



***STATEMENT OF ENVIRONMENTAL EFFECTS***

***PROPOSED DEVELOPMENT – TWO (2) LOT SUBDIVISION***

***ADDRESS – LOT 2 DP45055 34 ARMSTRONG STREET,  
WENTWORTH***

***PREPARED BY – CADELL CONSULTING SERVICES***

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## 1. Introduction

This Statement of Environmental Effects report relates to a proposed two lot subdivision of Lot 2 DP45055 located at 34 Armstrong Avenue Wentworth.

The objectives of the subdivision are to:

- Reduce the land size of proposed Lot 1
- Create an additional residential allotment suitable for small scale development

This application seeks Development Consent from Wentworth Shire Council, in accordance with *Part 4 Development assessment and consent* of the *Environmental Planning and Assessment Act 1979*.

## 2. Subject Site and Surrounding Area

### 2.1 Subject Site

Address	34 Armstrong Avenue Wentworth 2648
Lot & DP	Lot 2 DP45055
Land size	845 m <sup>2</sup>
Zone & MLS	RU5 Village zone, no minimum lot size
Site description	The nearly rectangular shaped site is located on the corner of Armstrong Street and Ryder Crescent. The site contains an existing dwelling with an attached open car port and a small garden shed. Landscaping consists of predominantly lawn, small garden beds and two mature ornamental trees. The site has legal access from both Armstrong Avenue and Ryder Crescent.
Current use	Residential
Natural hazards	Not mapped as flood impacted Not mapped as bush fire prone land
Additional information	None applicable

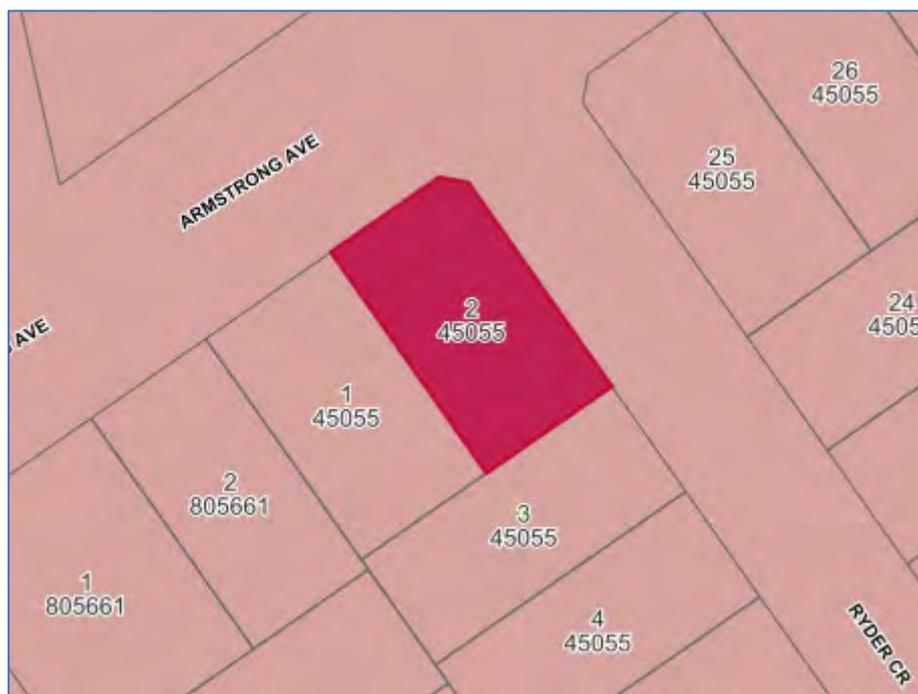


Figure 1 Zone map (Source: Intramaps)

## 2.2 Use & Development in Surrounding Area

The surrounding land uses are predominantly residential. Directly across the road on Armstrong Avenue are low-income housing for seniors and this site is currently under redevelopment. Further to the east is an Ambulance Station and Council depot for the storage of plant and machinery.



Figure 2 Surrounding land uses (Source: Nearmap)

### 3. Proposed Development

<i>Proposed development</i>	Two (2) Lot Subdivision Proposed Lot 1 453m <sup>2</sup> with existing dwelling Proposed Lot 2 392m <sup>2</sup> vacant lot with small garden shed
<i>Proposed use</i>	The site will continue to be used for residential purposes
<i>Building materials</i>	Not applicable at this stage
<i>Colour scheme</i>	Not applicable at this stage
<i>Demolition works</i>	The proposed subdivision will not require any demolition works
<i>Staging of development</i>	Completed in one stage
<i>Other works</i>	If development consent is granted, the existing internal fence will be relocated to form the new boundary between the two allotments, however this will not require development consent.
<i>Additional information</i>	It has been confirmed by Tim Anderson, Director/Building Surveyor at Anderson Group Mildura, that the proposed adjoining boundary between Lot 1 and 2, as shown on the Proposed Layout plan prepared by Northern Land Solutions, complies with the NCC 2022 as per Figure 9.2.9a. Additionally, it is confirmed that the carport is an open structure.

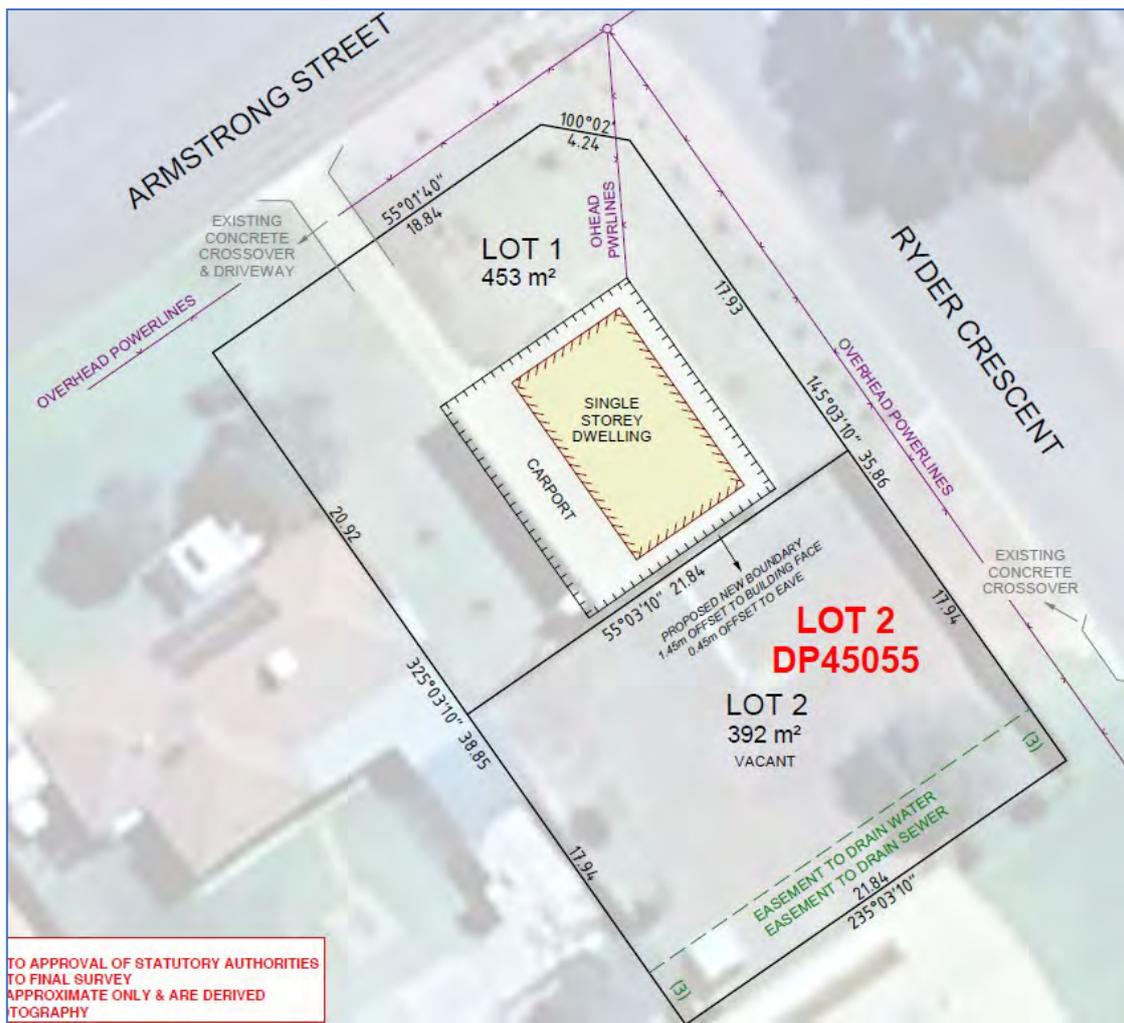


Figure 3 Proposed Subdivision (Source: NLS)

#### 4. Relevant Planning Controls

##### 4.1 State Environmental Planning Policy

*State Environmental Planning Policy (Biodiversity and Conservation) 2021*

With minimal existing vegetation on the subject site, there is no proposal to remove any vegetation as part of the two-lot subdivision.

##### 4.2 Wentworth Local Environmental Plan 2011

<i>Permissibility of development in the zone</i>
RU5 Village zone permits the subdivision of the subject site
<i>Consistency with zone objectives</i>
The proposed two lot subdivision is consistent with objectives of the zone, by way of: <ul style="list-style-type: none"> <li>- It will provide an additional lot for residential development</li> <li>- The smaller allotments will provide for a greater variety of lot sizes for development</li> <li>- The site is located in an established residential area which is well serviced for sustainable development</li> </ul>
<i>Applicable Principal development standards</i>
Non applicable
<i>Applicable Miscellaneous provisions</i>
Non applicable
<i>Applicable Additional local provisions</i>
Non applicable

##### 4.3 Wentworth Development Control Plan 2011

There are no additional controls relating to RU5 Village subdivision in the WDCP 2011.

#### 5. Assessment

<b>Context Analysis</b>
<i>Will the development be:</i> <ul style="list-style-type: none"> <li>• <i>Visually prominent in the surrounding area?</i></li> <li>• <i>Inconsistent with the existing streetscape?</i></li> <li>• <i>Out of character with the surrounding area?</i></li> <li>• <i>Inconsistent with surrounding land uses?</i></li> </ul>
<i>Response</i>
With the required relocation of the internal fence, there will be minimal change to the visual streetscape from the proposed subdivision. The vacant lot, when developed, will be consistent with the surrounding area, in that it will continue to be used for residential purposes.

<b>Privacy, view and overshadowing</b>
<i>Will the development result in:</i> <ul style="list-style-type: none"> <li>• <i>Privacy issues?</i></li> <li>• <i>Overshadowing of adjoining properties?</i></li> <li>• <i>Acoustic issues from excessive noise?</i></li> <li>• <i>Impacts on views?</i></li> </ul>
<i>Response</i>
There will be no privacy, overshadowing, excessive noise or impacts on views as an outcome of the proposed subdivision.

<b>Access &amp; Traffic</b>
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*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 subject site has two existing legal points of access. Therefore, there will be no requirement for an additional access and the use of the vacant site for small scale residential purposes will not result in vehicle movement or car parking issues.

### **Infrastructure & Utilities**

*Will the development require:*

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

*Response*

There is access to all required infrastructure and utilities to support and service the additional allotment.

### **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 required?*
- *Negative impacts on heritage items or items of cultural significance?*
- *Disturbance of aboriginal artefacts or relics?*

*Response*

The proposed subdivision is not anticipated to result in any detrimental environmental impacts on the site or surrounds.

The subject site is not located in a heritage conservation area and does not contain any heritage items or items of cultural significance.

### **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*

There will be no native vegetation removed from the site.

**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**

As part of the subdivision works, the new allotment will be connected to Council's wastewater and stormwater drainage systems.

**Social and Economic impacts**

*Will the development result in:*

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

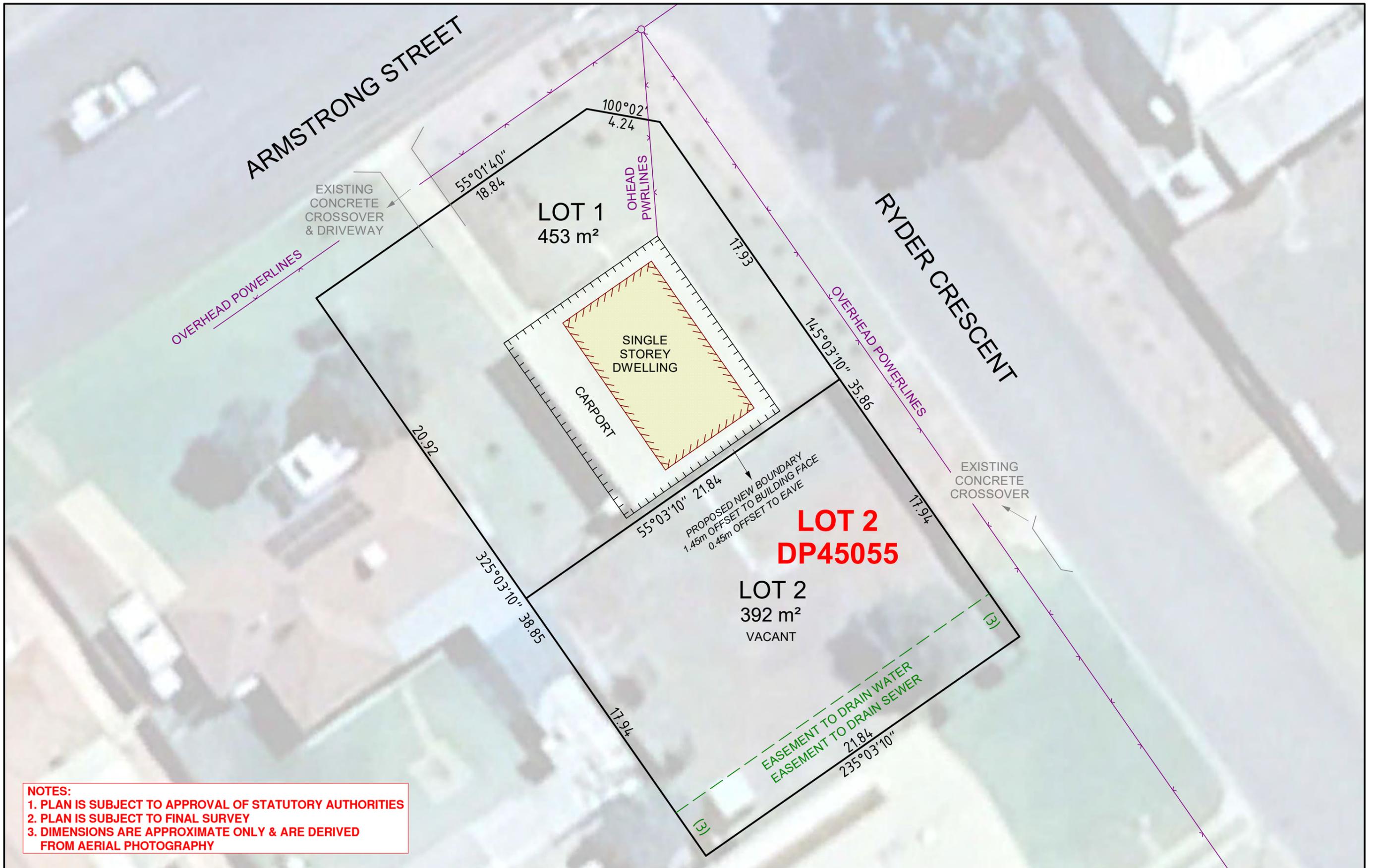
**Response**

There are no negative economic, social or safety impacts anticipated as a result of the proposed two lot subdivision.

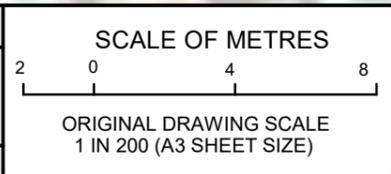
**6. Conclusion**

It is concluded that the proposed development, as outlined in this Statement of Environmental Effects report and attached plans, should be granted development consent by Wentworth Shire Council, on the basis that the proposed two lot subdivision will not be out of character with the existing surrounding area and development and will not have a negative impact on surrounding land uses.

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



<b>JOB DETAILS</b>
DRAWN : A. MCKENZIE
DATE : 03/02/2026
SHEET No. 1 OF 1
VERSION 2
REFERENCE 253105



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**34 ARMSTRONG AVENUE  
 WENTWORTH  
 PROPOSED LAYOUT**