

Health & Planning Department 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		
<ul> <li>Is your proposal permissible in the zone?</li> <li>Is your proposal consistent with the zone objectives?</li> <li>Is your proposal in accordance with the relevant development control plan?</li> <li>If you answered "No" to any of the above, you should make an appointment to discuss you health &amp; Planning Division before lodging a development application.</li> <li>Please justify your answers below:</li> </ul>	✓ Yes ✓ Yes ✓ Yes your proposal with	□ No □ No □ No □ na member of
The proposed shed is located within a newly est that is zoned RUS-Vivlage. The proposed site block, therefore the owners have consen to face Cielo Crt. There is no shpulation that Kingfisher Ruther property therefore the bro front setback does of their front boundary by onnie. This proposal will of Gol of therefore meets the zone objective.	is on a co ce their ho d is the fir omphy. Cie	me into put of the Cot is

### **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 shed is to be constructed out of BAR Steel , colourboard iron which is consistent with the conditions of he prohase colouring to be manuel fering , as the shed will form par of the boundary fince, it will be Monment.

#### **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.

New Subdwision - flat grand.

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

Previously a fruit block - new subdivision

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

NIA -

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

There is a small easement in the opposing rear corner of the autotment. This does not enable the shed to be built in that corner.

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

Residential - Fruit blocks.

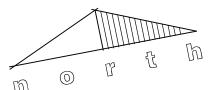
Will the development be:  O Visually prominent in the surrounding area? Olut of character with the existing streetscape? Olut of character with the surrounding area? Olut of character with the surrounding land uses? Please justify your answers below:  The Shed with the Visually prominent as it is a new suboliusion.  So there are no home's built yet.  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 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 inpact on views enjoyed from adjoining or nearby properties and public places such as parks roads and footpaths? Will the development impact on views enjoyed from adjoining or nearby properties as air conditioners and pumps, bedroom and living room windows, etc.?  Will the development impact on views enjoyed from adjoining or nearby properties as air conditioners and pumps, bedroom and living room windows, etc.?  Yes \( \times \) No  No high sidu of the shed of facting the road of there will be an interest to the development of the shed of facting the road of there will be an interest to the development?  Yes \( \times \) No areas should be a development?  Yes \( \times \) No areas should be a development?  Yes \( \times \) No areas should be a development and onsite parking been addressed in the design?  Yes \( \times \) No areas should be a development on the design?  Yes \( \times \) No areas should be a development on the design?  Yes \( \times \) No areas should be a development on the design?  Yes \( \times \) No areas should be a development of the design?  Yes \( \times \) No areas should be a development of the design?  Ye	CONTEXT AND SETTING		
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ENVIRONMENTAL IMPACTS	30	AND STATES	
<ul> <li>Is the development likely to result in any form of air pollution (smoke, dust, odour</li> </ul>			_/
etc.)?		Yes	₩ No
Does the development have the potential to result in any form of water pollution (eg. sediment run-off)?		V-4	₩ No
Will the development have any noise impacts above background noise levels (eg.	Ц	162	25 IAD
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
<ul> <li>Is there any likelihood in the development resulting in soil contamination?</li> </ul>		Yes	Q∕ No
<ul> <li>Is the development considered to be environmentally sustainable (including</li> </ul>		,	
provision of BASIX certificate where required)?		Yes	□ No
<ul> <li>Is the development situated in a heritage area or likely to have an impact on any</li> </ul>			
heritage item or item of cultural significance?		Yes	No No
<ul> <li>Is the development likely to disturb any aboriginal artefacts or relics?</li> </ul>		Yes	□ No
Please justify your answers below:			
FLORA AND FAUNA IMPACTS  • Will the development result in the removal of any native vegetation from the site?  • Is the development likely to have any impact on threatened species or native habitat?		Yes Yes	☑ No ☑ No
For further information on threatened species, visit <a href="www.threatenedspecies.environment.">www.threatenedspecies.environment.</a> Please justify your answers below:		ov.au	
No nature regetation will need to be removed	Ι.		

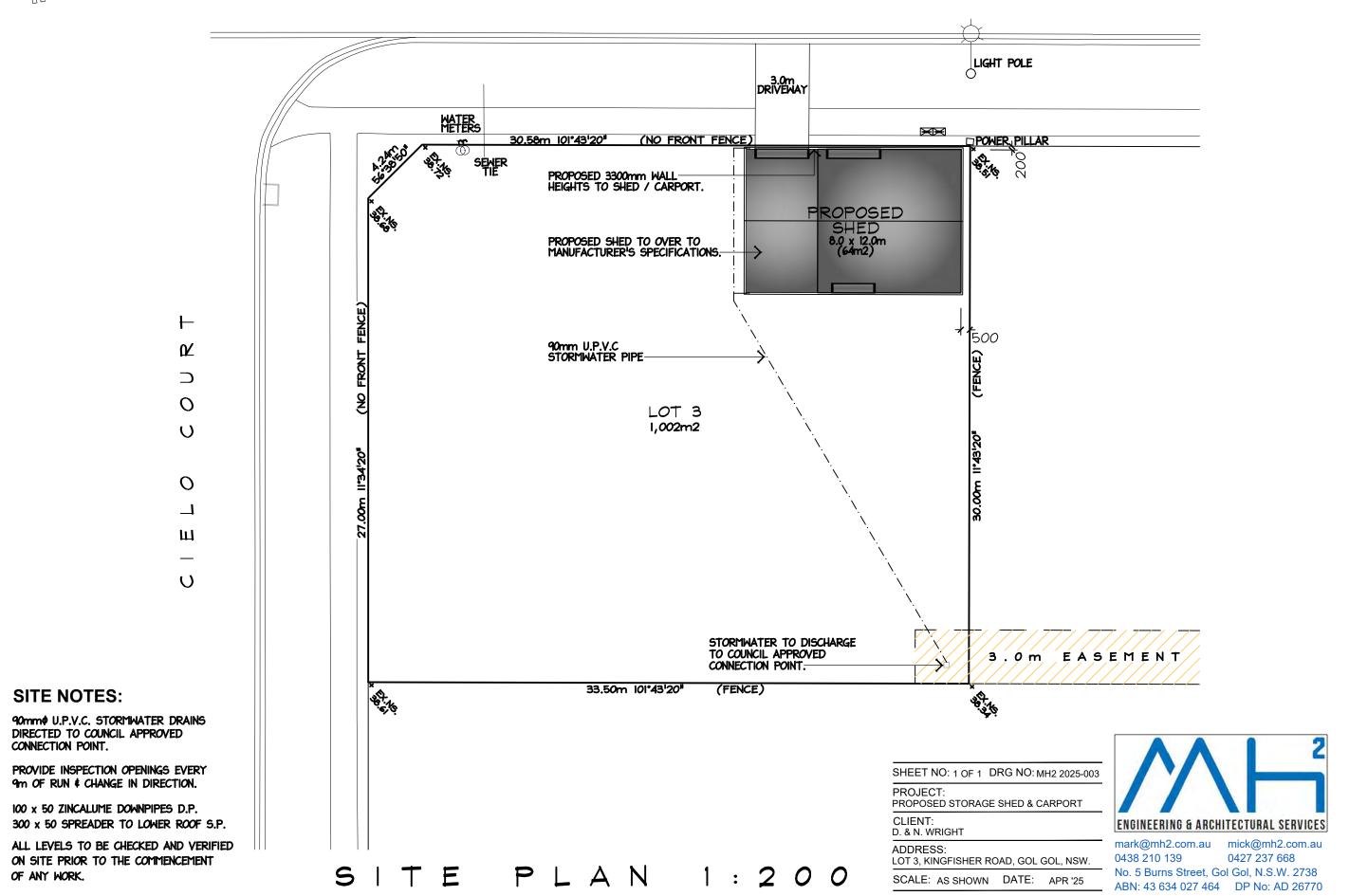
How will effluent be disposed of?     To Sewer	☐ Yes ☐ Yes ☐ Yes	No No
90 mm 4.P.V.C Stormwater pipe to be connected to connection point as perplans.	council	approved
OCIAL AND ECONOMIC IMPACTS		
OCIAL AND ECONOMIC IMPACTS  Will the proposal have any economic or social consequences in the area? Has the development addressed any safety, security or crime prevention issues? lease justify your answers below:  All rolled doors a windows will faul locks a Security.	Yes Yes Yes	No □ No

Cumulative effects of all factors.

The proposed shed will add value to the ranky established sub division. It will also add some much needed storage Space for the owner being able to house their croavan.



### KINGFISHER ROAD





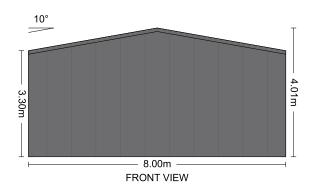
# Mallee Sheds

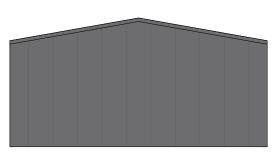
ABN: 66 110 379 776
Address: 14 Tenth Street
Mildura VIC 3500

Email: info@malleesheds.com.au Web: www.malleesheds.com.au

# Quotation

No: **425623**Date: 03/04/2025
Valid: 14 Days

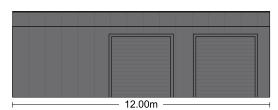




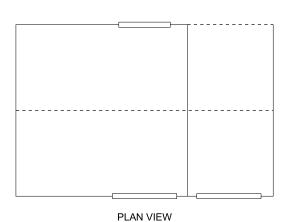
Phone: 0408 595 741

Lic No: CDB-L 60694

REAR VIEW



FRONT ELEVATION





REAR ELEVATION

Produced by Shed Builder