



Health & Planning Department
26-28 Adelaide Street
PO Box 81
WENTWORTH NSW 2648
Tel: 03 5027 5027
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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 type="checkbox"/> Yes	<input type="checkbox"/> No
• Is your proposal consistent with the zone objectives?	<input type="checkbox"/> Yes	<input type="checkbox"/> No
• Is your proposal in accordance with the relevant development control plan?	<input 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:

The side and rear setbacks are minimal to enable the shed to fit into the yard as there is very limited space and if it is situated 3m off the rear boundary it will put the shed too close to the house. The side setback is to enable the 2 x roller doors to be accessed via a vehicle from the side of the home.

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.



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- Is your proposal consistent with the zone objectives?
- Is your proposal in accordance with the relevant development control plan?

Yes

No

Yes

No

Yes

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:

The proposed shed is in a newly established subdivision zoned R45-Village. The objectives are to provide for a range of land uses, services & facilities that are associated with a rural village, to promote development in existing towns & villages in a manner that is compatible with urban function, to encourage well-serviced sustainable development, to ensure there are opportunities for economic development, to deliver new residential & employment growth in Buronga & Gool Gool therefore the proposed shed is permissible & consistent with zone 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 will be constructed of BHP steel & Colorbond iron materials with a nominated color scheme to match surrounding fences. It will be used for storage.

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.

Newly established subdivision with dwelling under construction. Rectangular in shape.

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

New subdivision - previously a fruit block.

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

Site is not subject to any of these natural hazards.

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

No constraints on site.

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

Residential & fruit blocks.

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?

<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No
<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No
<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No
<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No

Please justify your answers below:

The proposed shed is at the rear of the property so will not be visually prominent.

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?

<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No
<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No
<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No
<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No
<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No

Please justify your answers below:

No privacy issues or overshadowing. Shed is to be located in rear corner of the property.

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?

<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No
<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No
<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No
<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No
<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No

Please justify your answers below:

It is a storage shed for residential use therefore will not impact on any local traffic, site is easily accessible & vehicles will have enough room on site.

ENVIRONMENTAL IMPACTS

- Is the development likely to result in any form of air pollution (smoke, dust, odour etc.)? Yes No
- Does the development have the potential to result in any form of water pollution (eg. sediment run-off)? Yes No
- Will the development have any noise impacts above background noise levels (eg. 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
- Is there any likelihood in the development resulting in soil contamination? Yes No
- Is the development considered to be environmentally sustainable (including provision of BASIX certificate where required)? Yes No
- Is the development situated in a heritage area or likely to have an impact on any heritage item or item of cultural significance? Yes No
- Is the development likely to disturb any aboriginal artefacts or relics? Yes 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? Yes No
- Is the development likely to have any impact on threatened species or native habitat? Yes No

For further information on threatened species, visit www.threatenedspecies.environment.nsw.gov.au

Please justify your answers below:

Site is already clear therefore no removal of native vegetation is required.

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) Pump
- 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 property does not have sewer connection therefore a pump has been installed of which the shed stormwater will also be connected to.

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:

Windows + Doors to have locks for security.

CONCLUSION

Cumulative effects of all factors.

The statement of environmental effects has not identified any planning and environmental reasons why this proposed development cannot proceed.

Therefore, we look forward to a favorable response.



4 KINGFISHER ROAD, GOL GOL
 1:200



4 KINGFISHER ROAD, GOL GOL
 1:100



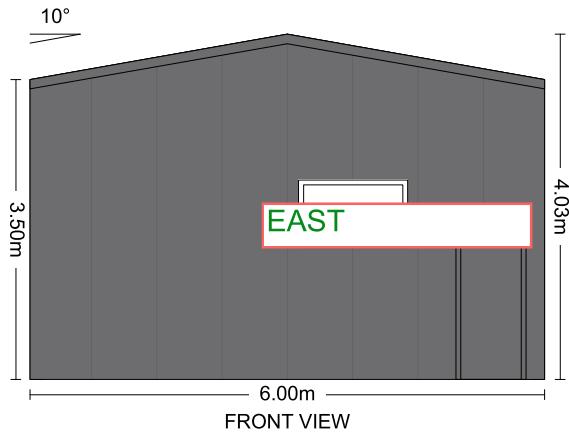
Mallee Sheds

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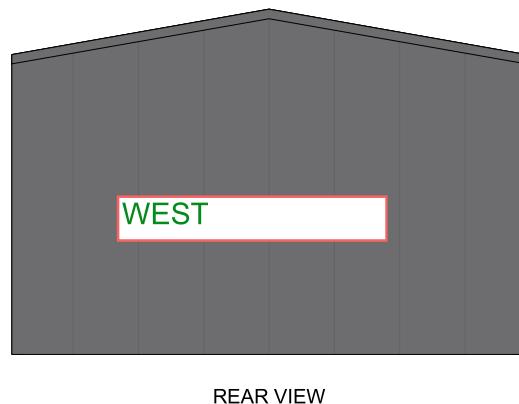
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Lic No: CDB-L 60694

Quotation

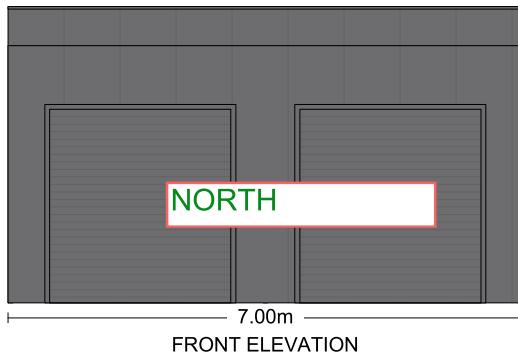
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Valid: 14 Days



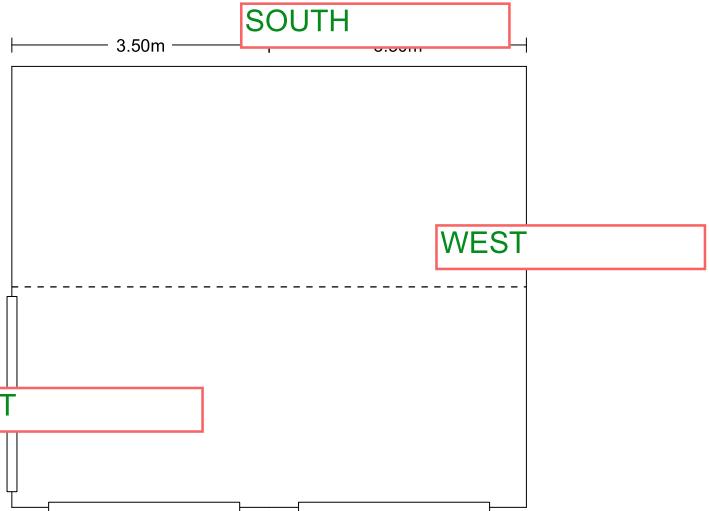
FRONT VIEW



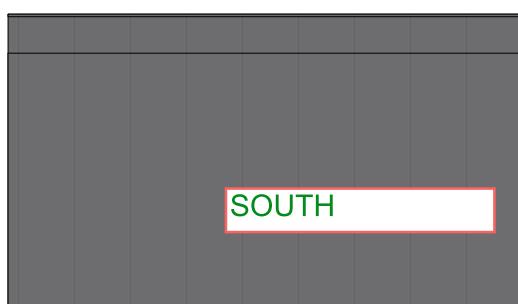
REAR VIEW



FRONT ELEVATION



PLAN VIEW



REAR ELEVATION