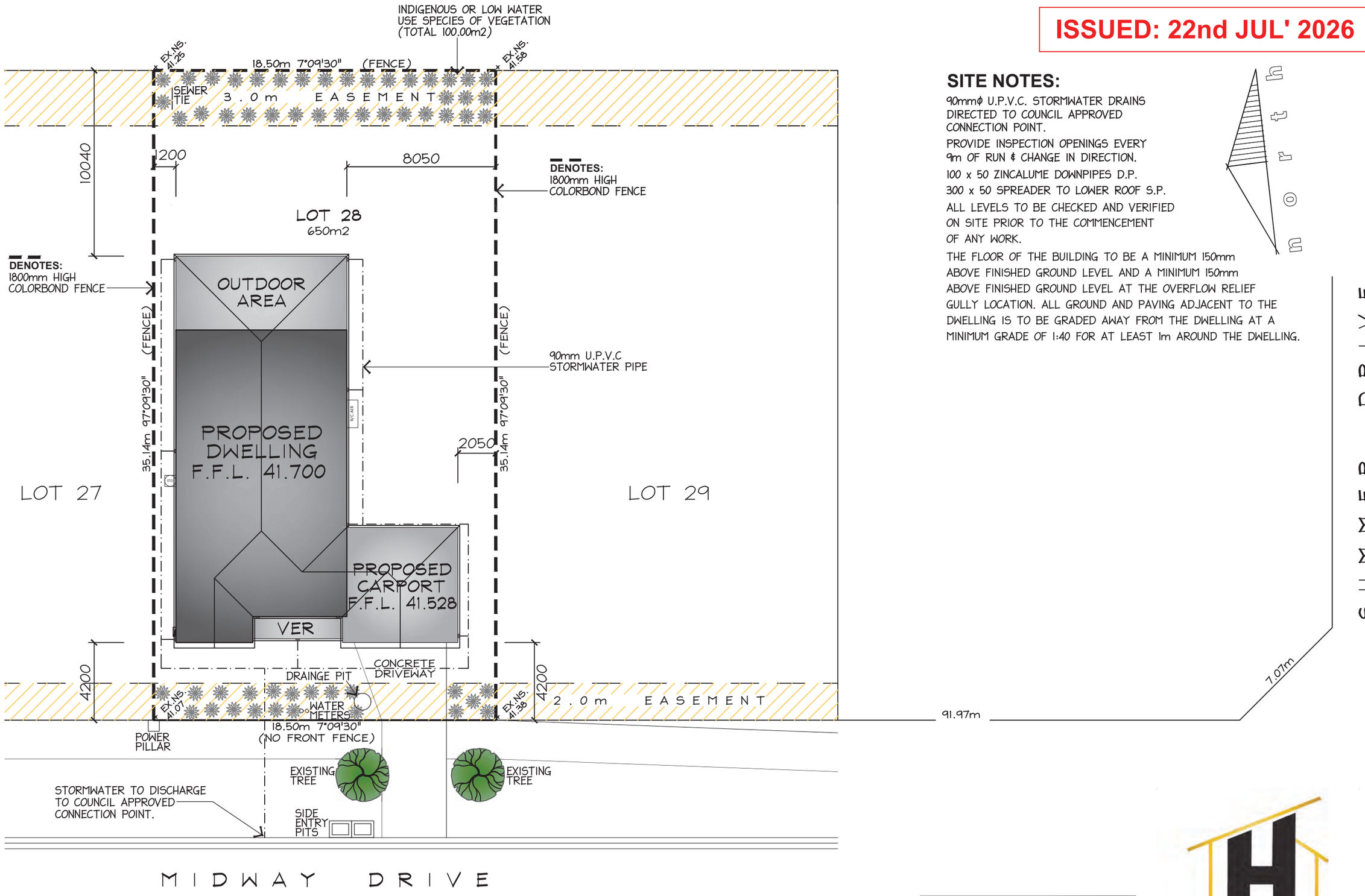
PROVIDE INSPECTION OPENINGS EVERY 9m OF RUN & CHANGE IN DIRECTION.

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.



SITE PLAN 1:200

SHEET NO: 11 OF 11 DRG NO: HDS 2026-002

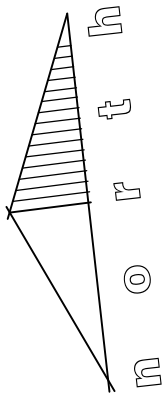
PROJECT: PROPOSED DWELLING

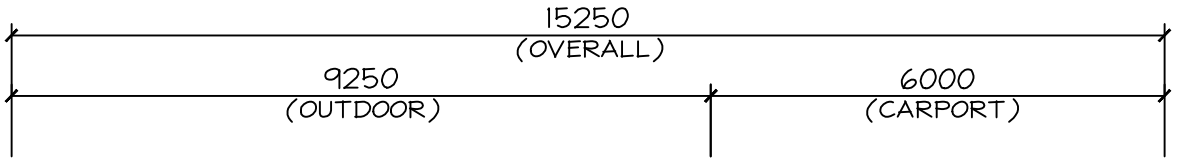
CLIENT: J. MUSCATELLO & R. CURRAN

ADDRESS: LOT 28, (No. 26) MIDWAY DRIVE, BURONGA, NSW.

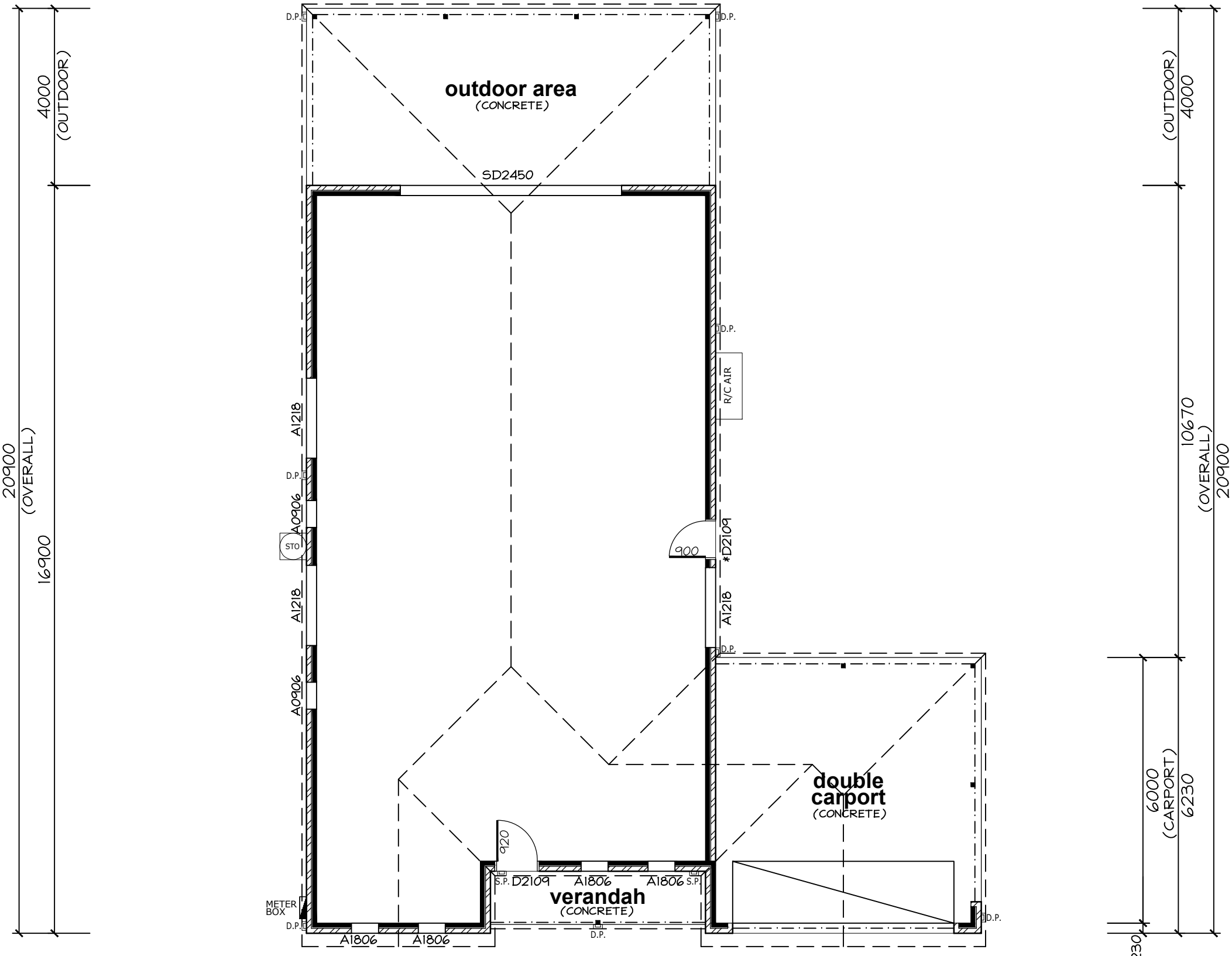
SCALE: AS SHOWN DATE: JUL '26

HOOPER DESIGN STUDIO
mark@hooperdesignstudio.com.au
Mobile: 0438 210 139
No.5 Burns Street, Gol Gol, NSW 2738
ABN: 27 698 068 978 DP No: AD 26770

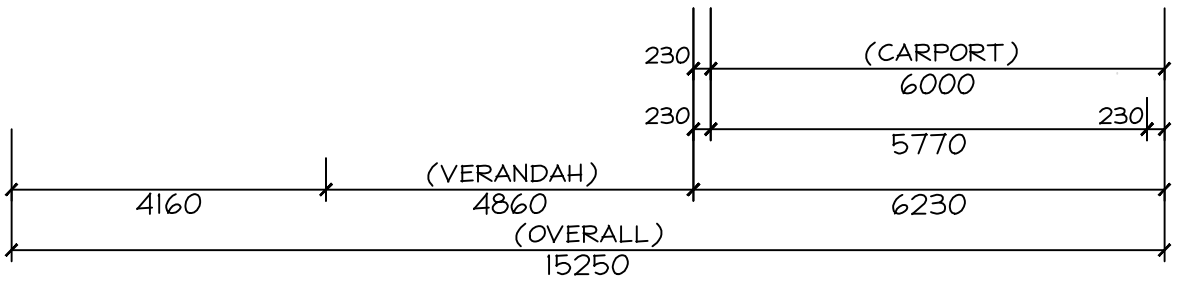




ISSUED: 6th JUL' 2026



FLOOR PLAN 1:100 (DIMENSIONS)



AREAS:

DWELLING	149.20m2
CARPORT	37.70m2
VERANDAH	5.83m2
OUTDOOR AREA	37.00m2
TOTAL	229.73m2

TERRAIN CATEGORY 3.0

REGION A

TOPOGRAPHIC EFFECT (T1)

WIND DIRECTION (FULLY SHIELDED)

CALCULATION OF WIND SPEED = 28

WIND CLASSIFICATION (N1)

SHEET NO: 1 OF 11 DRG NO: HDS 2026-002

PROJECT:
PROPOSED DWELLING

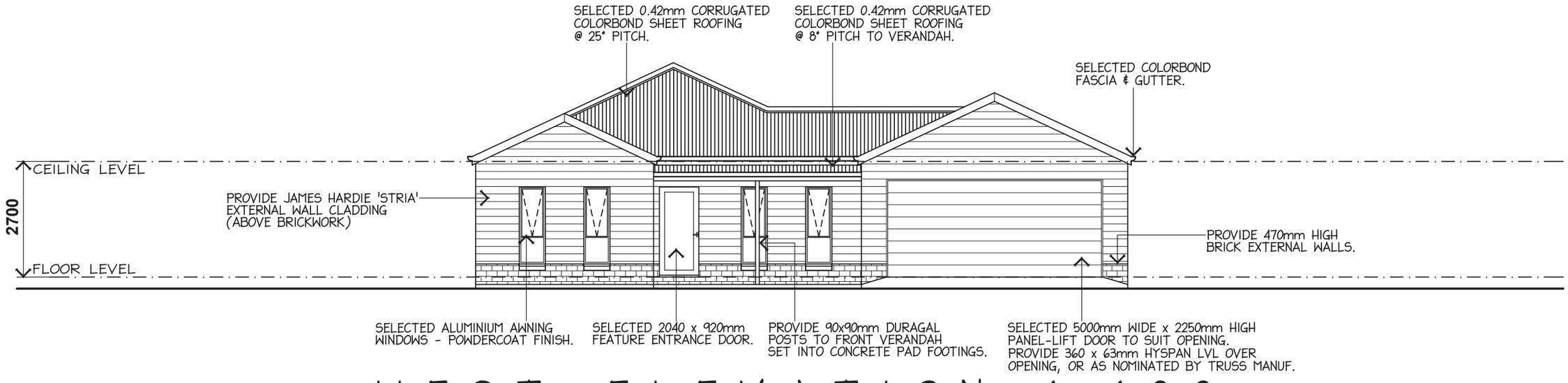
CLIENT:

ADDRESS: LOT 28, (No. 26)
MIDWAY DRIVE, BURONGA, NSW.

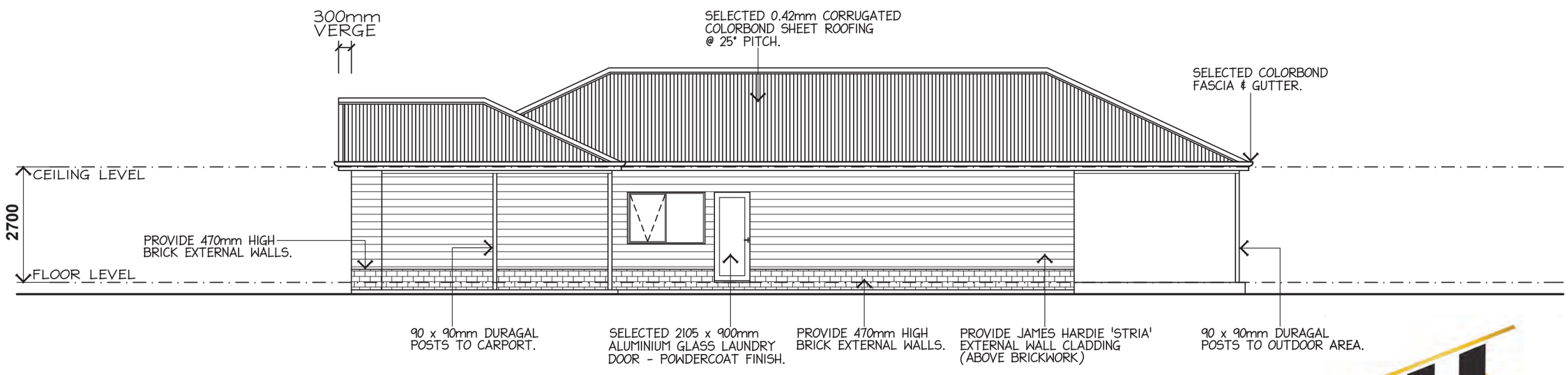
SCALE: AS SHOWN DATE: JUL '26

HOOPER
DESIGN STUDIO
mark@hooperdesignstudio.com.au
Mobile: 0438 210 139
No.5 Burns Street, Gol Gol, NSW 2738
ABN: 27 698 068 978 DP No: AD 26770

ISSUED: 22nd JUL' 2026



WEST ELEVATION 1:100



SOUTH ELEVATION 1:100

SHEET NO: 4 OF 11 DRG NO: HDS 2026-002

PROJECT:
PROPOSED DWELLING

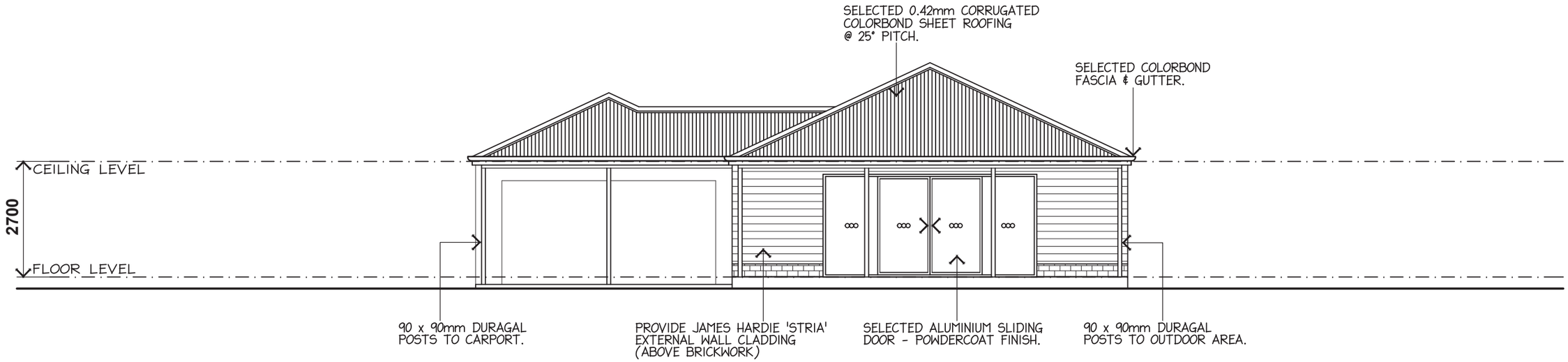
CLIENT:
J. MUSCATELLO & R. CURRAN

ADDRESS: LOT 28, (No. 26)
MIDWAY DRIVE, BURONGA, NSW.

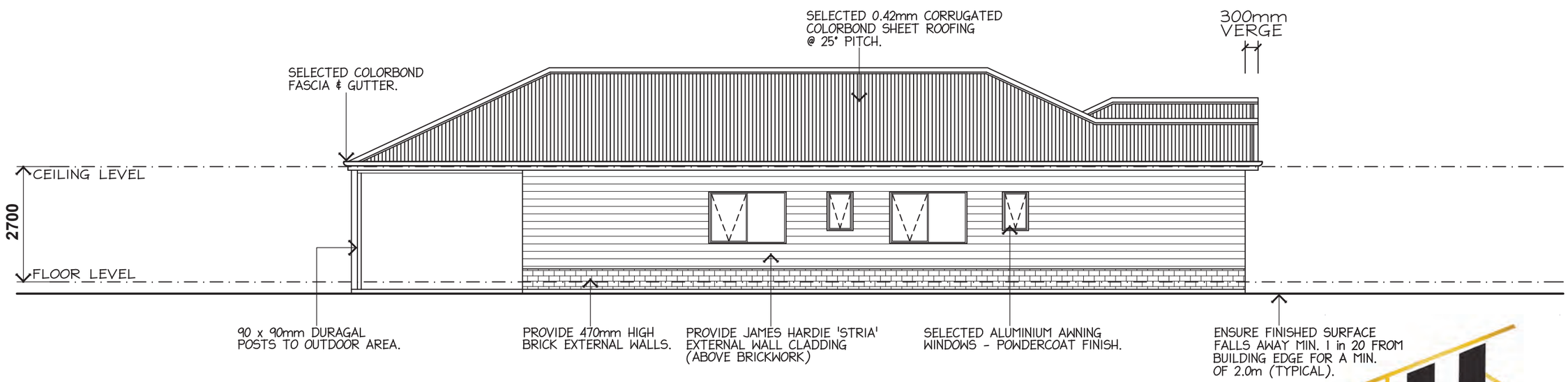
SCALE: AS SHOWN DATE: JUL '26

HOOPER
DESIGN STUDIO
mark@hooperdesignstudio.com.au
Mobile: 0438 210 139
No.5 Burns Street, Gol Gol, NSW 2738
ABN: 27 698 068 978 DP No: AD 26770

ISSUED: 22nd JUL' 2026



EAST ELEVATION 1:100



NORTH ELEVATION 1:100

SHEET NO: 5 OF 11 DRG NO: HDS 2026-002

PROJECT:
PROPOSED DWELLING

CLIENT:
J. MUSCATELLO & R. CURRAN

ADDRESS: LOT 28, (No. 26)
MIDWAY DRIVE, BURONGA, NSW.

SCALE: AS SHOWN DATE: JUL '26

HOOPER
DESIGN STUDIO
mark@hooperdesignstudio.com.au
Mobile: 0438 210 139
No.5 Burns Street, Gol Gol, NSW 2738
ABN: 27 698 068 978 DP No: AD 26770