



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? | ☒ 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 land is zoned RU5 - Village, as such, this proposal for subdivision is permissible with consent under Wentworth Local Environmental Plan 2011.

Land zoned RU5 has no minimum subdivision lot size requirement under the LEP.

The proposal is for subdivision and has the potential to allow for parcels of land for future development of dwellings/neighbourhood shops and is consistent with Zone RU5 - Village objectives.

The proposal is also in accordance with the Wentworth Shire 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 development is proposed for the 7 lot subdivision of land found within Lot 1 on DP1092845. The subject site is 7796m² in area and has road abutments to Midway Drive, Broadstock Court & Enterprise Way. The site contains no existing buildings.

This proposal will see the creation of Lots 1 & 7 at a size to allow for potential future commercial purposes with the balance of the proposed subdivision, Lots 2-6 is to be made up of smaller parcels for future residential purposes.

No buildings are proposed for 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.

The subject site is 7796m² in area and has road abutments to Midway Drive, Broadstock Court & Enterprise Way all constructed. The site contains no existing buildings with the subject site being predominantly flat.

The site is also currently vacant.

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

The site is presently unused and has been for some 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.)

The only notable constraint of the subject site is the existence of a number of easements.

See attached current deposited plan for details.

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

The surrounding land is used for both commercial & residential purposes, with existing dwellings offices & community centers on surrounding land.

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.

This 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

☒ No

☐ Yes

☒ No

☐ Yes

☒ No

☐ Yes

☒ 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.

This 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

☐ No

☒ Yes

☐ No

☐ Yes

☒ No

☐ Yes

☒ No

☒ Yes

☐ No

Please justify your answers below:

Legal and practical access is available to the development. Lots 4-6 will abut Broadstock Court, lot 2 will abut both Midway Drive & Broadstock Court, lot 1 will abut Enterprise Way & Midway Drive and lot 7 will abut Midway Drive.

It is not seen that the proposed subdivision will have significant impact on local traffic volumes and movement.

Services such as power, water, sewer and telecommunications are available at the subject site for connection.

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 environmental impacts as outlined are not seen as being applicable to this application.

This 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:

No vegetation exists on the subject site, thus no native vegetation will be removed with this proposed development.

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

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:

It has been identified that Council sewer is currently available to the existing site.

Stormwater runoff currently drains to existing council drainage systems, this proposal does not seek to alter current drainage.

The proposed subdivision 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:

This is seen as not applicable.

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

CONCLUSION

Cumulative effects of all factors.

This investigation into the the proposed development has not identified any notable issues or concerns.

In conclusion, it's seen that the proposed 7 lot subdivision of Lot 1 on DP1092845 as outlined in this statement will have a minimal impact on environmental factors to the site and its surrounds.