

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:

Site is zoned RU1 - Primary Production

Objectives of zone -

To encourage sustainable primary industry production by maintaining & enhancing the natural resource base

To encourage diversity in primary production industry enterprises & systems appropriate for the area.

This proposed shed meets these objectives.

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 used to store farm machinery.
Shed will be in Zinc tricoloured iron & BHP steel.

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.

Small grove of olives operated by 1 farmer.

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

Small olive grove - there is one existing dwelling on site.

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

N/A.

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

There is an easement as shown on plan of site but the proposed shed will not be near it.

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

Primary production

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
☐ Yes
☐ Yes
☐ Yes

☐ No
☒ No
☒ No
☒ No

Please justify your answers below:

The proposed shed is 6m high so will be visually prominent but there are other sheds close to the road along the same road.

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:

They are all large allotments therefore it will not impact any neighboring properties.

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:

Land is large enough for vehicle manoeuvring.

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 checked="" 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:

No environmental impacts.

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 site is clear for the proposed shed.

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:

The proposed shed stormwater will go to a pop up grate that will be located minimum of 6m from shed. Tanks may be installed at a later date.

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:

Shed will have locks on doors.

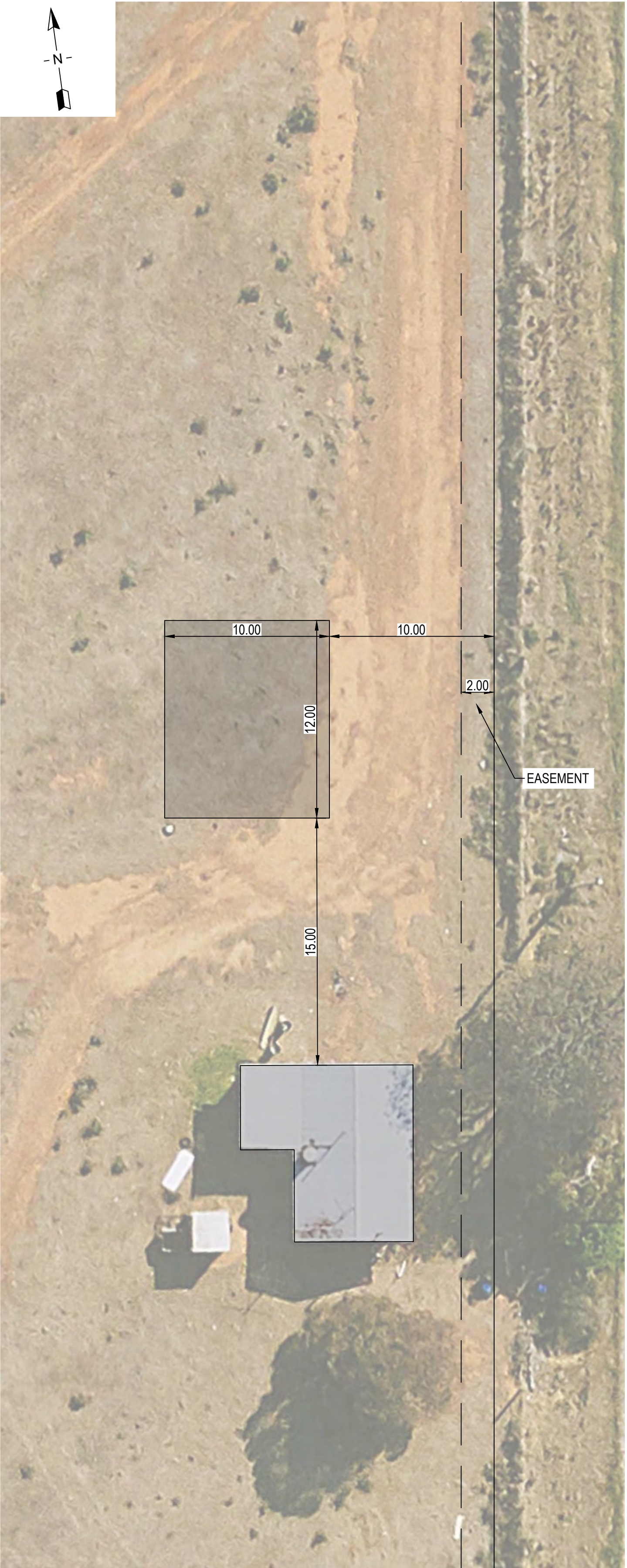
CONCLUSION

Cumulative effects of all factors.

The current land use is for a small grove of olives operated by 1 farmer. The shed is to be a small machinery shed not requiring dispatch space for large vehicles, therefore we do not need to waste valuable land by having the shed room setback - this land can be used for agricultural production. The olives are not processed onsite they will be harvested - taken from the property in bins. The shed has no impact on the dispatch of produce, it only houses 1 tractor + implements to farm the land. The location is close to the existing dwelling for ease of access by the farmer.



114 BONNIE DOON ROAD, MONAK
1:1200



114 BONNIE DOON ROAD, MONAK
1:100



LEGEND	
	PROPOSED STRUCTURE
	EXISTING STRUCTURE
	PROPERTY BOUNDARY
	DOWN PIPE

- SITE NOTES**
- 90MMØ U.P.V.C STORMWATER TO BE CONNECTED TO WENTWORTH SHIRE COUNCIL LPOD
 - ALL LEVELS TO BE CHECKED AND VERIFIED ON SITE PRIOR TO COMMENCEMENT OF WORKS
 - ALL MEASUREMENTS ARE IN METRES UNLESS OTHERWISE NOTED.



SURVEYED:	
N.MOORE	
DRAWN:	
N.MOORE	
CAD FILE NAME:	
114 Bonnie Doon Rd, Monak	

PROJECT:	
114 BONNIE DOON ROAD, MONAK	
SCALE:	
1:200	
SHEET No:	01
PLAN No:	01
DATE:	25/07/2025
SIZE:	A1



Mallee Sheds

ABN: 66 110 379 776
Address: 14 Tenth Street
Mildura VIC 3500
Email: info@malleesheds.com.au
Web: www.malleesheds.com.au

Phone: 0408 595 741
Lic No: CDB-L 60694

Quotation

No: **431930**
Date: 04/07/2025
Valid: 14 Days

