Health & Planning Division
26-28 Adelaide 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 the construction of a four bedroom residential dwelling situated on land within Zone RU1 - Primary Production.

The site is approx. 165.92ha at Wolara Station, Anabranch Mail Road via Wentworth.

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 residential dwelling comprises:

Brick veneer external cladding;
4 bedrooms;
2 bathrooms;
Outdoor living area;
Verandas built around the permieter of the dwelling.

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 is not prone to flooding and is located outside of the "Flood Planning Area".

Natural grasses are the main vegetation on the site.

The land has gentle slope to east with a landform rise betweeen 9-30m.

The land within 60-100 metres proximity to a water course.

The site is found to be well drained. No free groundwater table was encounted in the bore hole.

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

The land is currently vacant.

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

The site is situated outside of the flood planning area.

The soil is dry to moist, red-brown with high salinity level.

The site is exposed to prevailing winds. The proposed efflucent disposal area is exposed to sun and wind all year around.

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

The soils are best described as Calcarosols. These soils occur in low rainfall, aird and semi-arid regions in Australia.

Limitations include shallow depth, low water retention due to hard carbonate content and wind erosion on sandier types.

High salinity and sodicity can also be a problem. Soil fertility deficiencies are widespread.

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

Bushland along the Great Darling River Anabranch

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 property is in an remote area along the Great Darling River Anabranch with no surrounding neighbours.

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 area is vast and remote so the proposed development will not have any impact on noise, view, overshadowing or encroach on other dwellings.

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:

Access to the property is via a gravel access road.

The land area will not be encroached on as the amount of open space surrounding the dwelling is approximately165ha.

There are no existing sevices avaiable.

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:

A Land Capability Assessment Report has been commissioned to inform a management program to minimise health and environmental impacts of on-site wastewater management, including the impact on surface water and ground water.

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 Land Capability Assessment Report states that effluent typically contains high level of nutrients that may have negative impacts on native vegetation and promots the growth of weeds.

Council should consider not on the potential impact of nutrients from the proposed onsite wastewater management stystem, but cumulative impact on existing onsite water water management systems in the area (if any).

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:

Domestic water supply will be reticulated/tank.

Sewer/underfloor connecting into septic tank. Septic tank and reln drains to be installed.

Storm water will be connected to a single point of disharge.

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 propsed development may encourage other people to build remotely.

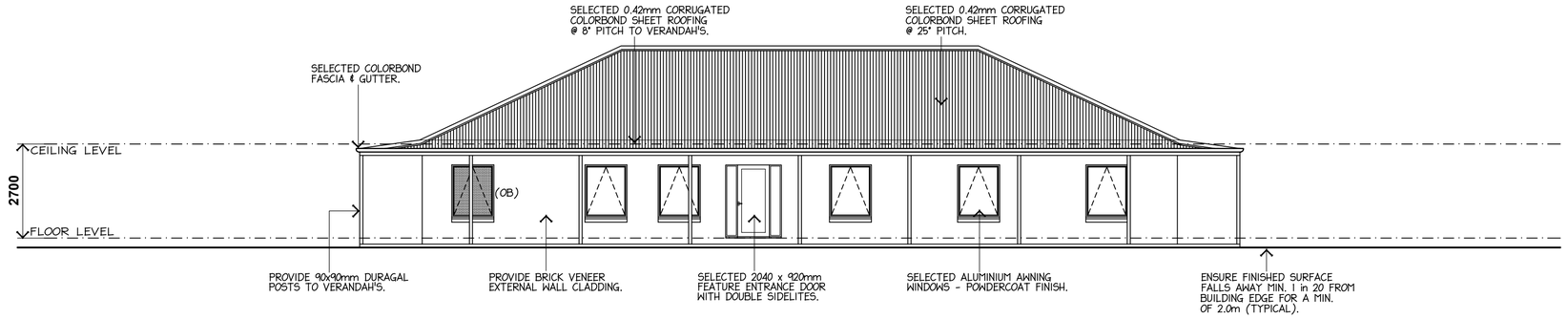
The remoteness of the location can both be an advantage and disadvantage in terms of safety.

CONCLUSION

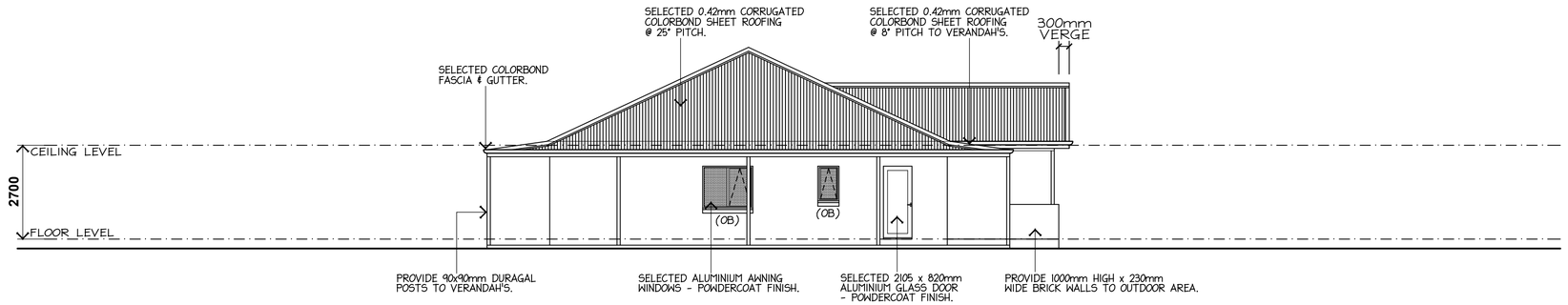
Cumulative effects of all factors.

This proposal is ambitious and adventurous as the owner will be starting the development from scratch with no services.

With innovative, sustainable planning and design this residential dwelling on this remote parcel of land could re-vegetated and improve the existing environmental conditions and provide a enduring home.

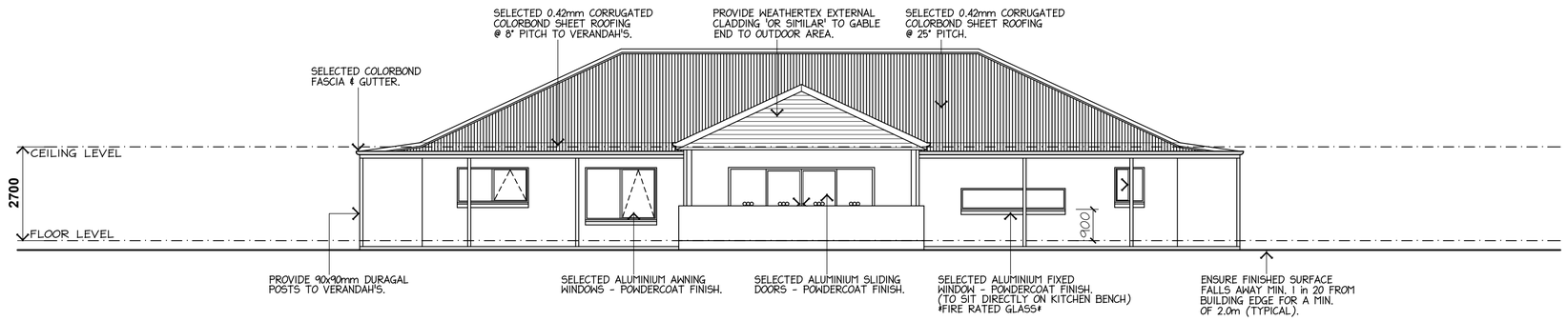


NORTH-WEST ELEVATION 1:100

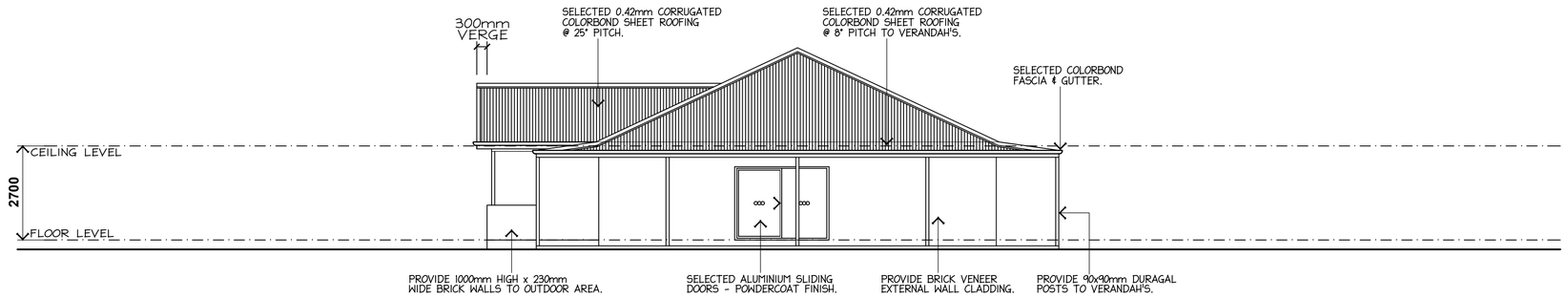


SOUTH-WEST ELEVATION 1:100

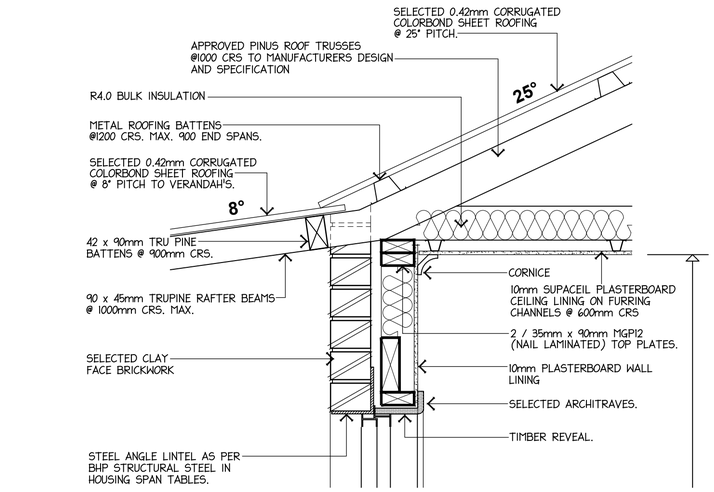
(OB) DENOTES: OBSCURE GLAZING



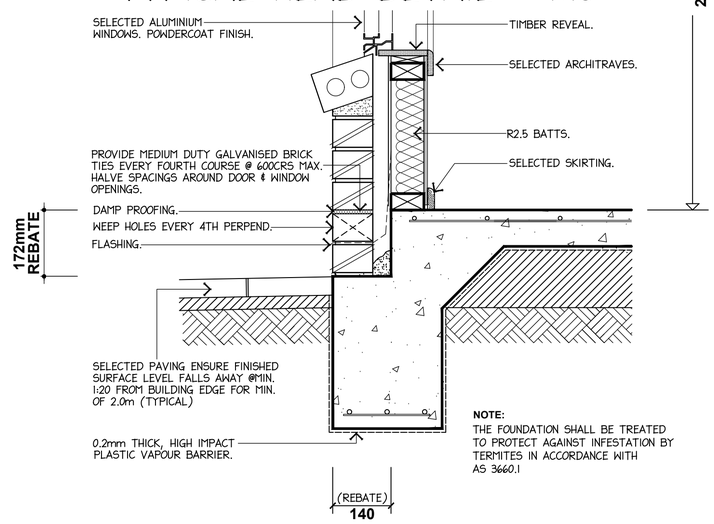
SOUTH-EAST ELEVATION 1:100



NORTH-EAST ELEVATION 1:100



TYPICAL HEAD DETAIL 1:10



NOTE:
THE FOUNDATION SHALL BE TREATED TO PROTECT AGAINST INFESTATION BY TERMITES IN ACCORDANCE WITH AS 3660.1

TYPICAL REBATE DETAIL 1:10

(ISSUED: 29th OCT' 2021)

SHEET NO: 2 OF 6 **DRG NO:** MH2 2021-207

PROJECT:
PROPOSED DWELLING

CLIENT:

ADDRESS:
LOT 10, ANABRANCH MAIL ROAD, TONA STATION, NSW.

SCALE: AS SHOWN **DATE:** OCT '21

B2

ENGINEERING & ARCHITECTURAL SERVICES
mark@mh2.com.au mick@mh2.com.au
0438 210 139 0427 237 668
No. 5 Burns Street, Gol Gol, N.S.W. 2738
ABN: 43 634 027 464 DP No: AD 26770

SITE NOTES:

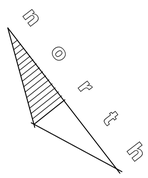
100mmϕ U.P.V.C. STORMWATER DRAINS DIRECTED TO COUNCIL APPROVED CONNECTION POINT.

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.



ANABRANCH RIVER

WATER LEVEL 28.20
(SEPTEMBER 2021)

29.0
30.0
31.0
32.0
33.0
34.0
35.0
36.0
37.0
38.0
39.0
40.0
40.6
40.8
41.0
41.2
41.4
41.6
41.8
42.0
42.2

84.60m

MULCH / FREE FALL AREA

RUBBLE PIT

RUBBLE PIT

INDIGENOUS OR LOW WATER USE SPECIES OF VEGETATION (TOTAL 200.00m2)

PROPOSED DWELLING F.F.L. 41.800

ROTARY CLOTHES LINE LOCATION.

90mm U.P.V.C STORMWATER PIPES

MULCH / FREE FALL AREA

LOT 10
164.8ha
DP756157

EX.TBM (TOP CONCRETE FOOTING) 42.32

EXISTING SHED

PROVIDE 28,000 LITRE RAINWATER TANK WITH 65mmϕ STORTZ FITTING (MINIMUM 5,000 LITRE GUARANTEED)

PROVIDE 50K/W SOLAR SYSTEM FITTED TO EXISTING SHED.

GRAVEL ACCESS ROAD

(BOUNDARY LINE - 2026.77m)

165.40m

SITE PLAN 1:500

(ISSUED: 29th OCT' 2021)

SHEET NO: 5 OF 6 **DRG NO:** MH2 2021-207

PROJECT:
PROPOSED DWELLING

CLIENT:

ADDRESS:
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SCALE: AS SHOWN **DATE:** OCT '21

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ABN: 43 634 027 464 DP No: AD 26770

SITE PLAN 1:5000

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SHEET NO: 6 OF 6 **DRG NO:** MH2 2021-207

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