



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 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 Wolaria Station, Anabranck 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 perimeter 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 between 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 encountered 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 effluent 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, arid 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 Anabranh

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 Anabranh 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?
If yes, by how much? ☐ Yes ☒ No
- 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 approximately 165ha.

There are no existing services available.

ENVIRONMENTAL IMPACTS

- | | | |
|---|---|--|
| • Is the development likely to result in any form of air pollution (smoke, dust, odour etc.)? | <input type="checkbox"/> Yes | <input checked="" type="checkbox"/> No |
| • Does the development have the potential to result in any form of water pollution (eg. sediment run-off)? | <input type="checkbox"/> Yes | <input checked="" type="checkbox"/> No |
| • Will the development have any noise impacts above background noise levels (eg. swimming pool pumps)? | <input type="checkbox"/> Yes | <input checked="" type="checkbox"/> No |
| • Does the development involve any significant excavation or filling? | <input type="checkbox"/> Yes | <input checked="" type="checkbox"/> No |
| • Could the development cause erosion or sediment run-off (including during the construction period)? | <input type="checkbox"/> Yes | <input checked="" type="checkbox"/> No |
| • Is there any likelihood in the development resulting in soil contamination? | <input type="checkbox"/> Yes | <input checked="" type="checkbox"/> No |
| • Is the development considered to be environmentally sustainable (including provision of BASIX certificate where required)? | <input checked="" type="checkbox"/> Yes | <input type="checkbox"/> No |
| • Is the development situated in a heritage area or likely to have an impact on any heritage item or item of cultural significance? | <input type="checkbox"/> Yes | <input checked="" type="checkbox"/> No |
| • Is the development likely to disturb any aboriginal artefacts or relics? | <input type="checkbox"/> Yes | <input checked="" type="checkbox"/> 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? | <input type="checkbox"/> Yes | <input checked="" type="checkbox"/> No |
| • Is the development likely to have any impact on threatened species or native habitat? | <input type="checkbox"/> Yes | <input checked="" type="checkbox"/> 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 promotes the growth of weeds.

Council should consider not on the potential impact of nutrients from the proposed onsite wastewater management system, but cumulative impact on existing onsite 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 discharge.

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 prosed 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.