

### 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 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 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.? ☐ 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?  
If yes, by how much? ☐ Yes ☐ No
- 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.)?                                       | <input type="checkbox"/> Yes | <input 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 type="checkbox"/> No |
| • Will the development have any noise impacts above background noise levels (eg. swimming pool pumps)?                              | <input type="checkbox"/> Yes | <input type="checkbox"/> No |
| • Does the development involve any significant excavation or filling?   | <input type="checkbox"/> Yes | <input type="checkbox"/> No |
| • Could the development cause erosion or sediment run-off (including during the construction period)?                               | <input type="checkbox"/> Yes | <input type="checkbox"/> No |
| • Is there any likelihood in the development resulting in soil contamination?   | <input type="checkbox"/> Yes | <input type="checkbox"/> No |
| • Is the development considered to be environmentally sustainable (including provision of BASIX certificate where required)?        | <input type="checkbox"/> Yes | <input 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 type="checkbox"/> No |
| • Is the development likely to disturb any aboriginal artefacts or relics?  | <input type="checkbox"/> Yes | <input type="checkbox"/> 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?    | <input type="checkbox"/> Yes | <input type="checkbox"/> No |
| • Is the development likely to have any impact on threatened species or native habitat? | <input type="checkbox"/> Yes | <input type="checkbox"/> 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?                      ☐ 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:

Stormwater will directed to council drainage system

## 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

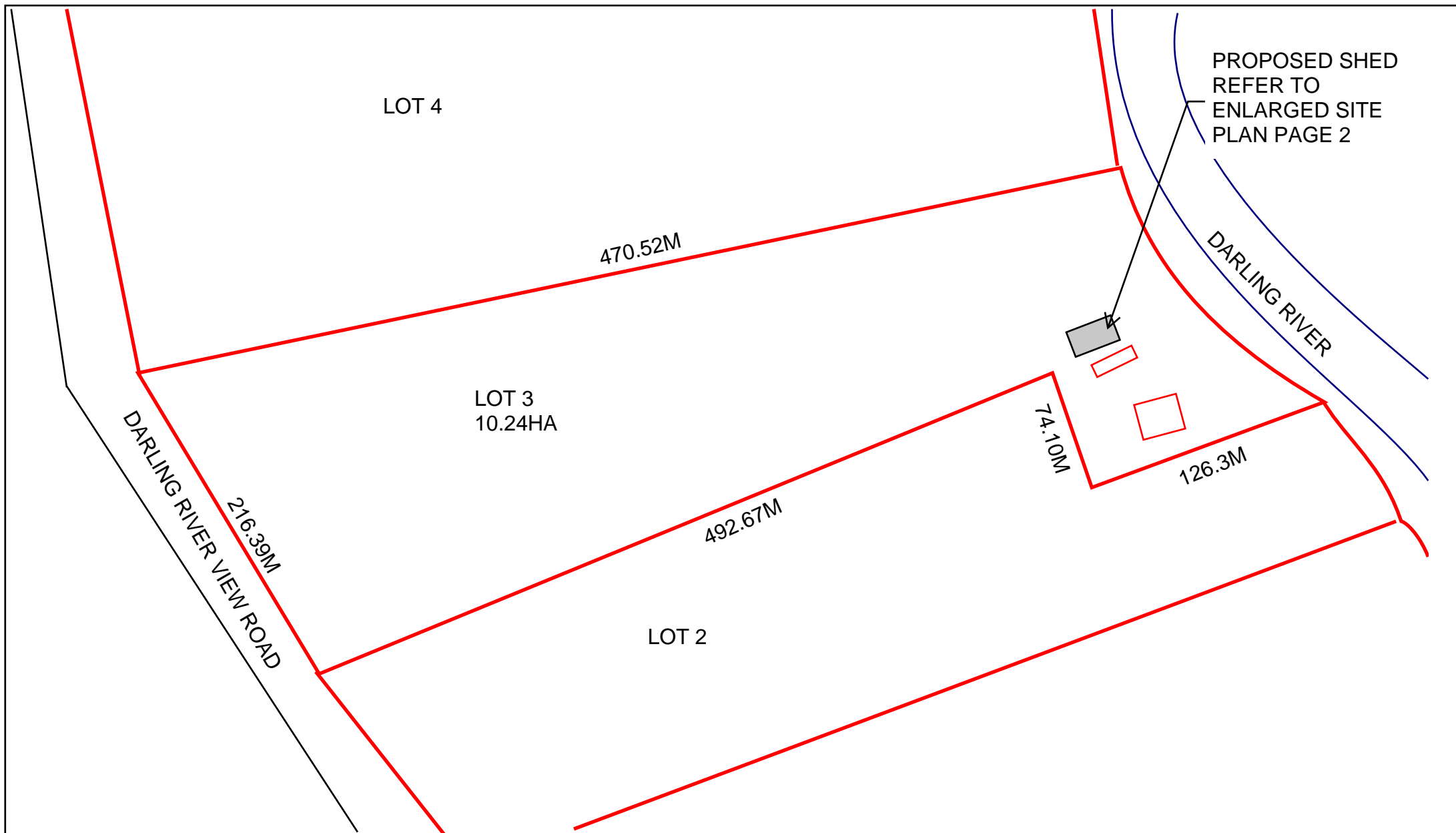
Please justify your answers below:

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 she 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.

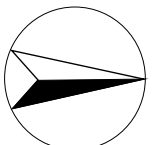


JODIE AND JOEL BUTCHER  
LOT 3, 126 DARLING VIEW ROAD,  
WENTWORTH, NSW 2648

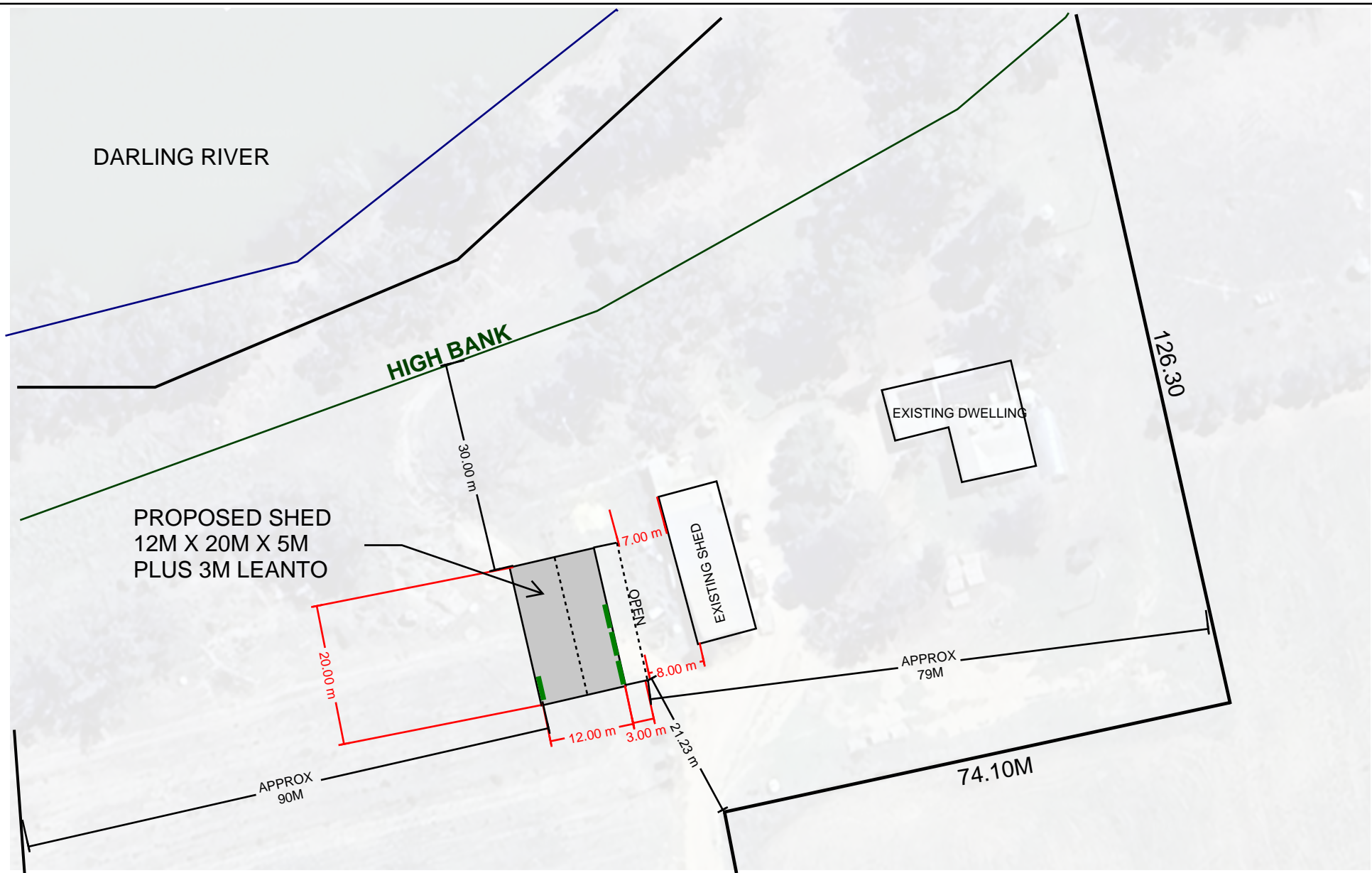
**PROPOSED SHED**

**SITE PLAN**

DATE: 15.01.26



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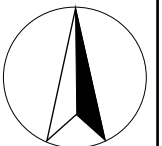
**GENERAL NOTES:**  
ALL WORKS TO BE CARRIED  
OUT IN  
STRICT ACCORDANCE  
WITH THE PROPOSED  
STRUCTURES  
MANUFACTURERS  
SPECIFICATIONS

JODIE AND JOEL BUTCHER  
LOT 3, 126 DARLING VIEW ROAD,  
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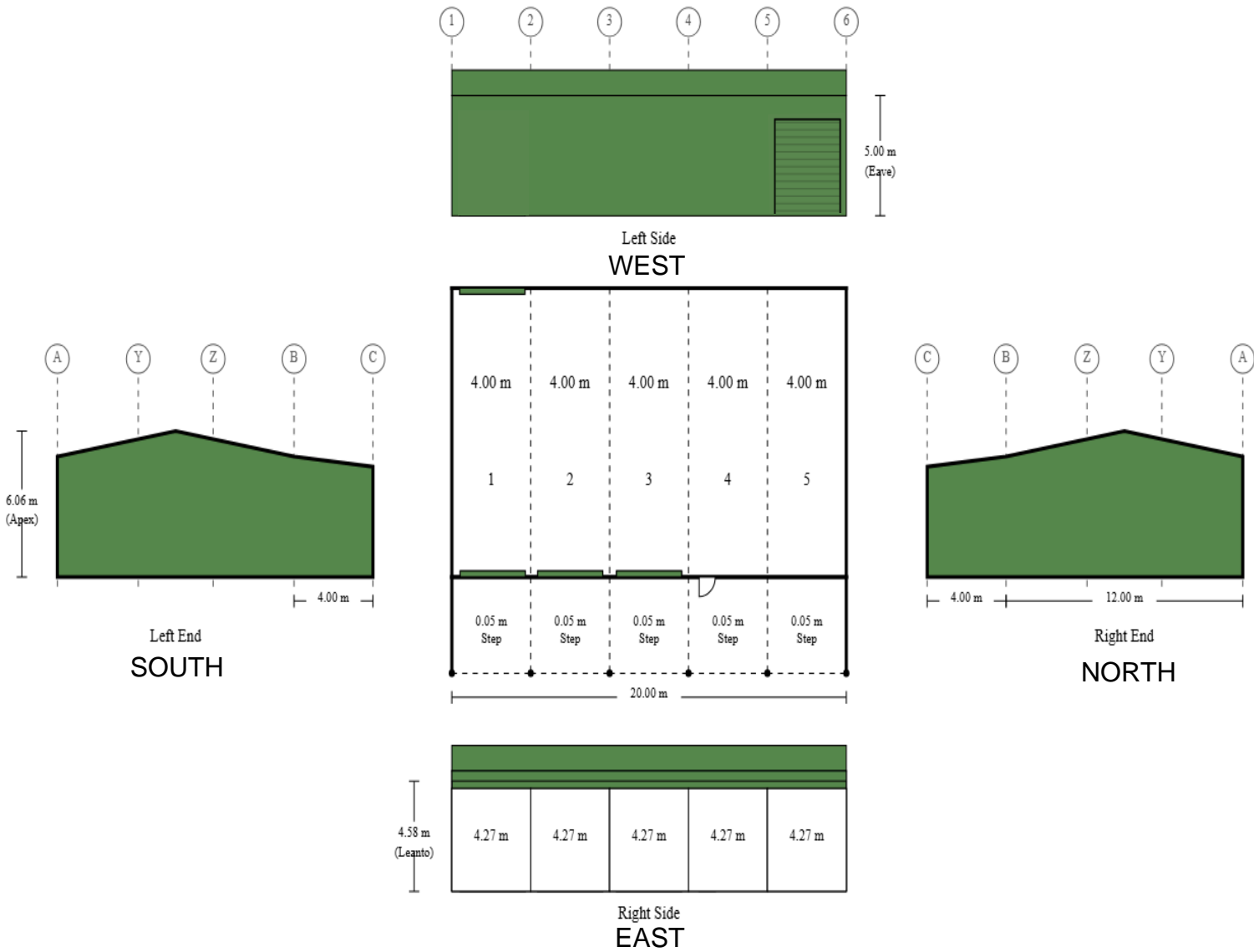
**PROPOSED SHED**

**SITE PLAN**

DATE: 15.01.26



PAGE 1



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

