

STATEMENT OF ENVIRONMENTAL EFFECTS

PROPOSED DEVELOPMENT – SINGLE STOREY DWELLING

ADDRESS – 246A POMONA ROAD, WENTWORTH NSW 2648

PREPARED BY – CADELL CONSULTING SERVICES

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1. Introduction

This Statement of Environmental Effects report has been prepared on behalf of the landowner of 246A Pomona Road, Pomona in accordance with the requirements of *Part 4 Development assessment and consent* of the *Environmental Planning and Assessment Act 1979*.

The application seeks approval for the construction of a dwelling on the subject site.

2. Subject Site and Surrounding Area

2.1 Subject Site

| | |
|------------------|---|
| Address | 246A Pomona Road Wentworth |
| Lot & DP | Lot 4 DP 1255922 |
| Land size | 5455 m ² |
| Zone & MLS | C4 Environmental Living zone & 5000m ² MLS |
| Site description | The subject site is irregular in shape with access from Pomona Road on the north-western boundary. The Darling River runs adjacent to the south-eastern boundary of the allotment. There is an existing shed on site. |
| Current use | The site has been historically cleared of vegetation with some remnant vegetation remaining. |
| Proposed use | The proposed dwelling will allow the site to be used for environmental residential purposes. |
| Natural hazards | A small portion of riparian land on the subject site, is in flood prone land as per Council mapping. The subject site is in vegetation category 3 Bush Fire Prone Land with some riparian land being vegetation category 1 as per Council mapping. |

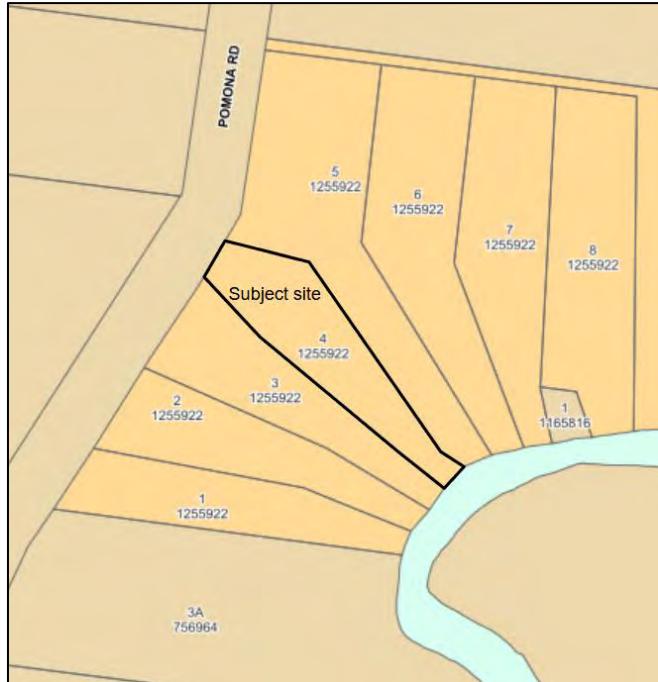


Figure 1: Land zoning (Source Intramaps)

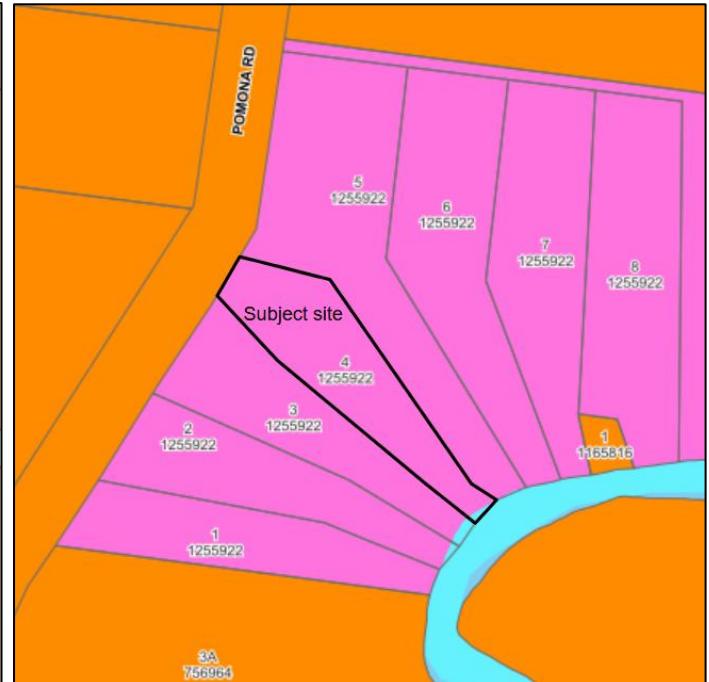


Figure 2: Lot Size (Source Intramaps)

2.2 Use & Development in Surrounding Area

The surrounding land uses are a blend of vacant and developed C4 zoned lots.

The broader surrounds are a blend of horticulture and pastoral grazing.



Figure 3: Surrounding land uses and development (Source Nearmap)

3. Proposed Development

| | |
|-------------------------------|--|
| <i>Proposed building(s)</i> | Single Storey Dwelling with a floor area of 173.7sqm and verandah with a total area of 54.21sqm Total site cover of 227.91sqm (0.5%, including existing shed) |
| <i>Building materials</i> | Colourbond corrugated roofing – colour to be confirmed Aluminium sliding doors and windows Panelok exterior cladding |
| <i>Colour scheme</i> | TBC |
| <i>Intended use</i> | Residential in a natural environmental setting |
| <i>Demolition works</i> | NIL |
| <i>Staging of development</i> | Development would be commenced and completed in one stage |
| <i>Other works</i> | Works consistent with the construction of a dwelling |
| <i>Additional information</i> | Power is already connected to the existing shed on site. An AWTS is already installed and will service the dwelling. The site has a riparian water right for raw water. A 15m wide easement traversing the site has been removed as no longer required. |

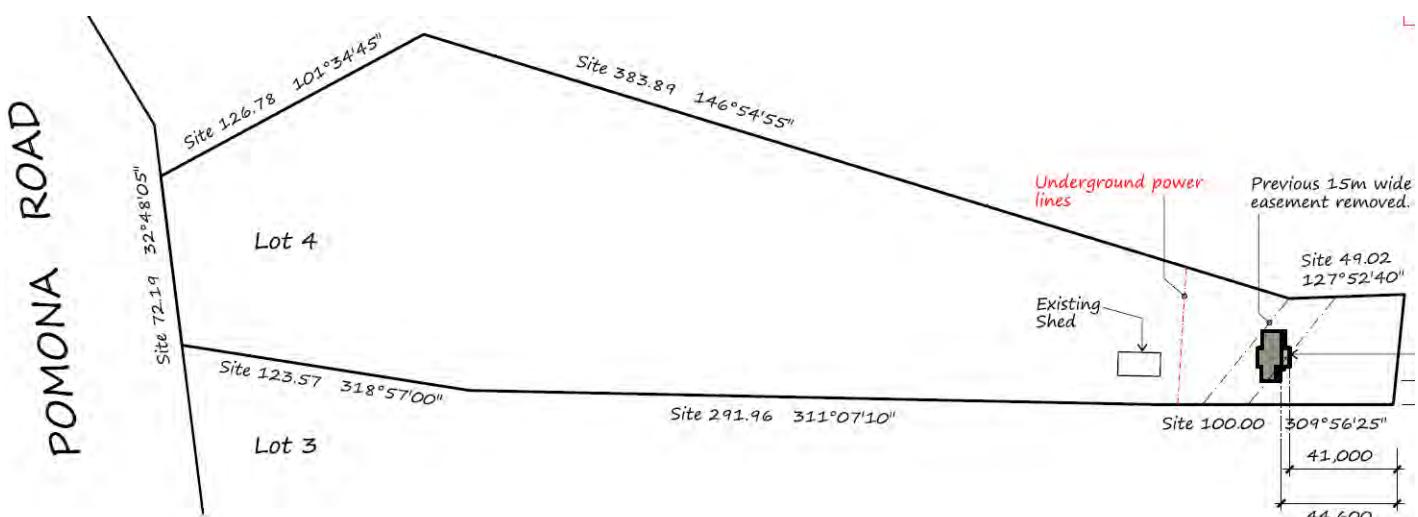


Figure 4: Proposed Site Plan

4. Relevant Planning Controls

4.1 State Environmental Planning Policy

Statement Environmental Planning Policy (Biodiversity and Conservation) 2021

Chapter 2 Vegetation in non-rural areas

The middle of the site contains native vegetation. This vegetation will not be removed or harmed as a result of the construction of a new dwelling.



Figure 5: Vegetation on site (Source Nearmap)

Chapter 4 Koala habitat protection 2021

There are no known koala populations within the vicinity of the subject site.

No vegetation will be removed as a result of the construction of the new dwelling.

Chapter 5 River Murray Lands

The subject site is not located within the mapping of the Murray Regional Environmental Plan No 2 – Riverine Land.

Response to flooding is provided below.

4.2 Wentworth Local Environmental Plan 2011

Permissibility of development in the zone

Dwelling houses are permissible with consent in the C4 Environmental Living zone

Consistency with zone objectives

The proposed dwelling is consistent with the zone objectives as:

- It will enable the use of the subject site for residential purposes, which is considered a low-impact use and will not be detrimental to the ecological, scientific, and aesthetic values.
- The proposed dwelling will not have an adverse effects on these values.

Applicable Principal development standards

Clause 4.2B Erection of dwelling houses on land in Zones RU1, RU4, R5, C3 and C4

This clause requires land to be at least the minimum lot size that is specified in the Lot Size Map. The specified minimum lot size for the subject site is 5000m² hectares. The subject site is 5455m² and therefore satisfies this standard.

Applicable Miscellaneous provisions

Clause 5.16 Subdivision of, or dwellings on, land in certain rural, residential or conservation zones

This objectives of this clause is to minimise potential land use conflict between proposed development and land in the rural, residential or conservation zones.

The subject site is located centrally within the applied C4 Environmental Living zone which protects the proposed development from any off-site impacts from surrounding agricultural activities. The site for the new dwelling is setback from the river, which forms a natural buffer between the dwelling site and the pastoral grazing on the eastern side of the Darling River. Pastoral grazing does not generally cause negative impacts on sensitive land uses, such as residential uses.

Clause 5.21 Flood planning

Council's flood planning mapping shows the site is affected by flooding up to 26 metres from the bank of the Darling River. The proposed dwelling is setback 41 metres from the high bank, which located the proposed dwelling outside of the flood planning area.

Applicable Additional local provisions

Clause 7.6 Development on river front areas

The proposed development does not contravene or conflict with the objectives of this clause.

Clause 7.7 Riverine land and Murray River and other watercourses – general principles

The proposed development does not contravene or conflict with the objectives of this clause.

4.3 Wentworth Development Control Plan 2011

Chapter 5 Development Control Plan Rural Development Controls 5.3 Rural dwellings

The DCP provides guidelines for the development for the development of dwellings in rural areas.

These are:

- Orientation of living areas to the north
- Front setback of 15 metres
- Colours to be consistent with the rural character of the area
- Siting of dwelling is to respect the amenity of the site and neighbours
- Not to be developed near intensive agriculture development
- Avoid damage to, or removal of, environmental features, native vegetation, watercourses, drainage channels
- Removal of any existing illegal structures
- Provision of a minimum of 46,000 litres or more of potable water (rainwater)
- An approved wastewater management system
- Fences are to be sympathetic to the rural environment
- Dwelling setbacks from river of 100 meters

- The land capability requirement is irrelevant in this instance.

The above requirements are considered satisfied, despite the setback of the dwelling being proposed at 41 metres from the high bank of the Darling River, as the site is not zoned rural but an environmental living zone. This setback is consistent with Council requirements and other dwelling setbacks in this zone and area, adjacent to the Darling River.

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 dwelling will not be visually prominent due to the size of the allotment. It will be consistent with the existing, surrounding development, in character with the surrounding area and consistent with surrounding land uses.

Privacy, view and overshadowing

Will the development result in:

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

Response

There will be no privacy, overshadowing, acoustic or impact on the views or amenity of the surrounding development and residents. An appropriate setback will be implemented and the closes dwelling will be 190 meters away.

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

There is a legal access from Pomona Road on the north-western boundary of the subject site. Future vehicle movements will only be related to the residents of the proposed new dwelling. There is no requirement for offsite or additional onsite parking or vehicular manoeuvring.

Infrastructure & Utilities

Will the development require:

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

Response

Power is already connected to the existing shed on site.
 An AWTS is already installed and will also service the dwelling.
 The site has a riparian water right for raw water.

A potable water supply will be collected and stored onsite as part of the development.

Environmental impacts**Will the development likely result in:**

- *Air pollution?*
- *Water pollution?*
- *Noise impacts?*
- *Necessary excavation or filling?*
- *Erosion or sediment run-off?*
- *Soil contamination?*
- *Environmentally sustainable development, is a BASIX certificate require?*
- *Negative impacts on heritage items or items of cultural significance?*
- *Disturbance of aboriginal artefacts or relics?*

Response

The proposed new dwelling will not cause or result in environmental impacts such as, air or water pollution, noise impact, excavation, erosions and sediment run-off or soil contamination.

There are no known heritage listed items or areas of cultural significance on or surrounding the subject site.

Noise applicable to the construction of a dwelling can be expected during construction period.

During soil and site preparation, should any aboriginal artefacts or relics be found, works will be ceased immediately and the Local Aboriginal Land Council will be notified.

Biodiversity impacts**Will the development result in:**

- *The removal of any native vegetation on the site?*
- *Any impact on threatened species or native habitat?*

Response

The subject site has historically been cleared of vegetation, other than the native vegetation situated in the central area of the site. There is some riparian remnant vegetation remaining on site, being two live and one dead tree. The proposed development will not result in the removal of any native vegetation or impact on threatened species or native habitat.

Waste & Stormwater disposal

- *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

An AWTS is already installed and will service the dwelling.

Stormwater will be collected and retained onsite. Overflow of stormwater will be directed appropriately and as conditioned in the determination.

The development will include adequate rainwater tanks for a potable water supply, being 46,000 litres.

Social and Economic impacts

Will the development result in:

- *Any economic impacts?*
- *Any social impacts?*
- *Any issues relating to safety, security or crime?*

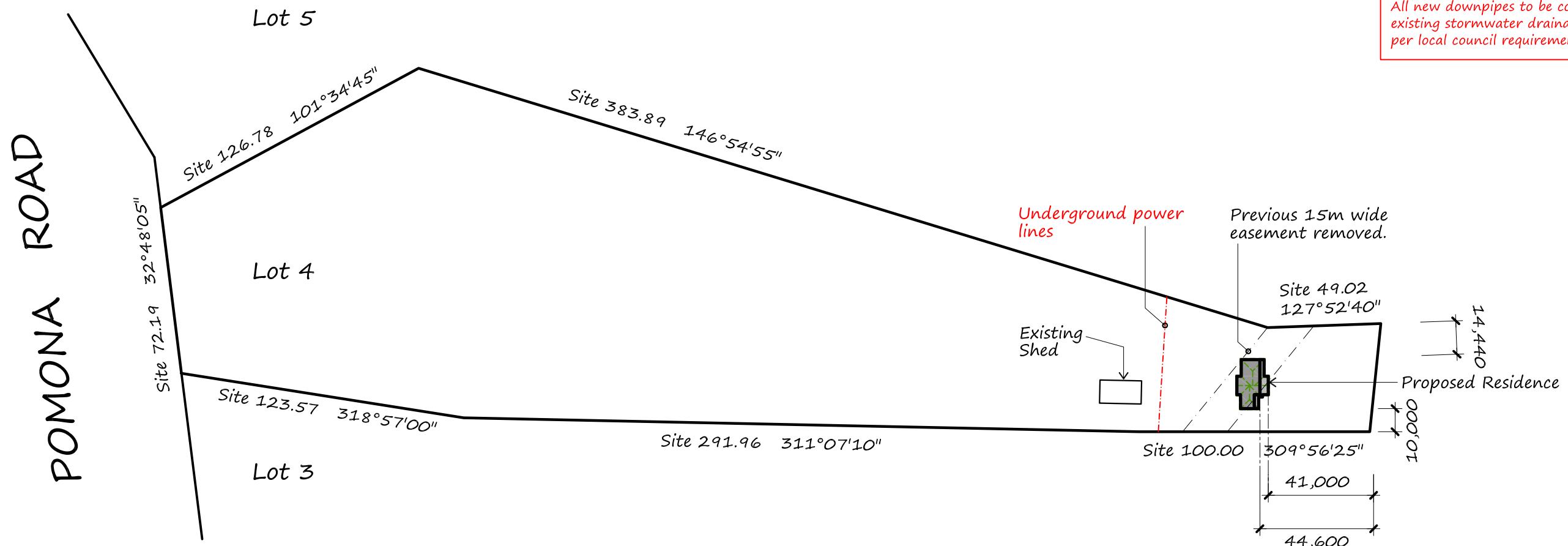
Response

It is considered that there are no known economic, social or security impacts anticipated as a result of the proposed development.

6. Conclusion

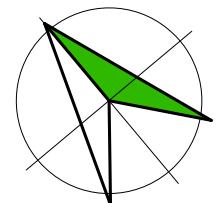
It is concluded that the application for Dwelling on the subject site, as outlined in this Statement of Environmental Effects report and the attached documentation, should be granted development consent by Wentworth Shire Council.

This conclusion is made on the basis that the proposed dwelling will not be out of character with the existing surrounding development, will not have a negative impact on surrounding agricultural land uses and will enable and support environmental living where the land is zoned for that specific purpose.



Note:
Site levels are to arbitrary datum. The builder / owner is to check and verify site levels prior to the commencement of any work.

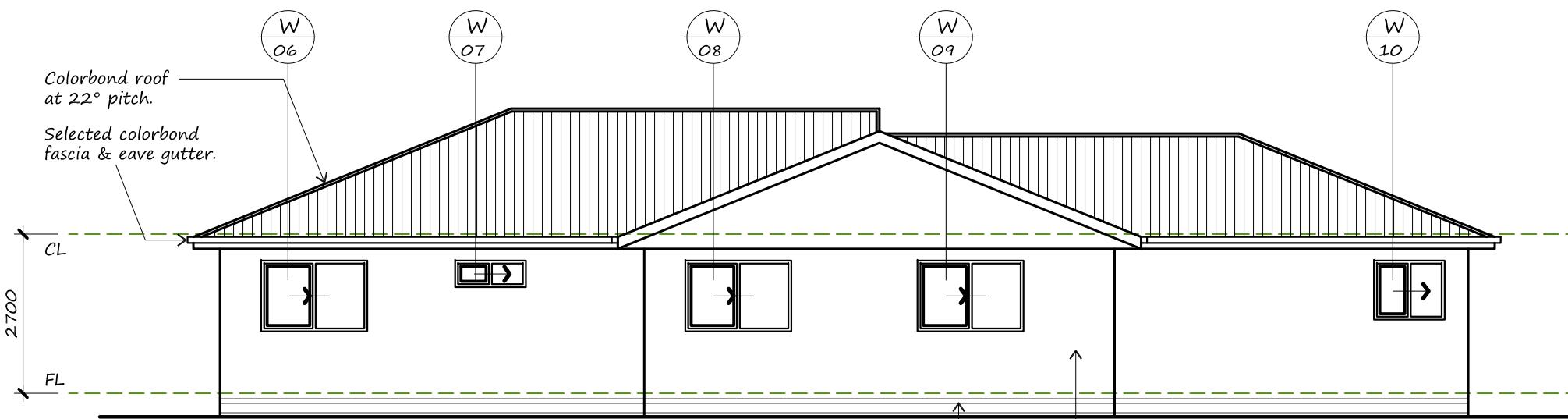
Storm Water Drain:
All new downpipes to be connected into existing stormwater drainage system as per local council requirements.

| Proposed Residence | Site Plan | | | | COPYRIGHT: THIS DRAWING IS THE PROPERTY OF MB DESIGN AND MAY NOT BE USED, COPIED OR REPRODUCED WITHOUT EXPRESS WRITTEN PERMISSION. | | |  | MB DESIGN Mob 0423 287 996 info@mbdesign.net.au |
|--|-----------|---------|----------|----------|--|---------|-------|---|--|
| FOR : Robert Hannaford AT : Lot 4 Pomona Road Pomona, NSW 2648 | SHEET No. | 2 of 6 | SCALE | 1:100/A3 | Date | Comment | Issue | | |
| | ISSUE | | DRAWN BY | SM | | | | | |
| | JOB No. | 1795-WD | DATE | May 2025 | | | | | |



SOUTH ELEVATION

1:100



NORTH ELEVATION

1:100

Window Schedule

| | size w x h | notes |
|-----|-------------|---------------------------------|
| W1 | 2700 x 2100 | Aluminium Sliding Door |
| W2 | 2700 x 2100 | Aluminium Stacker Sliding Doors |
| W3 | 1800 x 1000 | Aluminium Sliding Window |
| W4 | 1800 x 1200 | Aluminium Sliding Window |
| W5 | 1800 x 2100 | Aluminium Sliding Door |
| W6 | 1800 x 1200 | Aluminium Sliding Window |
| W7 | 1200 x 450 | Aluminium Sliding Window |
| W8 | 1800 x 1200 | Aluminium Sliding Window |
| W9 | 1800 x 1200 | Aluminium Sliding Window |
| W10 | 1200 x 1000 | Aluminium Sliding Window |

Note:

All window sizes provided on these plans are nominal. Sizes must be verified on site during frame construction, before ordering.

GLAZING SCHEDULE

| TYPE OF GLASS | MAX. GLASS AREA | | |
|---------------------|-----------------------|-------------------------|------------------------|
| | 0-500 mm above floor. | 500-1200mm above floor. | 1200 mm + above floor. |
| 1. 3mm Annealed | N/A | N/A | 0.8 sq. m. |
| 2. 4mm Annealed | N/A | 0.3 sq. m. | 1.4 sq. m. |
| 3. 6.38mm Laminated | 2.0 sq. m. | 0.9 sq. m. | 3.3 sq. m. |

NOTE: All glass within 500 of floor level shall be 5mm thick annealed, glass doors and side lights to be 5.38mm laminated safety glass, & bathroom windows within 1500 of bath tub or within 500 of shower enclosure shall be 5mm toughened safety glass or 6.38mm laminated safety glass.

ALL WINDOWS TO BE GLAZED AS ABOVE UNLESS OTHERWISE NOTED, & TO CONFORM TO AS1288-2006

Notes:

All steps to have maximum 190mm risers & minimum 240mm treads as per NCC 2022, Part 11.2.6.

All glazing to comply with AS 1288-2021 & NCC 2022, Part 8.3.

All timber framing to comply with AS 1684.2-2021

Provide 6000 mm² sub floor ventilation per 1000 mm of external wall.

Proposed Residence

Elevations

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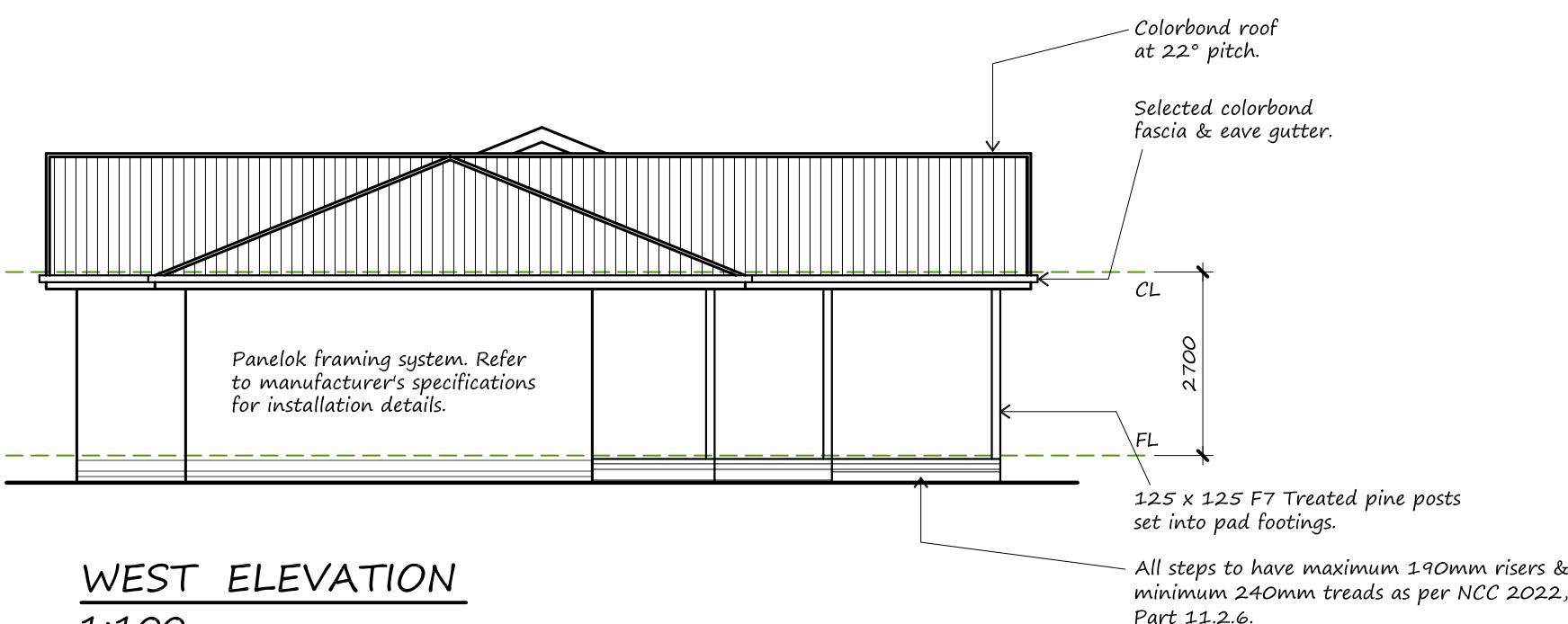
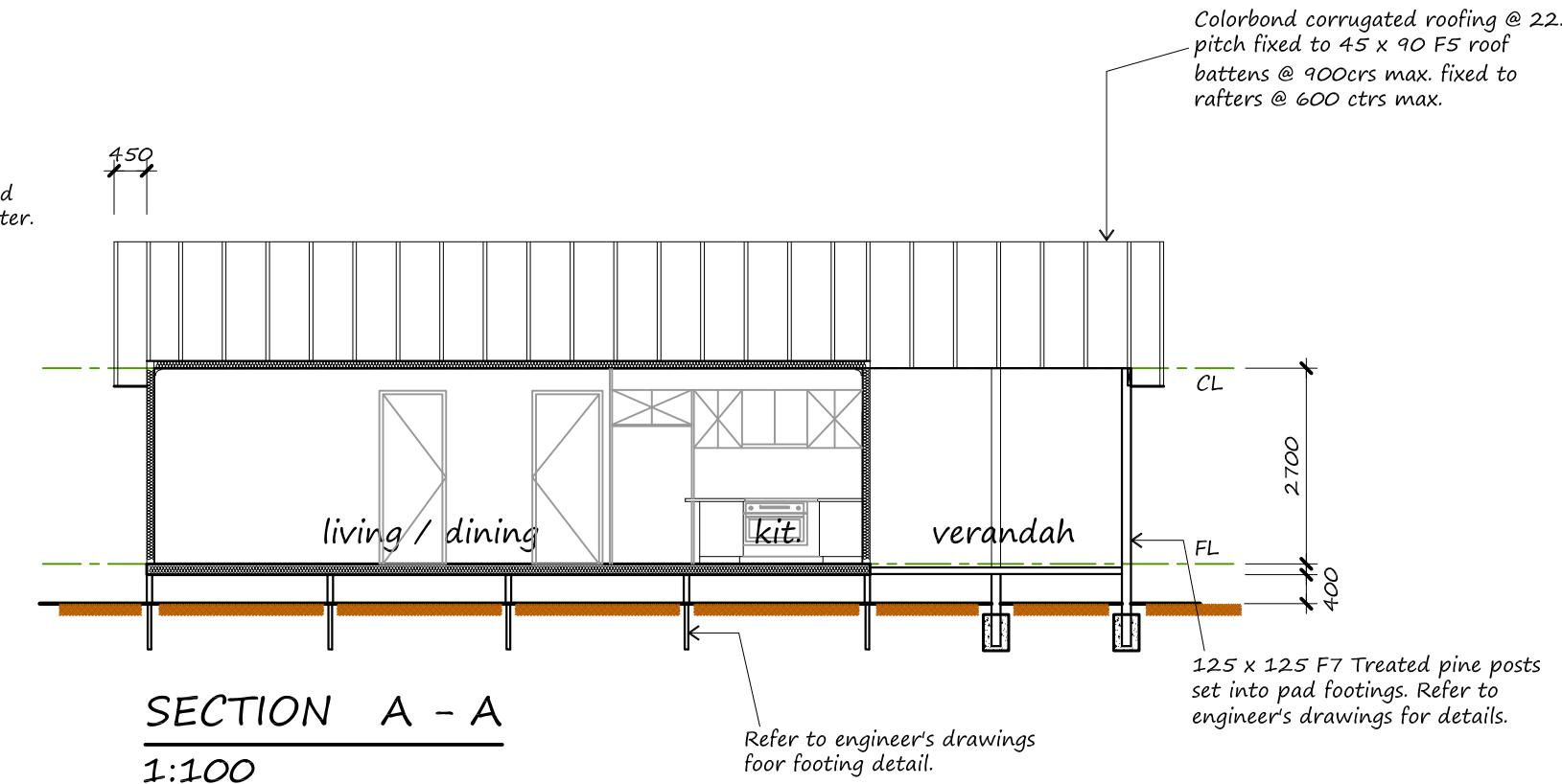
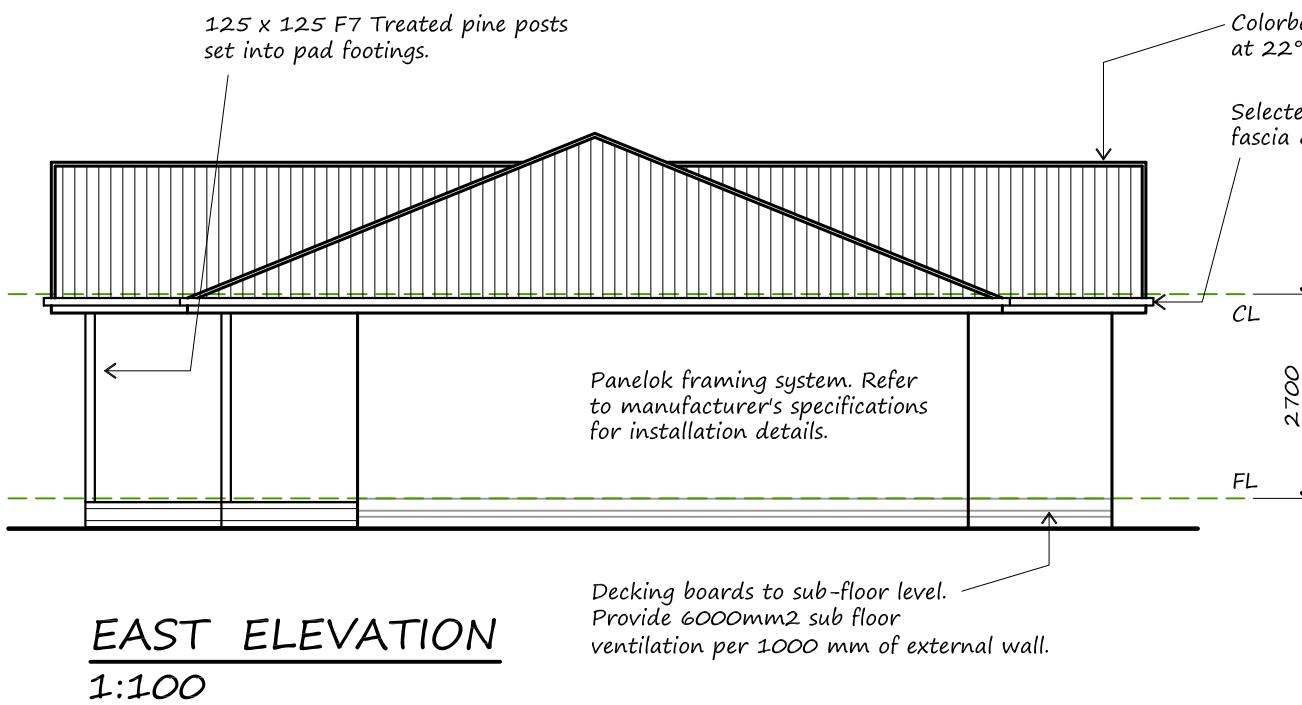
FOR : Robert Hannaford
AT : Lot 4 Pomona Road
Pomona, NSW 2648

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| SHEET No. | 4 of 6 | SCALE | 1:100/A3 |
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Notes:

All steps to have maximum 190mm risers & minimum 240mm treads as per NCC 2022, Part 11.2.6.

All glazing to comply with AS 1288-2021 & NCC 2022, Part 8.3.

All timber framing to comply with AS 1684.2-2021

Provide 6000 mm² sub floor ventilation per 1000 mm of external wall.

Proposed Residence

Elevations & Section

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AT : Lot 4 Pomona Road
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|-----------|---------|----------|----------|
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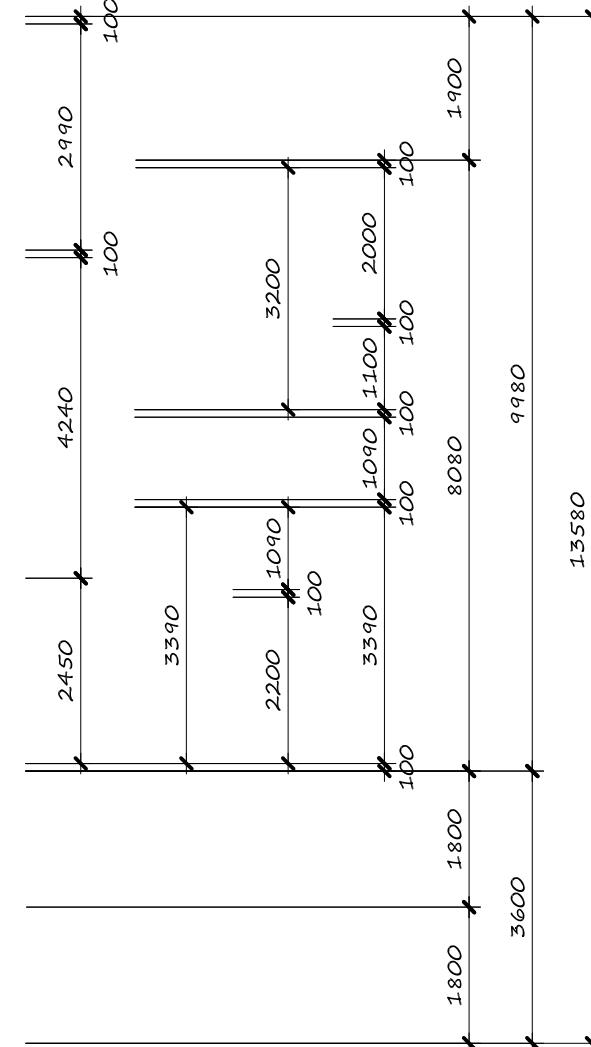
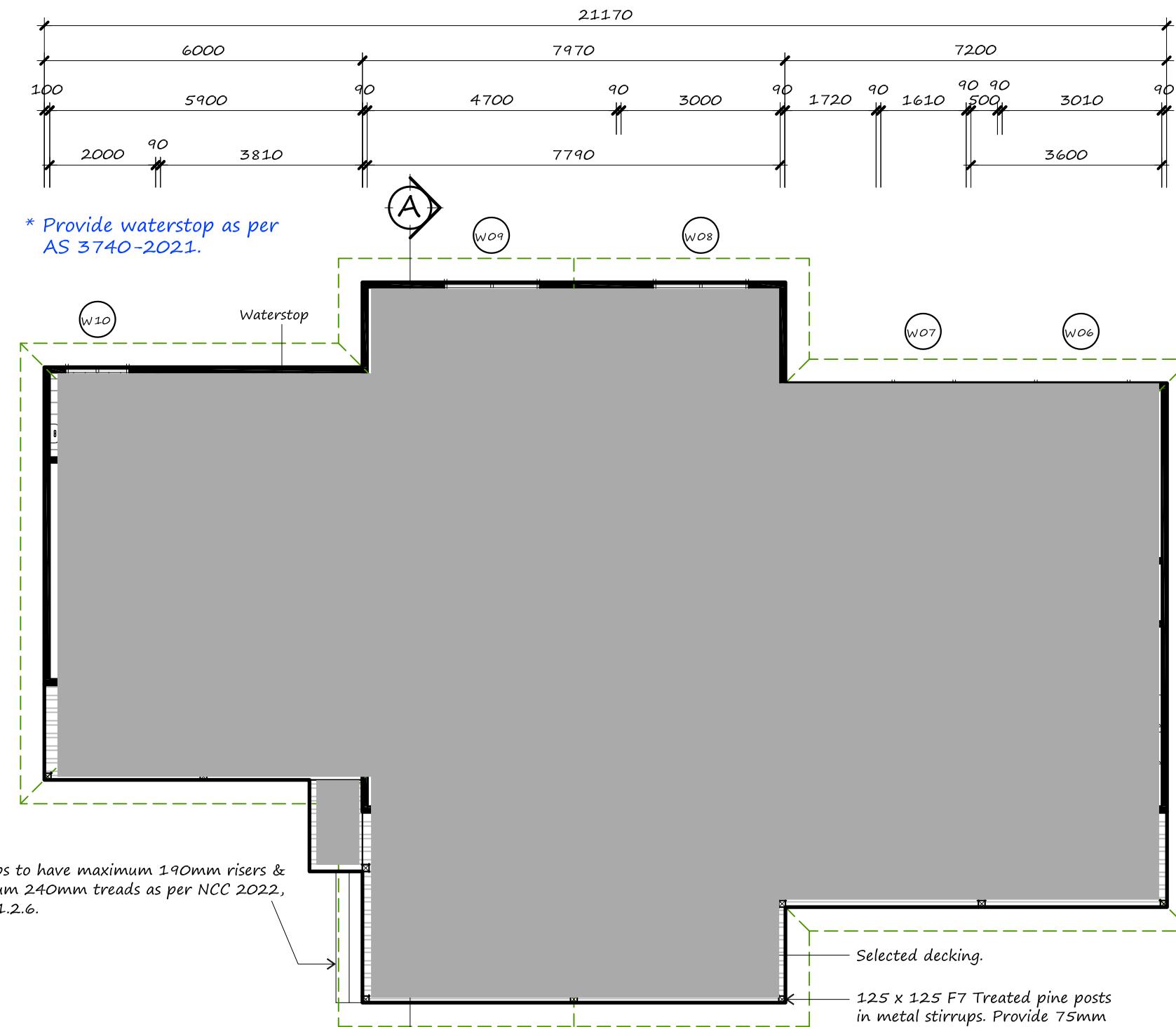
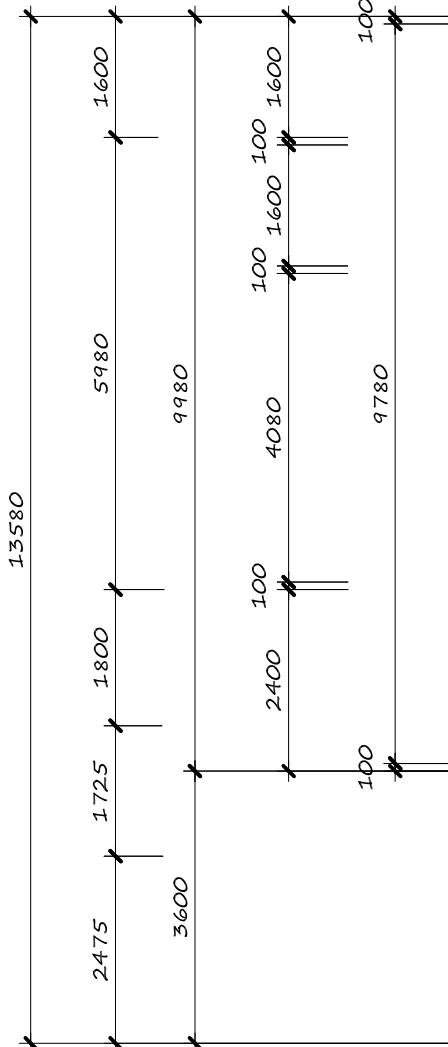
Notes:

All steps to have maximum 190mm risers & minimum 240mm treads as per NCC 2022, Part 11.2.6.

All glazing to comply with AS 1288-2021 & NCC 2022, Part 8.3.

All timber framing to comply with
AS 1684.2-2021

Provide vapour permeable membrane to comply with NCC Part 7.2.6.



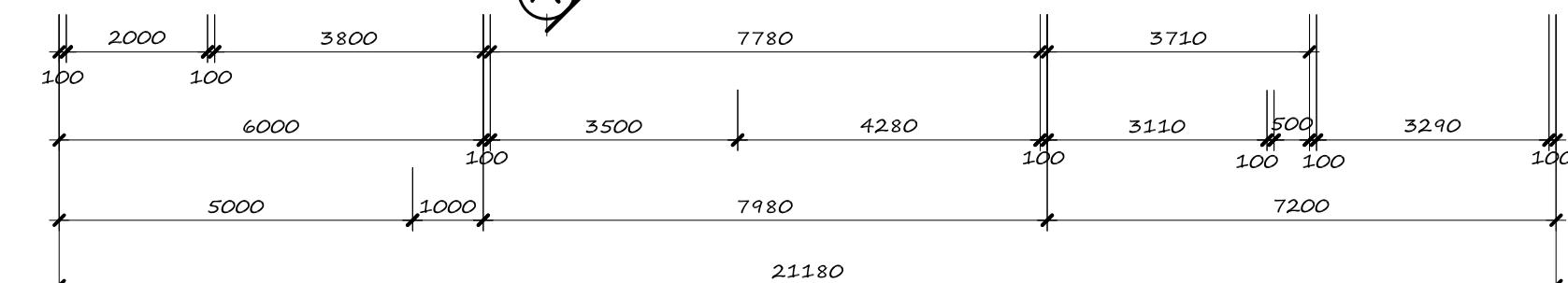
Notes:

Provide an impervious finish to floor and walls of wet areas in accordance with NCC 2022 10.2.

Metal truss roof by other. Refer to manufacturer's drawing for details.

Provide anti ponding device/board on sarked roof, with a pitch less than 20° , and on all roofs pitches where there is no eaves overhang, regardless of whether sarking is required, to comply with NCC-2022 Part 7.3.5.

Site drainage to building perimeter by providing fall away from building at 50mm over 1m.



Legend:

 Denotes hard wired smoke alarms to comply with AS 3786-2014 & to be installed in accordance with the NCC 2020 Part 9.5.1. for all class 1a & 1b buildings. (interconnected)

 Denotes exhaust fans where shown are to be ducted to outside air via a shaft or duct in accordance with NCC 2020 Part 10.8.2. Flow rate to exhaust fans are to be as follows:
25l/s for bath room or sanitary compartments and 40l/s for kitchen and l'dry.

| | | | | | | | | | |
|---------------------------|--|--------------------------|---------|----------|----------|--|---------|-------|---|
| Proposed Residence | | Ground Floor Plan | | | | COPYRIGHT: THIS DRAWING IS THE PROPERTY OF MB DESIGN AND MAY NOT BE USED, COPIED OR REPRODUCED WITHOUT EXPRESS WRITTEN PERMISSION. | | |  |
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