



Health & Planning Division
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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? | <input checked="" type="checkbox"/> Yes | <input type="checkbox"/> No |
| • Is your proposal consistent with the zone objectives? | <input checked="" type="checkbox"/> Yes | <input type="checkbox"/> No |
| • Is your proposal in accordance with the relevant development control plan? | <input checked="" 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 land is zoned RU5 - Village. This proposal for the strata subdivision is permissible with consent under Wentworth Local Environmental Plan 2011(LEP).

The proposal is for subdivision and not for construction. This proposal is not to alter land use, as such does not deter from Zone RU5 - Villages objectives as outlined in the LEP.

This proposal is seen to be in accordance with the development control plan.

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 development is for the 2 lot and 1 common property strata subdivision of Lot 8 on DP700342.

The proposal will see the existing lot formed into 2 lots plus common property. Proposed lot 1 will be approximately 327m² in area, contain the brick dwelling and abut Wood St. Proposed lot 2 will be approximately 392m² and contain the weatherboard dwelling at the rear. The common property will be over the driveway area to maintain the existing access to each dwelling.

See plan M1067-P-1-A for more detail.

No new buildings are proposed in this application.

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.

Lot 8 on DP700342 is 860m² in area with a road abuttal to Wood Street and contains an existing brick dwelling towards the front of the property and an existing weatherboard dwelling at the rear. The lot is rectangular in shape and slopes reasonably steeply from the rear down to the front, stepping where the dwellings are located. Domestic gardens and small trees are the only vegetation on site.

See plan M1067-PE-1-A for more detail.

The site is currently used for residential purposes only. This application does not proposed to change any of this.

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

The site is presently used for residential purposes. This has been the primary use of the site for considerable time.

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

The proposed development site is not identified as being subject to any of the following hazards:

Bushfire prone
Salinity
Flooding
Stormwater inundation

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

There are no notable constraints on the subject site that will affect the proposed subdivision.

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

The surrounding land is used for residential purposes, consistent with this proposal.

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:

The issues relating to context and setting as outlined are not seen as being applicable to this application.

The proposed development is for subdivision only and will not involve any building construction or change of land use.

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
☐ Yes
☐ Yes
☐ Yes

☒ No
☒ No
☒ No
☒ No

Please justify your answers below:

The issues relating to privacy, views and overshadowing as outlined are not seen as being applicable to this application.

The proposed development is for subdivision only and will not involve any building construction or change of land use.

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
☐ Yes
☐ Yes
☒ Yes
☒ Yes

☐ No
☒ No
☒ No
☐ No
☐ No

Please justify your answers below:

Access to Lot 8 on DP700342 is currently available from Wood Street via a shared driveway of concrete construction. It's not seen that additional access points will be required as this driveway area will be contained within the common property.

Services such as power, water, sewer and telecommunications are already available and connected to the existing dwellings.

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 proposed development is for subdivision only and will not involve any building construction or change of land use and as such, it's seen the proposal has no impact on factors outlined above.

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:

It is foreseen that the proposal will not result in the removal of any native vegetation.

There has been no threatened species identified on the subject parcel. There is no intention for additional clearing of the site and as such, any native habitat will not be impacted by the proposal.

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:

The existing dwellings are currently connected to the areas reticulated sewerage system.

Stormwater runoff from existing dwellings and hard surfaces currently drains to the front of the lot into the existing council drainage system.

Rainwater tanks are not required as both dwellings are connected to the areas reticulated water system.

The proposal is not seen to alter the land through construction. Overland stormwater risks have not been identified as an issue in the past, it's anticipated this proposal will not alter this.

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 proposal does not alter current use of the land and as such no economic or social consequences are foreseen.

The proposal has not identified any safety or security issues.

CONCLUSION

Cumulative effects of all factors.

In conclusion, the investigation into the the proposed development has not identified any notable issues or concerns. It's seen that the proposed 2 lot and 1 common property strata subdivision of Lot 8 on DP700342, as outlined in this statement, will have a minimal impact on environmental factors both internally and externally to the site. It will not involve any building construction or change of land use.