

## 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?  Yes  No
- Is your proposal consistent with the zone objectives?  Yes  No
- Is your proposal in accordance with the relevant development control plan?  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 proposal is an ancillary rural structure permissible under RU4 zoning.

The proposed shed meets the objectives of the RU4 zone, is compatible with the rural setting, and does not adversely impact agriculture, amenity, or environmental values. The development is appropriate for its location and is considered consistent with the intended character and function of RU4 land.

## 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 development involves the construction of an outbuilding with the following specifications.

Width: 12m plus Lean to - 3mW

Length: 20m

Floor area - 300m<sup>2</sup>

Eave Height: 5m

Pitch Height: 6.06m

Colourbond cladding to roof & walls

The development does not require any demolition or other works

**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.

The site is generally flat with gently sloping, with higher ground away from the Darling River.

The site where the proposed shed will be located is an existing cleared area.

The property is mostly cleared, with scattered trees and natural vegetation along the riverbank.

There is an existing Dwelling and shed on the property.

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

Residential

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

The site is primarily affected by flooding due to its proximity to the Darling River. The proposed shed has been sited and designed to mitigate this hazard, ensuring minimal risk to people, property, or the surrounding environment. Other natural hazards, including bushfire, salinity, and erosion do not affect this site.

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

Nil

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

The surrounding area is predominantly rural lots and low-density development with open paddocks and farm or residential properties.

## CONTEXT AND SETTING

- Will the development be:
  - Visually prominent in the surrounding area?  Yes  No
  - Inconsistent with the existing streetscape?  Yes  No
  - Out of character with the surrounding area?  Yes  No
  - Inconsistent with surrounding land uses?  Yes  No

Please justify your answers below:

The shed will be visually unobtrusive, compatible with surrounding land uses, and consistent with the rural character of the area. It is not visually prominent, out of character, or inconsistent with the streetscape.

## PRIVACY, VIEWS AND OVERSHADING

- 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.?  Yes  No
- Will the development result in the overshadowing of adjoining properties resulting in an adverse impact on solar access?  Yes  No
- 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.?  Yes  No
- Will the development impact on views enjoyed from adjoining or nearby properties and public places such as parks roads and footpaths?  Yes  No

Please justify your answers below:

The development will not create privacy, overshadowing, acoustic, or view impacts on neighbouring properties or public areas. Its design, placement, and intended use are fully compatible with surrounding land uses and the rural context

## ACCESS, TRAFFIC AND UTILITIES

- Is legal and practical access available to the development?  Yes  No
- Will the development increase local traffic movements / volumes?  Yes  No  
If yes, by how much?
- Are additional access points to a road network required?  Yes  No
- Has vehicle manoeuvring and onsite parking been addressed in the design?  Yes  No
- Are power, water, sewer and telecommunication services readily available to the site?  Yes  No

Please justify your answers below:

Legal access will continue off Darling View Road.

No additional access points are required

Services are available to the 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:

The development will have controlled stormwater management, minimal earthworks limited to slab preparation, No hazardous storage or pollutant-generated activities.

The development is not situated in a heritage or aboriginal area.

## 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](http://www.threatenedspecies.environment.nsw.gov.au)

Please justify your answers below:

No clearing of native vegetation

## 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?
- Will the development result in any hazardous waste or other waste disposal issue?
- Does the development propose to have rainwater tanks?
- Have all potential overland stormwater risks been considered in the design of the development?

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

Please justify your answers below:

Stormwater will directed to council drainage system

## SOCIAL AND ECONOMIC IMPACTS

- Will the proposal have any economic or social consequences in the area?
- Has the development addressed any safety, security or crime prevention issues?

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

Please justify your answers below:

The site does not pose any social or economical consequences in the area.

The proposed shed will have lockable doors.

## CONCLUSION

Cumulative effects of all factors.

The proposed storage site is an appropriate, low-impact development consistent with the RU4 zone and all applicable planning controls. It presents no environmental risk, protects the Darling River corridor, and maintains rural character. The proposal is suitable for approval.

DARLING RIVER VIEW ROAD  
216.39M

LOT 4

470.52M

LOT 3  
10.24HA

492.67M

LOT 2

74.10M

126.3M

PROPOSED SHED  
REFER TO  
ENLARGED SITE  
PLAN PAGE 2

DARLING RIVER



JODIE AND JOEL BUTCHER  
LOT 3, 126 DARLING VIEW ROAD,  
WENTWORTH, NSW 2648

PROPOSED SHED

SITE PLAN

DATE: 15.01.26



PAGE 2

DARLING RIVER

HIGH BANK

PROPOSED SHED  
12M X 20M X 5M  
PLUS 3M LEANTO

30.00 m

20.00 m

EXISTING SHED

OPEN

7.00 m

8.00 m

12.00 m

3.00 m

21.23 m

EXISTING DWELLING

126.30

APPROX  
79M

74.10M



**GENERAL NOTES:**  
ALL WORKS TO BE CARRIED  
OUT IN  
STRICT ACCORDANCE  
WITH THE PROPOSED  
STRUCTURES  
MANUFACTURERS  
SPECIFICATIONS

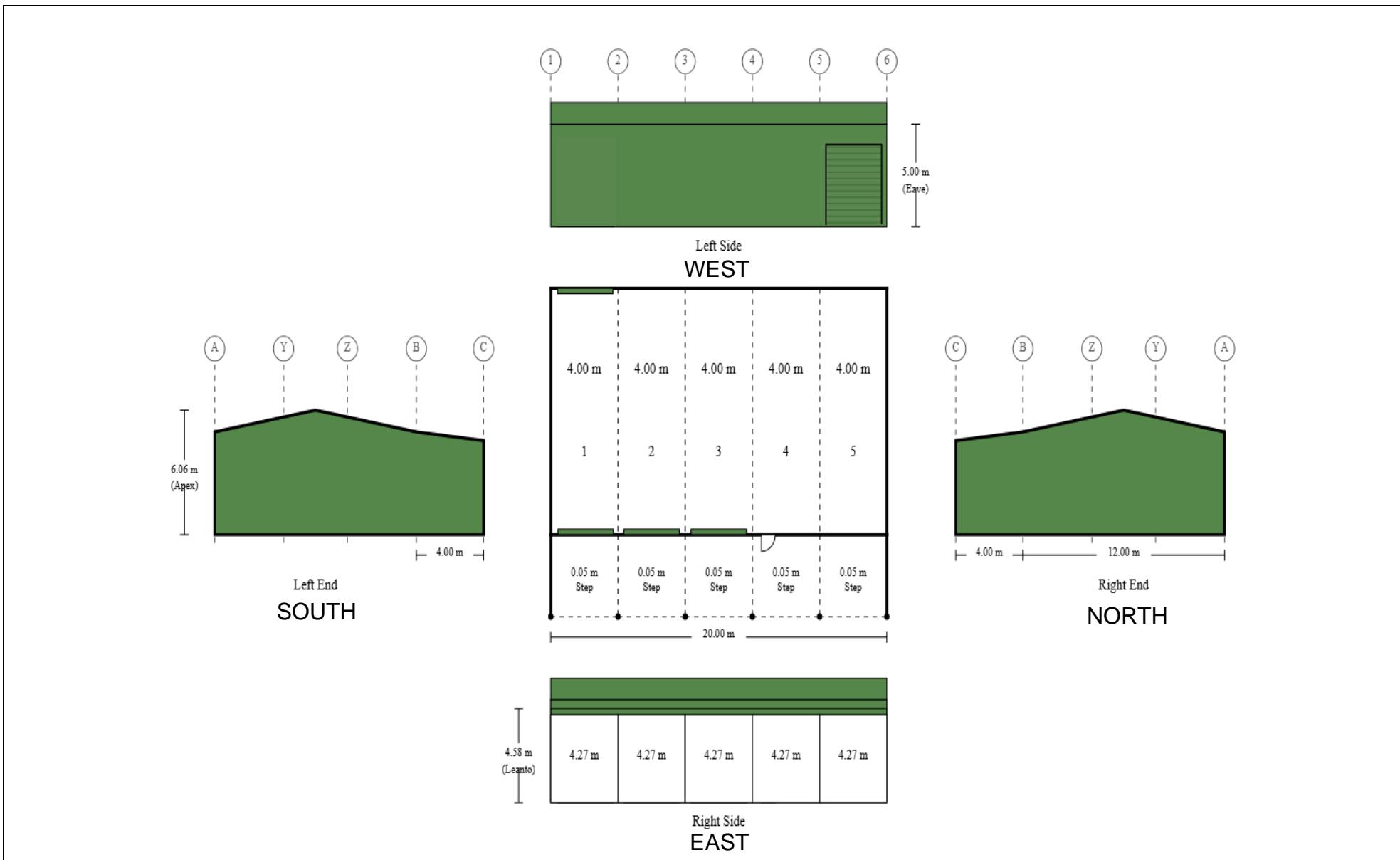
JODIE AND JOEL BUTCHER  
LOT 3, 126 DARLING VIEW ROAD,  
WENTWORTH, NSW 2648

PROPOSED SHED

SITE PLAN

DATE: 15.01.26





Purchaser Name: Joel Butcher	
Site Location:	
Ref # BRMIL2510026-6	Print Date: 26/11/25

### Building Layout

Ref# BRMIL2510026-6

Seller: THE Shed Company Mildura  
 Name: Ben Rogers  
 Phone: (03) 5021 0226  
 Fax: (03) 5021 0228  
 Email: ben.rogers@theshedcompany.com.au

