



STATEMENT OF ENVIRONMENTAL EFFECTS

PROPOSED DEVELOPMENT – FIVE (5) LOT SUBDIVISION

ADDRESS – LOT 2 DP1002306 75 MELALEUCA STREET BURONGA

PREPARED BY – MICHELE BOS, CADELL CONSULTING SERVICES

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1. Introduction

Cadell Consulting Services has prepared this Statement of Environmental Effects report, on behalf of the landholder, in accordance with the requirements of *Part 4 Development assessment and consent Section 4.12 Application of the Environmental Planning and Assessment Act 1979*.

The application seeks consent for the subdivision of the subject site in to five (5) lots with common property for vehicle access, in accordance with *Section 4.16 Determination of the Environmental Planning and Assessment Act 1979*.

2. Subject Site and Surrounding Area

2.1 Subject Site


Address	75 Melaleuca Street Buronga
Lot & DP	2/-/1002306
Land size	1.772 hectares
Zone & MLS	RU5 Village, Nil minimum lot size 
Site description	The subject site frontage is Melaleuca Street and is irregular in shape. The site is flat and contains an existing commercial building. The only vegetation situated on the subject site is an ornamental tree in the north eastern corner.
Current use	The current use of the site is an office and warehouse.
Natural hazards	The subject site is not subject to flooding. The subject site is not mapped as being located on Bush Fire Prone Land.
Additional information	The subject site is partially located within an Urban Release Area.

Figure 1 Zone of subject site (Source: Intramaps)

2.2 Use & Development in Surrounding Area

The surrounding land uses are a mix of rural residential development, horticulture and vacant land which is currently under development for residential subdivision.

The northern boundary of the subject site is adjacent to a rural residential property. The north eastern boundary cuts in to the subject site and the adjacent land is a crown owned reserve containing Western Murray Irrigation infrastructure.



Figure 2 Surrounding uses (Source: Nearmap)

3. Proposed Development

<i>Proposed development</i>	Five (5) Lot Subdivision with common property Lot 1 – 2558m ² Lot 2 – 1398m ² Lot 3 – 1396m ² Lot 4 – 1629m ² Lot 5 – 8081m ² Balance of lot being common property for access to all lots
<i>Proposed use</i>	The site is currently used for commercial purposes
<i>Building materials</i>	N/A
<i>Colour scheme</i>	N/A
<i>Intended use</i>	Commercial
<i>Demolition works</i>	N/A
<i>Staging of development</i>	To be completed in one stage
<i>Other works</i>	Works commensurate with subdivision Buildings on boundaries will be constructed to comply with the Building Code of Australia

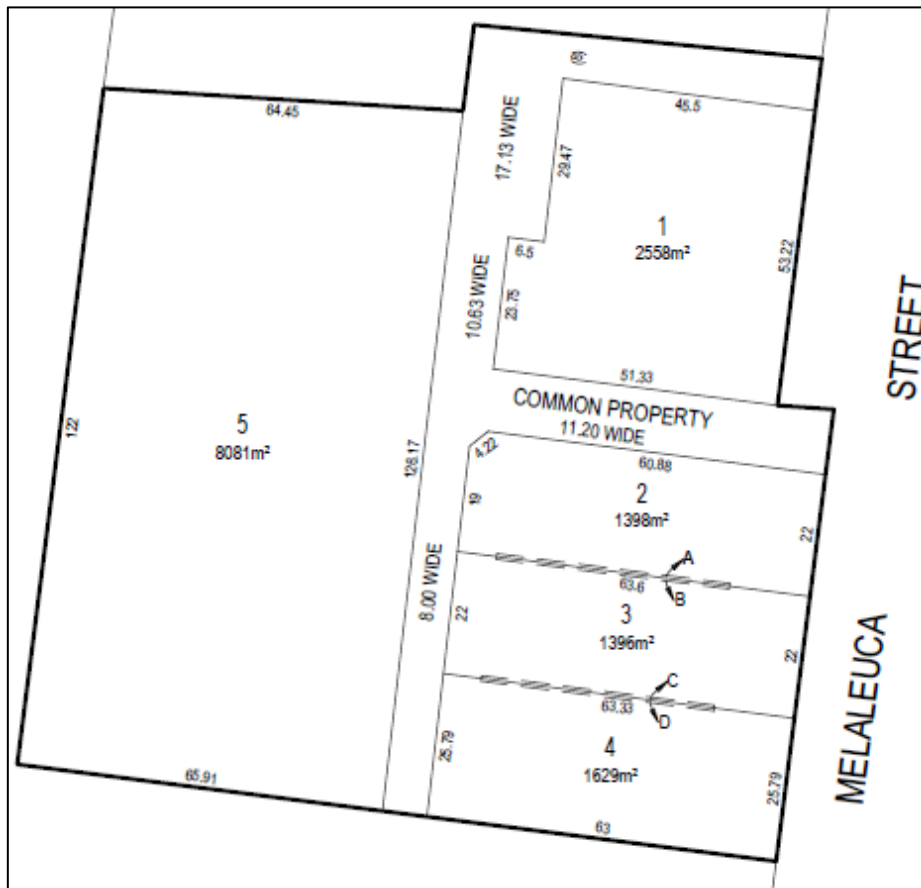


Figure 3 Proposed 5 lot subdivision (Source: Subdivision Plan)

4. Relevant Planning Controls

4.1 Wentworth Local Environmental Plan 2011

Permissibility of development in the zone

Subdivision of land is permissible within the RU5 Village zone

Consistency with zone objectives

The proposed subdivision is consistent with zone objectives, in that:

- It will provide a range of lots in varying sizes for future development with access to services
- The allotments will be well serviced
- It will facilitate opportunities for economic development and growth
- It will facilitate opportunity for employment growth
- The proposed commercial lots are clustered and centrally located

Applicable Principal development standards

N/A

Applicable Miscellaneous provisions

N/A

Urban release areas

6.3 Development control plan

The subject site is partially located with the Buronga and Gol Gol urban release area map.

- a) The proposed subdivision of the subject site will be conducted in one stage and will have access and connection to all services, for full-service provision.
- b) The proposed subdivision will not have an impact on the road network and will not impede the safe movement of vehicles, public transport, cyclists and pedestrians.
- c) The subject site is not located near or within a riparian area.
- d) The subdivision does not trigger the need for passive and recreational areas.
- e) Stormwater and water quality will not be impacted by the proposed subdivision.
- f) The proposed subdivision will not cause or be affected by natural or environmental hazards.
- g) Urban design controls are not required.
- h) The proposed subdivision does not trigger the needs to address transport, open space or services nodes.
- i) The proposed subdivision will not have an impact on commercial or retail uses within the area.
- j) There is no requirement for public facilities or services triggered by this application.

Applicable Additional local provisions

7.2 Essential services

The proposed subdivision will have access and will be connected to water, electricity, wastewater, stormwater and a suitable road access.

4.3 Wentworth Development Control Plan 2011

There are no specific controls relating to commercial subdivision in the WDCP 2011.

5. Assessment

Context Analysis

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?*

Response

The proposed subdivision will not have an impact on the visual appearance of the site within the surrounding area or existing streetscape.

The proposed subdivision will not cause the site to be out of character or inconsistent with the surrounding land use.

Privacy, view and overshadowing

Will the development result in:

- *Privacy issues?*
- *Overshadowing of adjoining properties?*
- *Acoustic issues from excessive noise?*
- *Impacts on views?*

Response

The proposed subdivision will not result in any privacy, overshadowing, acoustic or visual impacts.

Access & Traffic

Will the development:

- *Have legal and practical, or require new access?*
- *Increase local vehicle movements?*
- *Require onsite vehicular manoeuvring and onsite parking?*
- *Require offsite parking?*

Response

The proposed subdivision will not alter, increase or decrease vehicle movements or the requirement for offsite parking.

The subdivision includes common property, to allow for access to each of the proposed lots.

A recent development consent provided approval for two new accesses to the site. The proposed subdivision will require an additional single and dual access to service Lots 2, 3 and 4.

Infrastructure & Utilities

Will the development require:

- *Power?*
- *Water?*
- *Sewer?*
- *Stormwater?*
- *Telecommunication?*

Response

All services will be available for connection to each allotment.

Environmental impacts

Will the development likely result in:
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- | |
|---|
| <ul style="list-style-type: none"> • Air pollution? • Water pollution? • Noise impacts? • Necessary excavation or filling? • Erosion or sediment run-off? • Soil contamination? • Environmentally sustainable development, is a BASIX certificate required? • Negative impacts on heritage items or items of cultural significance? • Disturbance of aboriginal artefacts or relics? |
|---|

Response

The proposed subdivision will not result in any environmental impacts.
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Biodiversity impacts

Will the development result in:

- | |
|--|
| <ul style="list-style-type: none"> • The removal of any native vegetation on the site? • Any impact on threatened species or native habitat? |
|--|

Response

There is no native vegetation on site or proposed to be removed, nor is there any potential impact on threatened species or native habitat.

Waste & Stormwater disposal
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- | |
|--|
| <ul style="list-style-type: none"> • How will effluent be managed? Sewer or onsite? • How will stormwater be disposed? Drainage system or other? • Will liquid trade waste be discharged to Council's sewer? • Will the development result in hazardous waste or disposal issues? • Have all stormwater risks been considered? • Will the development include rainwater tanks? |
|--|

Response

The proposed subdivision will not require waste or stormwater disposal. However, new development on the vacant lots will have access to all relevant infrastructure to ensure future development can be connected and serviced.

Social and Economic impacts

Will the development result in:

- | |
|---|
| <ul style="list-style-type: none"> • Any economic impacts? • Any social impacts? • Any issues relating to safety, security or crime? |
|---|

Response

The proposed subdivision will not result in any social or negative security impacts. It will facilitate the sale/purchase of lots that
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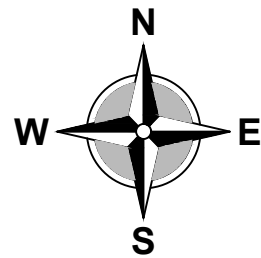
6. *Conclusion*

On the basis of the outcome of the assessment in this Statement of Environmental Effects report, the proposed development should be supported and approved.

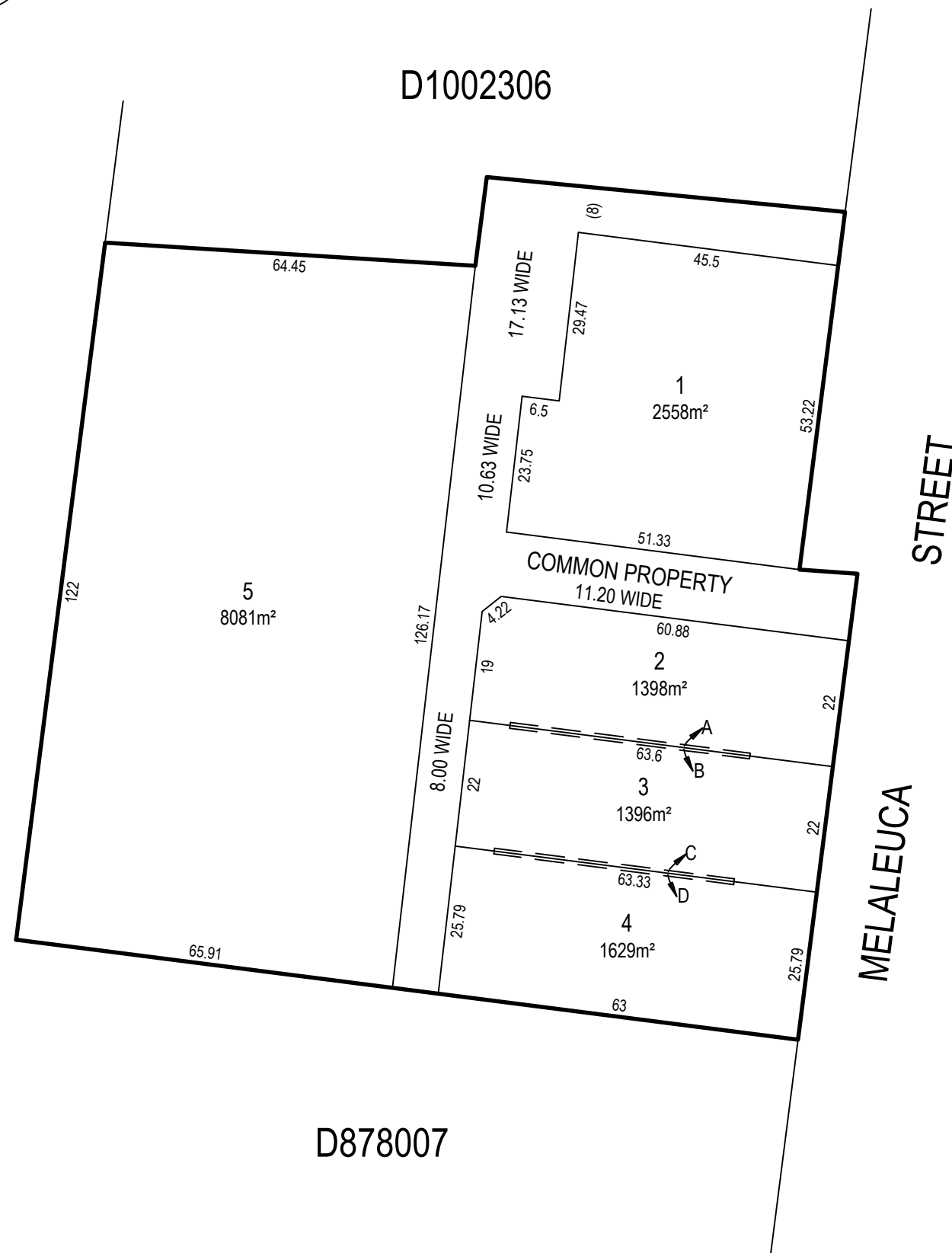
It is concluded that the proposed development to subdivide the subject site is appropriate as it will:

- Be consistent with the zone objectives
- Not have an impact on the surrounding land
- Not have any detrimental impact on the environment
- Support the future development of the site.

On that basis, it is respectfully requested that Wentworth Shire Council issue development consent for the proposed subdivision.

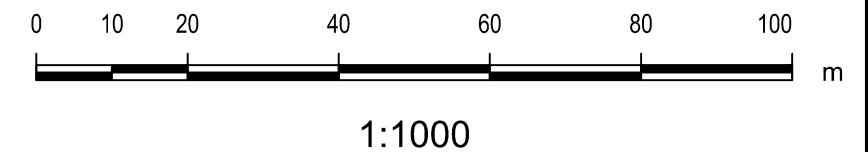


D878007



D878007

Proposed Plan of Division
Allotment 2 in D1002306
Shire of Wentworth
Parish of Gol Gol
in the area named
BURONGA



Reciprocal party wall rights are to be created over A & B.

Reciprocal party wall rights are to be created over C & D.

****Not to be used for detailed engineering design.****

Dimensions and areas are subject to survey.

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Original Sheet Size A3

Ben Shepherd

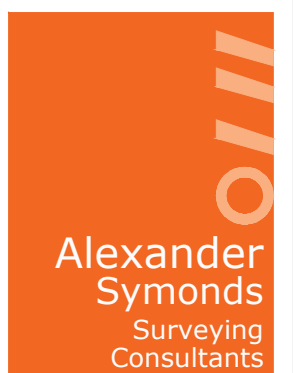
LICENSED SURVEYOR

REF:	23V0080	
DWG NO.:	23V0080PROP (A)	
REVISION:	A	RED HILL BUSINESS PARK
DEL	29.06.2025	BURONGA

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E

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122.00m 7°16'30"



Member
Australian Institute
of Architects

D1002306

COMMON PROPERTY

10.63M WIDE

17.13M WIDE

LOT 3

LOT 2

LOT 1

COMMERCIAL
PREMISES

EXISTING BUILDING

COMMERCIAL PREMISES

SHEET No		TP - A01	
Project		PROPOSED PLAN OF SUBDIVISION	
Client		LOCKSTAR DEVELOPMENTS	
Location		LOT 2 MELALEUCA STREET, BURONGA	
Scale	AS SHOWN	Date	25TH JULY, 2025
		Design	LC
Rev No.		Rev. Date	Drawn:- JB

PROJECT No. **AA21 - 148**

MASTER PLAN

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A01

M E L A L E U C A S T R E E T

105 Pine Avenue, Mildura, Vic 3500