



***STATEMENT OF ENVIRONMENTAL EFFECTS***

***PROPOSED DEVELOPMENT – SINGLE STOREY DWELLING & GARDEN SHED***

***ADDRESS – LOT 4 SECTION 14 DP758338 22 BELAR STREET, DARETON***

***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 22 Belar Street, Dareton in accordance with the requirements of *Part 4 Development assessment and consent* of the *Environmental Planning and Assessment Act 1979*.

The application seeks development consent for the construction of a single storey dwelling and a garden shed on the subject site.

## 2. Subject Site and Surrounding Area

### 2.1 Subject Site

Address	22 Belar Street, Dareton 2717
Lot & DP	Lot 4, Section 14, DP758338
Land size	996.40m <sup>2</sup>
Zone & MLS	RU5 Village zone, no minimum lot size applied
Site description	The subject site is rectangular in shape and does not contain any buildings or structures. The site is accessed on its northern boundary off Belar Street.
Current use	The site is currently vacant but was previously developed and used for residential purposes.
Natural hazards	The subject site is not flood affected and not located on bush fire prone land.
Additional information	The site does not contain any heritage or culturally significant sites. Aerial imagery indicates that between August and December 2023 the previous dwelling was destroyed by fire and subsequently the remaining debris was removed.

### 2.2 Use & Development in Surrounding Area

The subject site is adjacent to, and surrounded by predominantly residential development. There are also horticultural crops located north and east of the site. The George Gordon Oval is also closely located north west of site.



Figure 1 Aerial map of surrounding land uses (Source: Nearmap)

### 3. Proposed Development

<i>Proposed building(s)</i>	Single storey dwelling with attached garage and a garden shed. Dwelling development area will encompass 286m <sup>2</sup> with an outdoor living area of 54.90m <sup>2</sup> and a front verandah area of 10.5m <sup>2</sup> . From floor level a ceiling height of 2.7m. Garden shed with an attached verandah, will have a combined floor area of approximately 22m <sup>2</sup> (Garden shed floor area of approximate 15m <sup>2</sup> and verandah floor area of 7m <sup>2</sup> )
<i>Setbacks</i>	Setbacks for Dwelling: Front (north) boundary – 6m Rear (south) boundary – 19.202m Side (east) boundary – wall on boundary 7.36m of total boundary length 50.292m Side (west) boundary – 1.35m Setbacks for Garden Shed: Rear (south) boundary – 7m Side (east) boundary – 1.2m
<i>Proposed use</i>	Residential use and domestic garden storage
<i>Building materials</i>	Roof – colourbond sheeting Walls – rendered brickwork Windows - aluminium
<i>Colour scheme</i>	Not yet confirmed
<i>BASIX</i>	Certificate No. 1830094S
<i>Demolition works</i>	None required, as site is vacant and cleared
<i>Staging of development</i>	Development to be conducted in one stage
<i>Other works</i>	No other works proposed

### 4. Relevant Planning Controls

#### 4.1 State Environmental Planning Policy

##### *SEPP (Biodiversity & Conservation) 2021*

The site is vacant and does not contain any vegetation. Additionally, the site is not declared by the Wentworth Shire Development Control Plan December 2021 as an area that requires a permit for the clearing of vegetation.

##### *SEPP (Exempt & Complying Development Codes) 2008*

The proposed development is not exempt or complying development.

##### *SEPP (Sustainable Buildings) 2022*

As required in New South Wales a BASIX certificate is included in the supporting documentation.

#### 4.2 *Wentworth Local Environmental Plan 2011*

<i>Permissibility of development in the zone</i>	Development of a dwelling is permissible with consent in the RU5 Village zone
<i>Consistency with zone objectives</i>	The proposed development of a dwelling is consistent with RU5 Village zone objectives
<i>Principal development standards</i>	Non applicable
<i>Miscellaneous provisions</i>	Non applicable
<i>Urban release areas</i>	Subject site is not located in an urban release area
<i>Additional local provisions</i>	7.1 Earthworks – despite the site being vacant and cleared, a development consent may include conditions relating to earthworks 7.2 Essential services – the proposed development will have connection to all required essential services

#### 4.3 *Wentworth Development Control Plan 2011*

##### *4.1.1 Site Context and Analysis*

The subject site is generous in proportions ie. just over 996m<sup>2</sup> and is more than adequate to accommodate the proposed dwelling and associated outbuildings.

##### *4.1.2 Streetscapes*

The proposed dwelling will not be out of character with the surrounding development.

##### *4.1.3 – 4.1.6 Setbacks*

All boundary setbacks comply with the DCP as outlined in Section 3 *Setbacks*.

##### *4.1.7 Building height and overshadowing*

There will be no issues with overshadowing as the proposed dwelling will be a single storey building.

##### *4.1.8 Site Coverage*

Site coverage requirements are set at 60%. The proposed development footprint on the subject site will be just over 36%.

##### *4.1.9 Private Open Space*

Provision of private open space in the rear yard will be more than adequate and complies with the DCP.

##### *4.1.10 Energy Efficiency and Solar Access*

Considered to be satisfactory.

##### *4.1.11 Daylight to existing windows*

Considered to be satisfactory.

##### *4.1.12 North-facing windows*

The formal living and main bedroom will benefit from their northern orientation.

##### *4.1.13 Overlooking*

Considered to be satisfactory.

##### *4.1.14 Fencing and Retaining Walls*

No new fencing proposed that requires development consent.

##### *4.1.15 Car Parking and Vehicle Access*

There is adequate car parking space and an existing vehicle access to the subject site.

##### *4.1.16 Cut and fill*

Considered satisfactory.

## 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 development will not be visually prominent, nor will it be out of character with the surrounding area or the current 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*

The proposed development of a single storey dwelling will not result in privacy issues, excessive noise or impacts on private views.

### **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*

The subject site has an existing access, will not require a new access and can provide for adequate off street car parking and vehicle movements associated with residential use.

### **Infrastructure & Utilities**

*Will the development require:*

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

*Response*

The subject site will have access to all appropriate and required infrastructure to fully service the proposed 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 required?*
- *Negative impacts on heritage items or items of cultural significance?*
- *Disturbance of aboriginal artefacts or relics?*

*Response*

The proposed development will not result in negative environmental impacts. A BASIX certificate is required and submitted to support the proposed development. There will be no negative impacts on heritage or culturally significant items. Due to the site being previously developed for residential purposes, it is unlikely that there will be a disturbance to aboriginal artefacts or relics.

***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 is no vegetation on the site, therefore, there will be no negative biodiversity impacts.

***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*

Proposed development will be connected to Council's sewer and stormwater system. There will be no hazardous waste or disposal issues.

***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 known economic, social or issues relating to safety as a result of the proposed development.

## 6. *Conclusion*

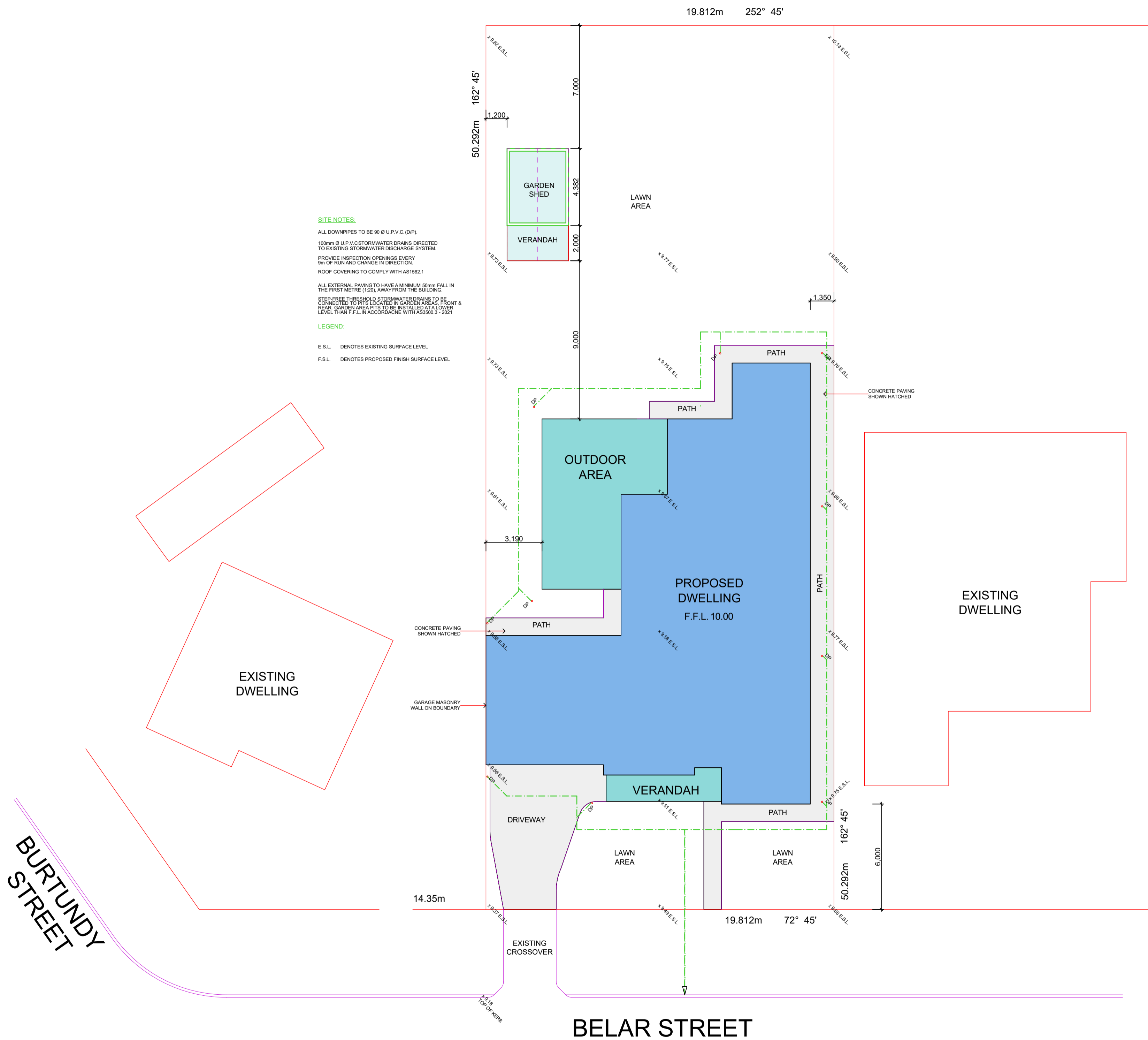
It is concluded that the application for a Dwelling and Garden Shed on the subject site, as outlined in this Statement of Environmental Effects report and the attached documentation, should be granted development consent by Wentworth Shire Council.

This conclusion is made on the basis that the proposed dwelling and garden shed will not be out of character with the existing surrounding development, will not have a negative impact on surrounding land uses and is consistent with the objectives and purpose of the zone.

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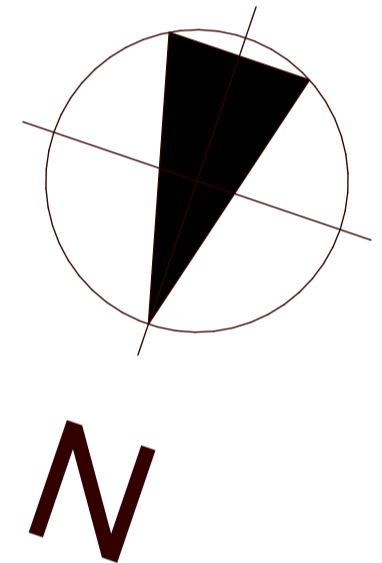
REV.	DATE	REV. DETAILS

AREAS	
PROPOSED DWELLING:	286.00M <sup>2</sup>
PROPOSED OUTDOOR LIVING:	54.90M <sup>2</sup>
PROPOSED VERANDAH:	10.50M <sup>2</sup>
PROPOSED SHED:	15.00M <sup>2</sup>
<b>TOTAL BUILDING:</b>	<b>366.40M<sup>2</sup></b>
<b>SITE AREA:</b>	<b>996.40M<sup>2</sup></b>



**SITE NOTES:**  
 ALL DOWNPIPES TO BE 90 Ø U.P.V.C. (DIP)  
 100mm Ø U.P.V.C. STORMWATER DRAINS DIRECTED TO EXISTING STORMWATER DISCHARGE SYSTEM  
 PROVIDE INSPECTION OPENINGS EVERY 9M OF RUN AND CHANGE IN DIRECTION  
 ROOF COVERING TO COMPLY WITH AS1562.1  
 ALL EXTERNAL PAVING TO HAVE A MINIMUM 20mm FALL IN THE FIRST METRE (1.20) AWAY FROM THE BUILDING  
 STEP-FREE THRESHOLDS TO STORMWATER DRAINS TO BE CONNECTED TO RISERS LOCATED IN GARDEN AREAS, FRONT & REAR GARDEN AREAS TO BE INSTALLED AT A LOWER LEVEL THAN F.F.L. IN ACCORDANCE WITH AS8500.3 - 2021

**LEGEND:**  
 E.S.L. DENOTES EXISTING SURFACE LEVEL  
 F.S.L. DENOTES PROPOSED FINISH SURFACE LEVEL



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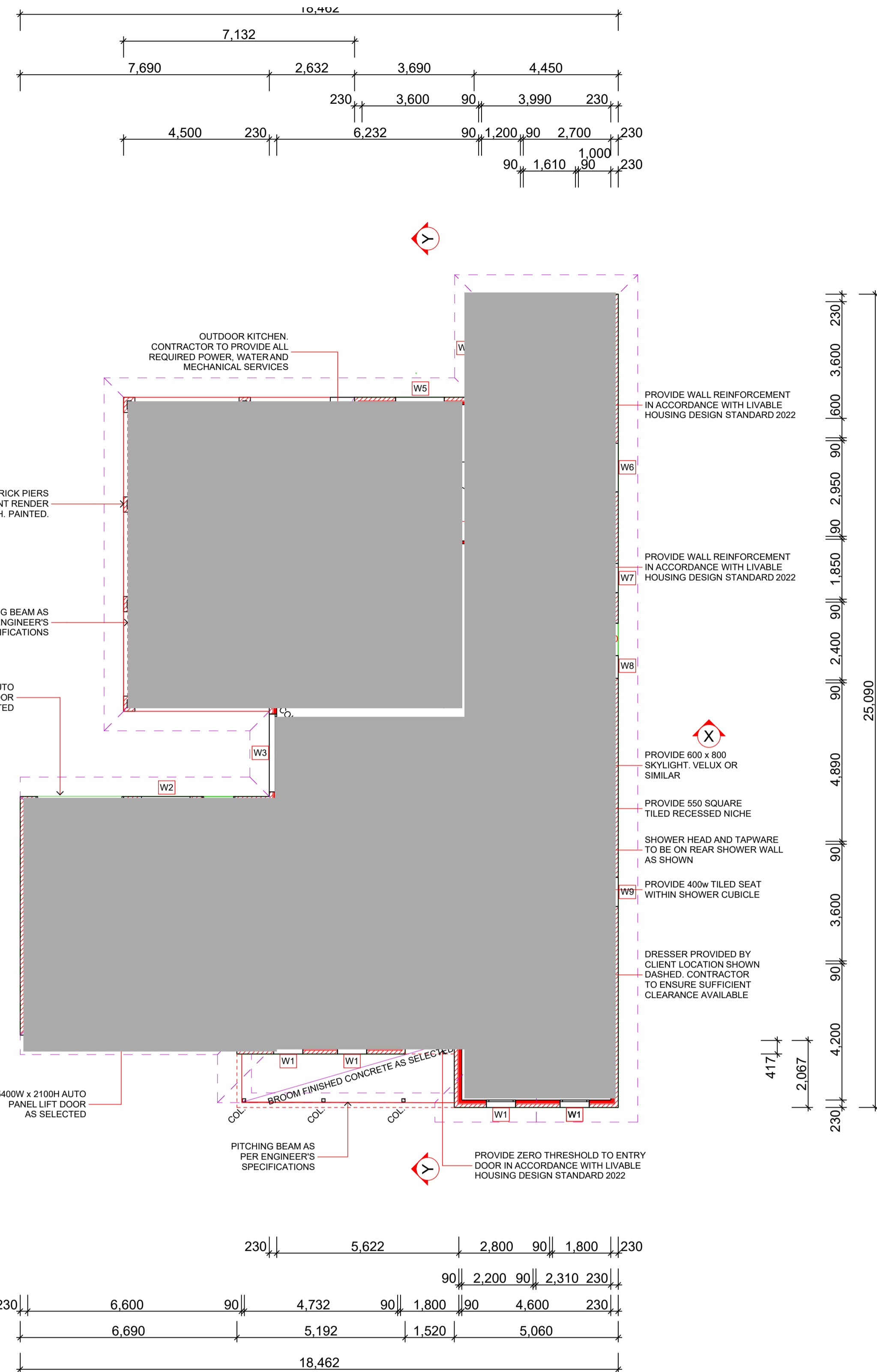
CLIENT  
**IAN & JENNY MURDOCH**

PROJECT  
**PROPOSED DWELLING**  
 22 BELAR STREET  
 DARETON NSW

DRAWING  
**SITE PLAN**

0 1 2 3 4	DRAWN A.S.
SCALE 1:150	CHECKED G.S.

CONSTRUCTION ISSUE		
PROJECT No.	DRG. No.	REVISION
<b>25-030</b>	<b>02</b>	
ORIGINAL SHEET SIZE A1	PRINT DATE	20/02/2026



FLOOR PLAN 1:100

Window Schedule					
No.	Size w x h	Sill height	Type	Glazing	Quantity
W1	900 x 1800	300	AWNING	REFER NATHERS CERTIFICATE	4
W2	1500 x 1100	1000	AWNING	REFER NATHERS CERTIFICATE	1
W3	2400 x 2100	F.F.L.	AWNING	REFER NATHERS CERTIFICATE	1
W4	1200 x 2100	F.F.L.	AWNING	REFER NATHERS CERTIFICATE	1
W5	1500 x 1200	900	AWNING	REFER NATHERS CERTIFICATE	2
W6	1500 x 1000	1100	AWNING	REFER NATHERS CERTIFICATE	1
W7	900 x 600	1500	AWNING	REFER NATHERS CERTIFICATE	1
W8	700 x 1000	1100	AWNING	REFER NATHERS CERTIFICATE	1
W9	900 x 1000	1100	AWNING	REFER NATHERS CERTIFICATE	1
SD1	4800 x 2100	F.F.L.	SLIDING	REFER NATHERS CERTIFICATE	1

ALL GLAZING TO BE AS SELECTED, IN ACCORDANCE WITH BASIX CERTIFICATE.  
W6, W7 & W9 TO HAVE OBSCURE GLAZING

WALL TYPES:

- INTERNAL H2 90x35 MGP12 STUDS @ 600mm MAX. CTS. WITH:  
- INTERNAL 10mm FLUSH PLASTERBOARD WALL LINING (MOISTURE RESISTANT BOARD TO WET AREAS)
- EXTERNAL FULL HEIGHT BRICKWORK WITH CEMENT RENDER FINISH AS SELECTED  
- R2.5 INSULATION BATTS WITHIN WALL
- DENOTES H2 90x35 MGP12 STUDS @ 600mm MAX. CTS. WITH 10mm FLUSH PLASTERBOARD WALL LINING TO BOTH SIDES (MOISTURE RESISTANT BOARD TO WET AREAS)  
- R2.0 INSULATION BATTS WITHIN WALL
- DENOTES H2 90x35 MGP12 STUDS @ 600mm MAX. CTS. WITH 10mm FLUSH PLASTERBOARD WALL LINING TO BOTH SIDES (MOISTURE RESISTANT BOARD TO WET AREAS)

TIMBER FRAMING

BOTTOM PLATE	35x90	MGP12 PINUS
TOP PLATE	2/35x90	MGP12 PINUS
STUDS	90x35 @ 600 CTS	MGP12 PINUS
NOGGING	90x35 @ 1350 CTS	MGP12 PINUS

TIMBER LINTEL SCHEDULE		
SINGLE STOREY AND UPPER STOREY CONSTRUCTION		
OPENING SIZE	TIMBER LINTEL	JAMB STUD SIZE
UP TO 1100	90 x 35 F17	2 / 90 x 35 MGP10
1100 TO 1500	120 x 35 F17	2 / 90 x 35 MGP10
1500 TO 2200	170 x 35 F17	2 / 90 x 35 MGP10
2200 TO 3100	240 x 35 F17	2 / 90 x 35 MGP10

NOTE: NO ALLOWANCE AS BEEN MADE FOR LITELS SUPPORTING POINT LOADS SUCH AS GIRDER TRUSSES

STEEL LINTEL SCHEDULE		
SINGLE STOREY AND UPPER STOREY CONSTRUCTION		
OPENING SIZE	ANGLE LINTEL	ENDBEARING
UP TO 900	75 x 75 x 6.0	100mm
900 TO 1200	75 x 75 x 6.0	150mm
1200 TO 1500	75 x 100 x 6.0	150mm
1500 TO 1800	100 x 100 x 6.0	150mm
1800 TO 2400	150 x 90 x 8.0	150mm
2400 TO 3000	150 x 90 x 8.0	175mm

BUILDERS AND PLUMBERS TO NOTE:

- OVERFLOW RELIEF GULLY - A MINIMUM HEIGHT OF 150mm SHALL BE MAINTAINED BETWEEN THE TOP OF THE OVER FLOW RELIEF GULLY RISER AND THE LOWEST FIXTURE CONNECTED TO THE DRAIN.
- TOP OF GULLY RISER TO BE 75mm ABOVE NATURAL SURFACE OR IN PAVED AREA TO BE HIGH ENOUGH TO PREVENT THE INGRESS OF WATER.
- ALL EXTERNAL DOORS TO BE PROVIDED WITH RAVEN OR SIMILAR WEATHER STRIP
- ALL EXTERNAL WINDOWS TO BE PROVIDED WITH RAVEN OR SIMILAR WEATHER STRIP
- PROVIDE READILY REMOVABLE HINGES REMOVABLE FROM OUTSIDE OF COMPARTMENT TO COMPLY WITH NCC 2022 VOL. 2, PART H4D5 TO WC
- TERMITE TREATMENT TO BE IN ACCORDANCE AS3660.1-2014
- MASONRY CONSTRUCTION, INCLUDING WEEP HOLES, DAMP PROOF COURSE AND WALL TIES TO BE IN ACCORDANCE WITH NCC 2022 VOL. 2, PART H1D5 & H2D4, AS 3700, AS 4773.1 & AS 4773.2
- WATERPROOFING OF WET AREAS BEING BATHROOMS, SHOWERS, LAUNDRIES, SANITARY COMPARTMENTS AND THE LIKE SHALL BE PROVIDED IN ACCORDANCE WITH AS 3740-2021, "WATERPROOFING OF DOMESTIC WET AREAS".
- ALL TIMBER FRAMING TO WALLS AND ROOF TO BE IN ACCORDANCE WITH AS1684-2021
- GLAZING TO BE IN ACCORDANCE WITH NCC 2022 VOL. 2, PART H1D8, AS2047 & CERTIFIED ENERGY RATING REPORT

- ALL ROOF DRAINAGE TO COMPLY WITH AS3500 - 2021
- ALL EXTERNAL WATERPROOFING TO COMPLY WITH AS4654
- ALL BUILDING MEMBRANES TO BE PLIABLE AND COMPLY WITH NCC 2022, PART H4D9, HOUSING PROVISIONS PART 10.8.1(1), AS4200.1 AND BE INSTALLED IN ACCORDANCE WITH AS4200.2

WIND LOAD NOTE:

WIND LOADS FOR HOUSING IN ACCORDANCE WITH AS4055-2021

REGION	A
TERRAIN CATEGORY	CATEGORY 2.5
TOPOGRAPHY CLASS	T1
SHIELDING CLASS	PARTIAL SHIELDING

WIND CLASSIFICATION N1

VENTILATION NOTE:

- MECHANICAL VENTILATION TO ALL HABITABLE ROOMS TO BE IN ACCORDANCE WITH NCC 2022 PART H4D7 VENTILATION, AS1668.2-2012 & AS1668.4-2012
- ALL EXHAUST SYSTEMS TO BE IN ACCORDANCE WITH NCC 2022 VOL TWO, PART H4D9 CONDENSATION MANAGEMENT

LEGEND:

- Denotes ceiling mounted multi-sensor smoke & heat detectors installed in accordance with AS 3786 and be connected to the consumer mains power where consumer mains power supplied to the building, and be interconnected where there is more than one alarm throughout buildings, with battery back-up.
- Denotes 20mm wide full height articulation joints
- Columns in accordance with ENGINEERS SPECIFICATIONS

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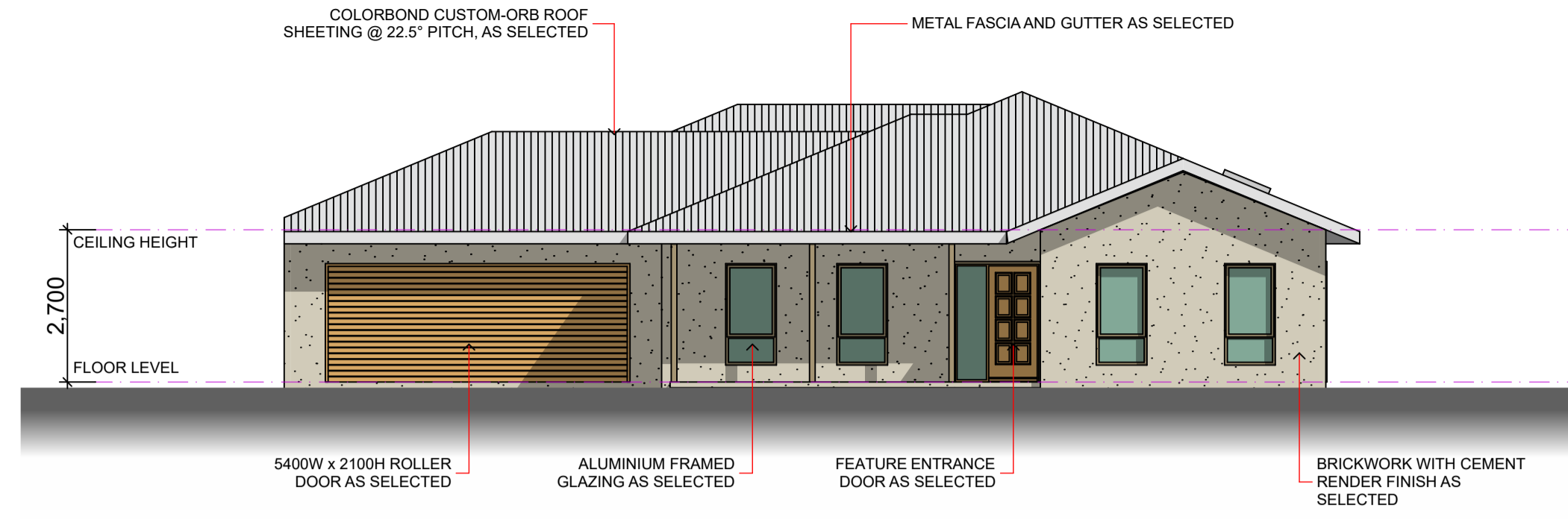
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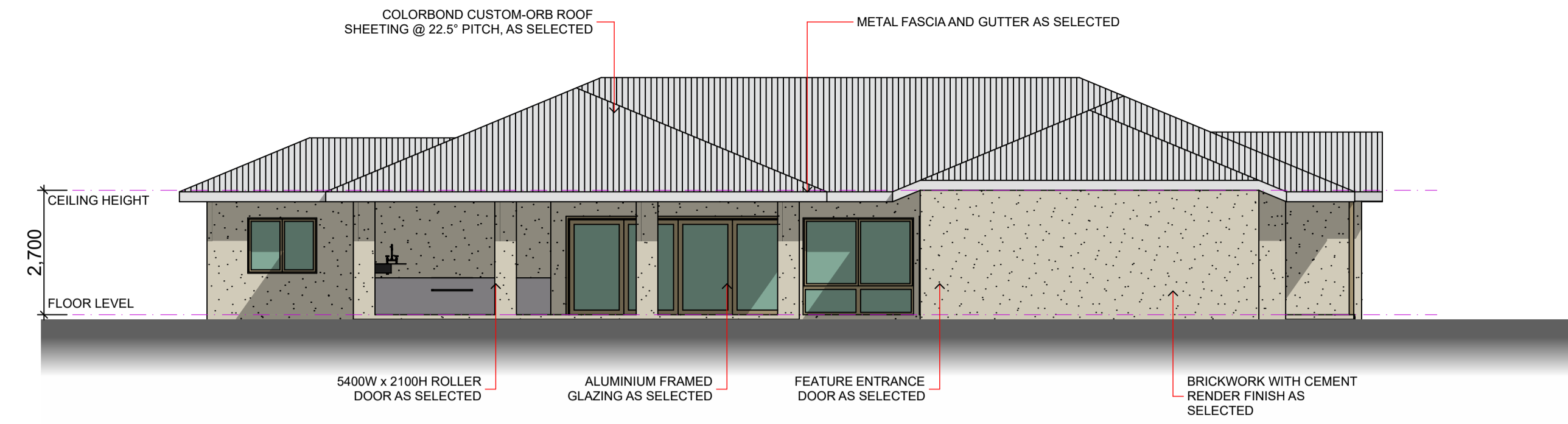
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CLIENT	IAN & JENNY MURDOCH	
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22 BELAR STREET DARETON NSW		

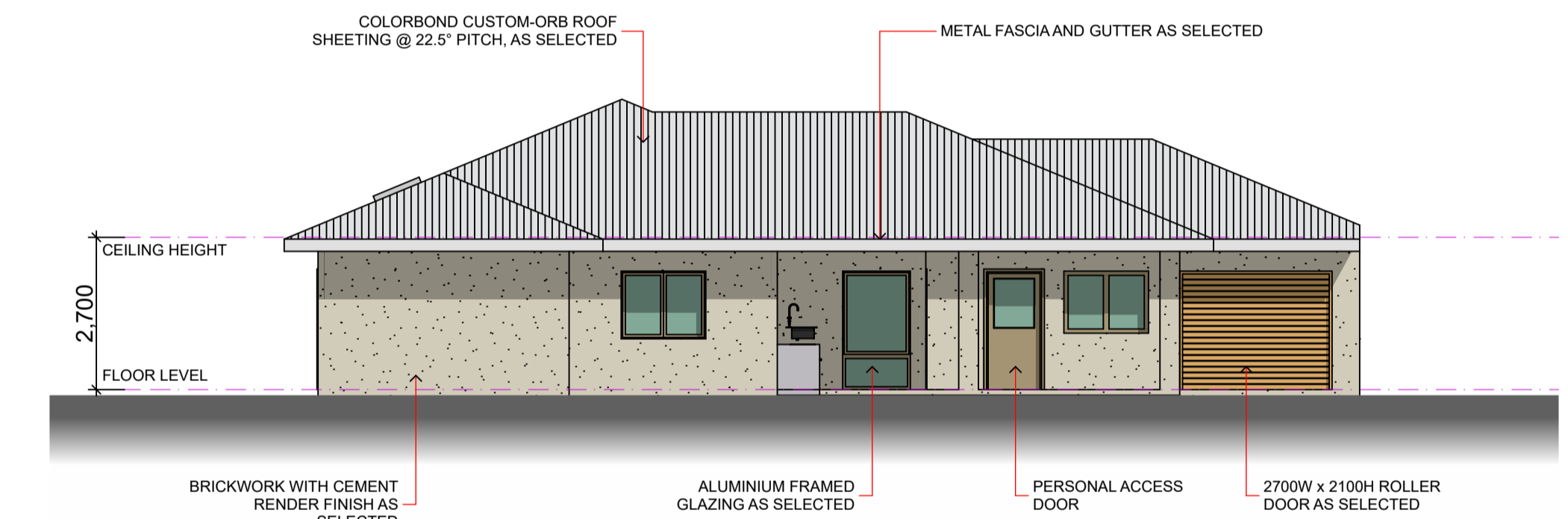
DRAWING		
FLOOR PLAN		
SCALE	1:100	DRAWN A.S.
SCALE	1:100	CHECKED G.S.
CONSTRUCTION ISSUE		
PROJECT No.	25-030	DRG. No. 03
ORIGINAL SHEET SIZE	A1	PRINT DATE 14/01/2026



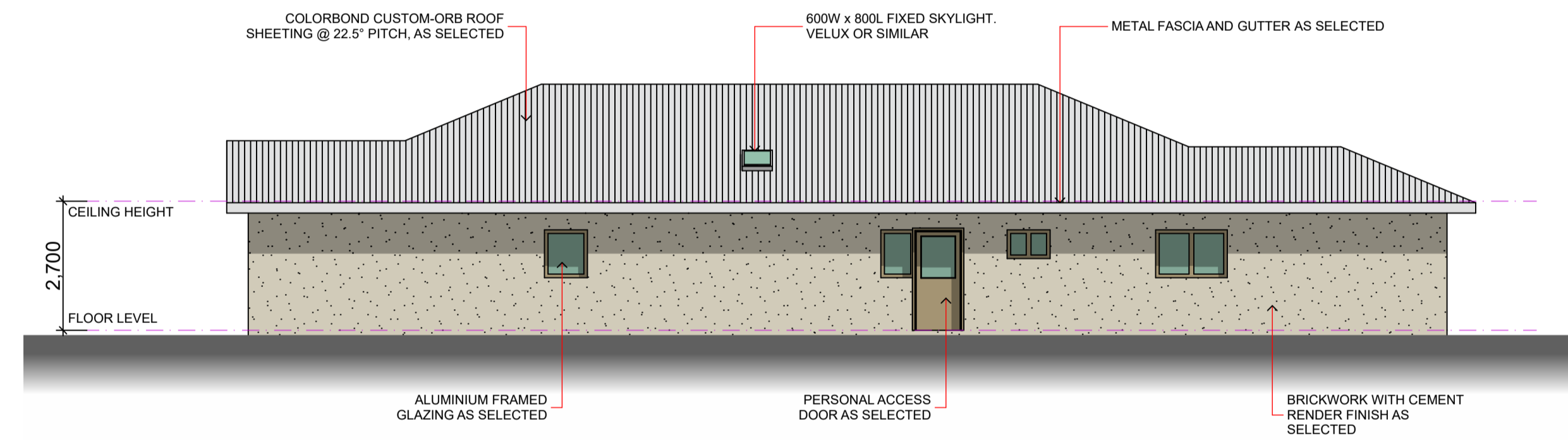
NORTH ELEVATION 1:100



EAST ELEVATION 1:100



SOUTH ELEVATION 1:100



WEST ELEVATION 1:100

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AREAS



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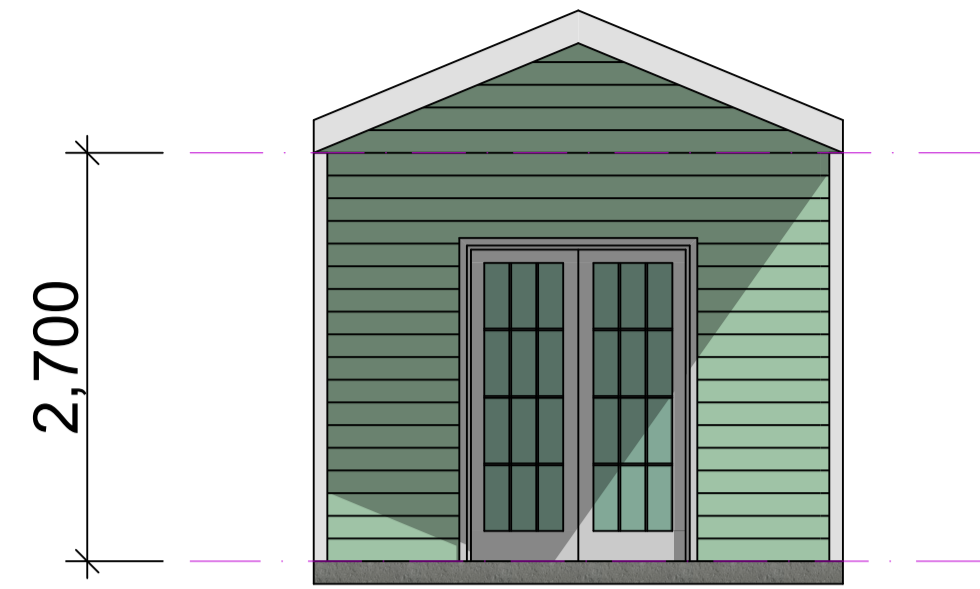
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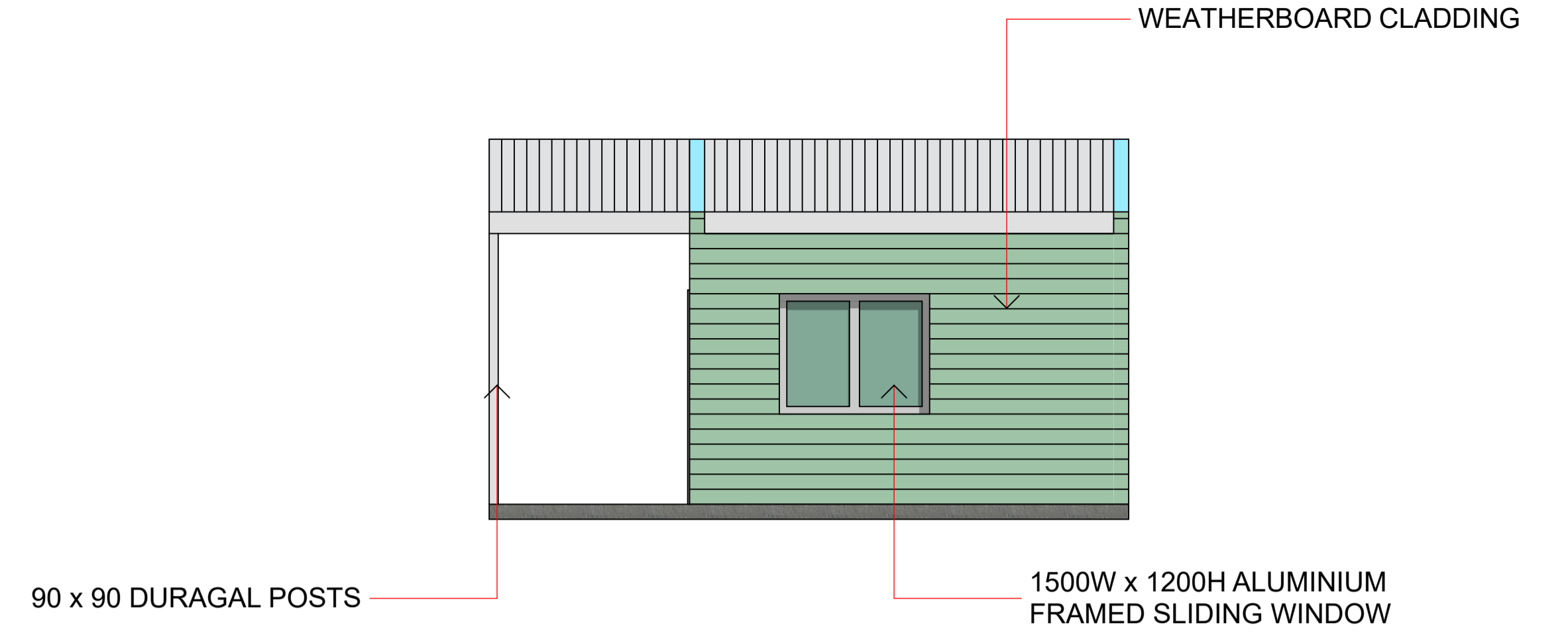
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PROJECT	PROPOSED DWELLING	
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ORIGINAL SHEET SIZE	A1	PRINT DATE 14/01/2026

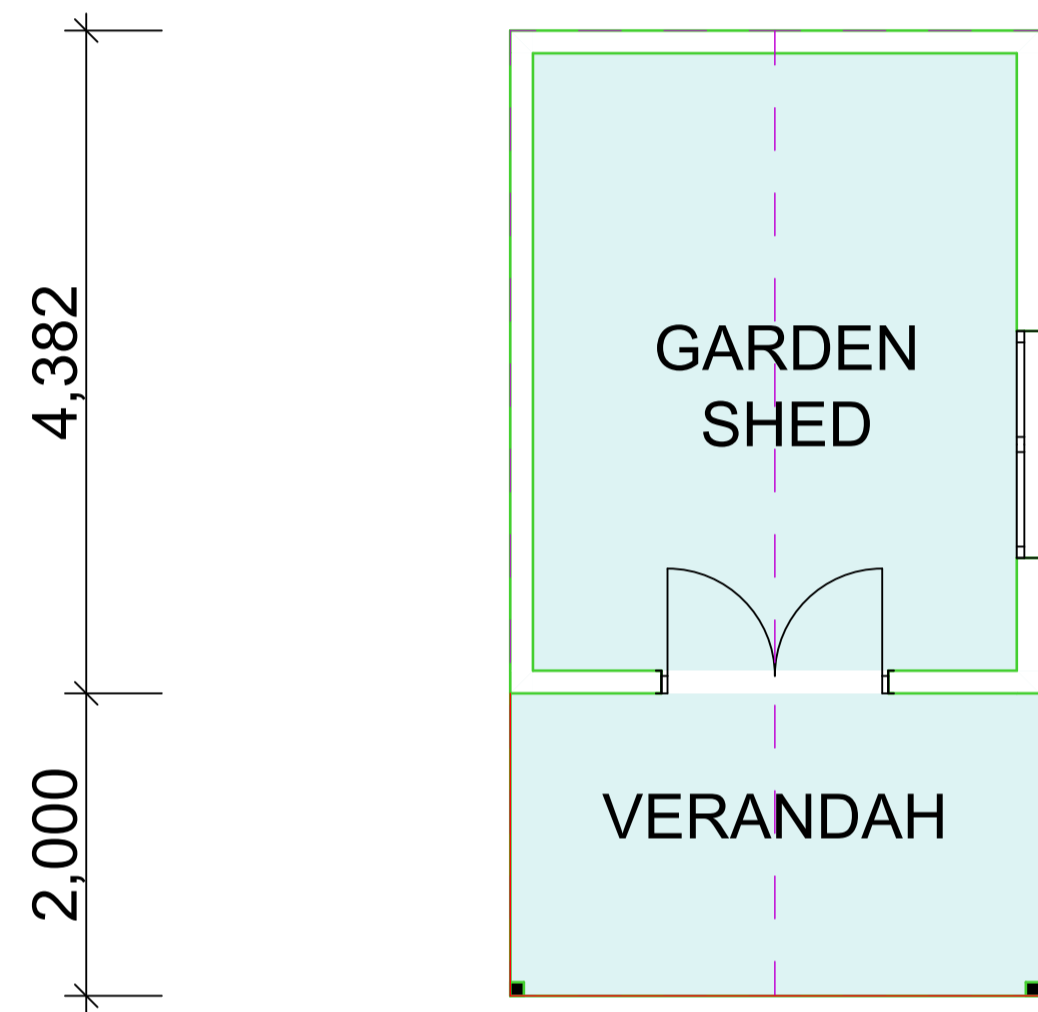
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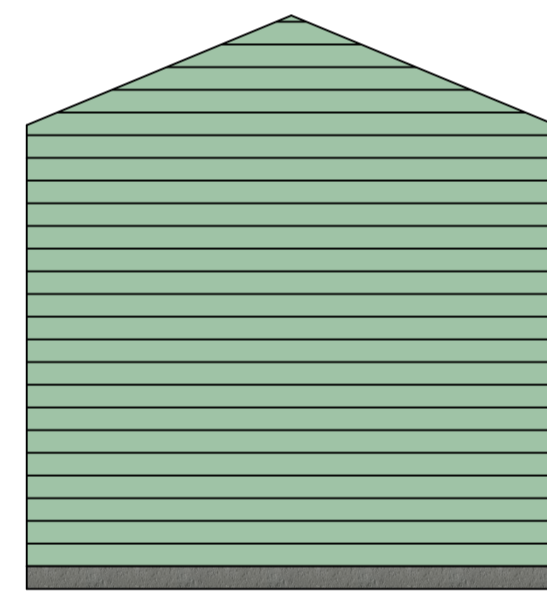
NORTH ELEVATION 1:50



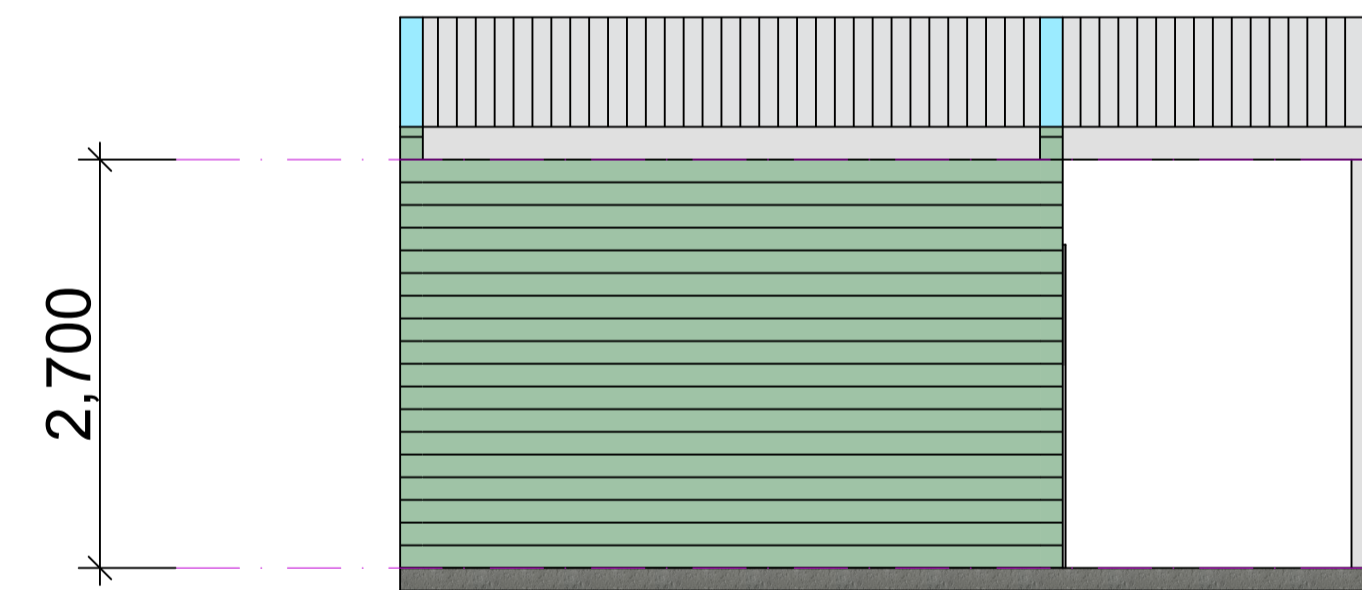
WEST ELEVATION 1:50



GARDEN SHED PLAN 1:50



SOUTH ELEVATION 1:50



EAST ELEVATION 1:50

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CLIENT	<b>IAN &amp; JENNY MURDOCH</b>	
PROJECT	PROPOSED DWELLING	
22 BELAR STREET DARETON NSW		

DRAWING		
GARDEN SHED PLAN		
0 1 2 3 4	DRAWN	A.S
SCALE	1:50	CHECKED
G.S.		
<b>CONSTRUCTION ISSUE</b>		
PROJECT No.	DRG. No.	REVISION
<b>25-030</b>	<b>11</b>	
ORIGINAL SHEET SIZE	A1	PRINT DATE
		14/01/2026