



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:

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.

SMALL DOMESTIC CONCRETE BOAT RAMP 10m x 4.5m
FOR PERSONAL USE ONLY

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.

* RAMP TO BE PLACED NEXT TO EXISTING JETTY FOOTING
* GRADUAL SLOPE DOWN TO MOTORS EDGE
LARGE CUM TREES IN MIDDLE OF RIVER FRONTAGE
RIVER EDGE IS BEING USED FOR FISHING AND
PARKING SKI BOATS ALREADY.

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

SITE IS CURRENTLY A RESIDENTIAL BLOCK
PREVIOUSLY USED FOR FARMING.

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

DEVELOPMENT SITE IS SUBJECT TO NORMAL
RIVER FLOODING WHICH WILL NOT AFFECT
THE PROPOSED BOAT RAMP

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

* THERE ARE NO CONSTRAINTS ON THE SITE
FOR THE PROPOSED BOAT RAMP.
* NO VEGETATION IS REQUIRED TO BE REMOVED
FOR INSTALLATION.
* CONCRETE RAMP CAN BE INSTALLED ONTO
EXISTING SURFACE

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

* RESIDENTIAL LAND EACH SIDE OF PROPERTY.
* THERE IS AN EXISTING BOAT RAMP ON PROPERTY
NEXT DOOR (UPSTREAM) BUT REQUIRES REPAIRS
AND IS NOT IN A SATISFACTORY CONDITION
* COMMERCIAL HOUSEBOAT MOORING UPSTREAM

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

☒ No

☐ Yes

☒ No

☐ Yes

☒ No

☐ Yes

☒ No

Please justify your answers below:

THE RAMP WILL FIT IN VISUALLY WITH THE SURROUNDING AREA, AND NOT AFFECT ANYTHING IN THE AREA. ONCE THIS IS COMPLETED, WE WILL BE PLANTING DOWN AND OVER 100+ PLANTS AND TREES ON THE BLOCK

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:

THIS IS A FLAT CONCRETE RAMP ON TOP OF THE EXISTING SURFACE & WILL NOT AFFECT ANY OF THE ABOVE

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:

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 BOAT RAMP WILL PREVENT BANK EROSION IN THAT AREA.

* NO MATERIAL IS REQUIRED TO BE REMOVED DURING CONSTRUCTION OF THE RAMP

* BOATS HAVE BEEN LAUNCHED FROM THIS LOCATION FROM THE BANK, THE PURPOSE OF THE RAMP IS FOR SAFETY.

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 WILL BE REQUIRED TO BE REMOVED FROM THE AREA.

* ONCE COMPLETED I WILL BE PLANTING DOWN AND 100+ TREES ON THE PROPERTY

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:

* NOT APPLICABLE

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:

CONCLUSION

Cumulative effects of all factors.

- * THE PROPOSED BOAT RAMP WILL HAVE NEGLIGIBLE TO NO ENVIRONMENTAL IMPACT BUT WILL PROVIDE US WITH A SAFER AREA TO LAUNCH OUR SKI AND FISHING BOAT FROM.
- * WE WILL BE MAKING A POSITIVE IMPACT TO THE ENVIRONMENT BY CLEANING UP THE RUBBISH & CONTAMINATION FROM THE AREA ALONG THE RIVER BANK WHILST PLANTING OVER 100 TREES ON THE BLOCK OVER THE NEXT FEW YEARS.