

**Statement of Environmental Affects:
3 Beryl Road, Gulgong 2852**

General: The proposed development (2nd Dwelling) will not be connected to power, water or sewer mains.

The property is not serviced by Council's domestic waste collection program.

1. **Vegetation:** The development does not require the clearing or removal of native vegetation or trees.
2. **Shadowing:** The proposal does not create shadowing to adjacent properties.
3. **Streetscape:** The proposal will be partially visible from Castlereagh Highway and Beryl Road via the adjacent Crown Land allotment.
4. **Traffic:** The proposal will add minimal additional traffic movement.
5. **Vehicular access:** Will be via the existing (Council approved) formed entrance to the property from Beryl Road.
6. **Amenity:** The proposal is for residential use only, no business activity will be undertaken as a result of the development.
7. **Waste management:** Domestic waste generated will be disposed of at Council's waste management facility Gulgong.
8. **Flooding:** The site is not within a designated flood area.
9. **Bushfire:** The site is not within a designated bushfire zone. (No BAL report required)
10. **Basix:** Certificate number 1326863S (30/06/22) is included in this submission.

External colours: Roof: Colourbond Windspray
Walls: Colourbond Shale Grey
Window / door frames: White

Waste management plan: Demolition: n/a

Construction: A designated (enclosed) builders waste area is to be established and maintained adjacent to the construction site with waste materials periodically removed to Council's waste management facility.

Waste water: Connected to on-site waste water disposal system as specified by Calare-Civil And to Council's requirements.

Stormwater: Roof drainage connected to in-ground rainwater tank for domestic use.