

Planning Report

Shed

Lot 1 DP 1247262 Bonnie Doon Road, Monak, NSW,
2738

EXECUTIVE SUMMARY

Proposal	Shed
Street Address	Bonnie Doon Road, Monak
Formal Land Description	Lot 1 DP 1247262
Zone	RU1 - Primary Production
Relevant State Environmental Planning Policies	Not applicable

SUBJECT SITE AND SURROUNDING AREA

Site Description

The subject site, Lot 1 DP 1247262, is a 1.22 hectare allotment is a vacant rural property located 1.2 kilometers south-east of the Township of Gol Gol. The subject land is regular in shape and is currently vacant. Access to the site is via informal access on Bonnie Doon Road.

The surrounding area generally comprises of rural type allotments, with the majority within close proximity containing dwellings.

The subject site appears to have access to reticulated electricity, telecommunications, water and effluent is managed onsite with a septic system.

Aerial Image of the Site and Surrounding Area



Figure 1: Subject site and surrounding area

Site Photos



Figure 2: View of site from Bonnie Doon Road



Figure 3: View of site from the rear (east)



Figure 4: View of site from the south



Figure 5: View of site from the north

PROPOSAL

DESCRIPTION

This application is for the construction of a shed as summarised under the following points:

- The proposed shed will have a total area of 180m².
- The building will have a length of 20 metres and a width of 9 metres, the total height will be 4.47 metres.
- The building will be finished in a non-reflective colour (monument).
- The shed will contain a toilet and sink.

PLANNING

CONTROLS AND ASSESSMENT

Wentworth Local Environmental Plan 2011 (LEP)

The Subject site is within the RU1 – Primary Production

The objectives of the zone are:

- *To encourage sustainable primary industry production by maintaining and enhancing the natural resource base.*
- *To encourage diversity in primary industry enterprises and systems appropriate for the area.*
- *To minimise the fragmentation and alienation of resource lands.*
- *To minimise conflict between land uses within this zone and land uses within adjoining zones.*
- *To encourage and promote the growth and diversification of economic and employment opportunities in agriculture, horticulture and tourism.*
- *To enable the development of restaurants and cafes and kiosks as part of agritourism development.*

The subject site currently allows a dwelling (DA2024/128) therefore the objectives that would normally discourage a dwelling (and associated development) cannot be considered. The subject site is a size that cannot allow the agricultural related objectives be successfully met; therefore it is considered that the proposed shed will be an acceptable outcome for the site.

State Environmental Planning Polices (SEPP)

There are no SEPP's applicable to this application.

General Assessment

Visual Impacts

Given the scale and location of the proposed building, visual impacts on the locality are not envisaged.

Open Space

Not applicable for this application.

Overshadowing and Privacy

Not applicable for this application.

Noise

Not applicable for this application.

Erosion Control Measures

No specific erosion control measures are considered necessary for this development.

Economic and Social Impacts

Given the nature of this development, economic or social impacts on the locality are not envisaged.

Environmental Benefits

Due to the nature of this development, no significant environmental benefits are envisaged.

Disabled Access

All disabled access requirements will be reviewed by the Relevant Building Surveyor at the Construction Certificate process.

Security, Site Facilities and Safety

Not applicable for this application

Waste Management

Not applicable for this application

National Construction Code

The National Construction Code will be assessed as part of the Construction Certificate process by a Building Surveyor.

Traffic

Traffic will not be impacted on from the proposed development. It is also worth noting that the shed has been sited an acceptable distance to have minimal impacts on both adjoining roads.

Stormwater/flooding

Given the nature of the design and size of the lot, it is considered that all drainage will be contained onsite.

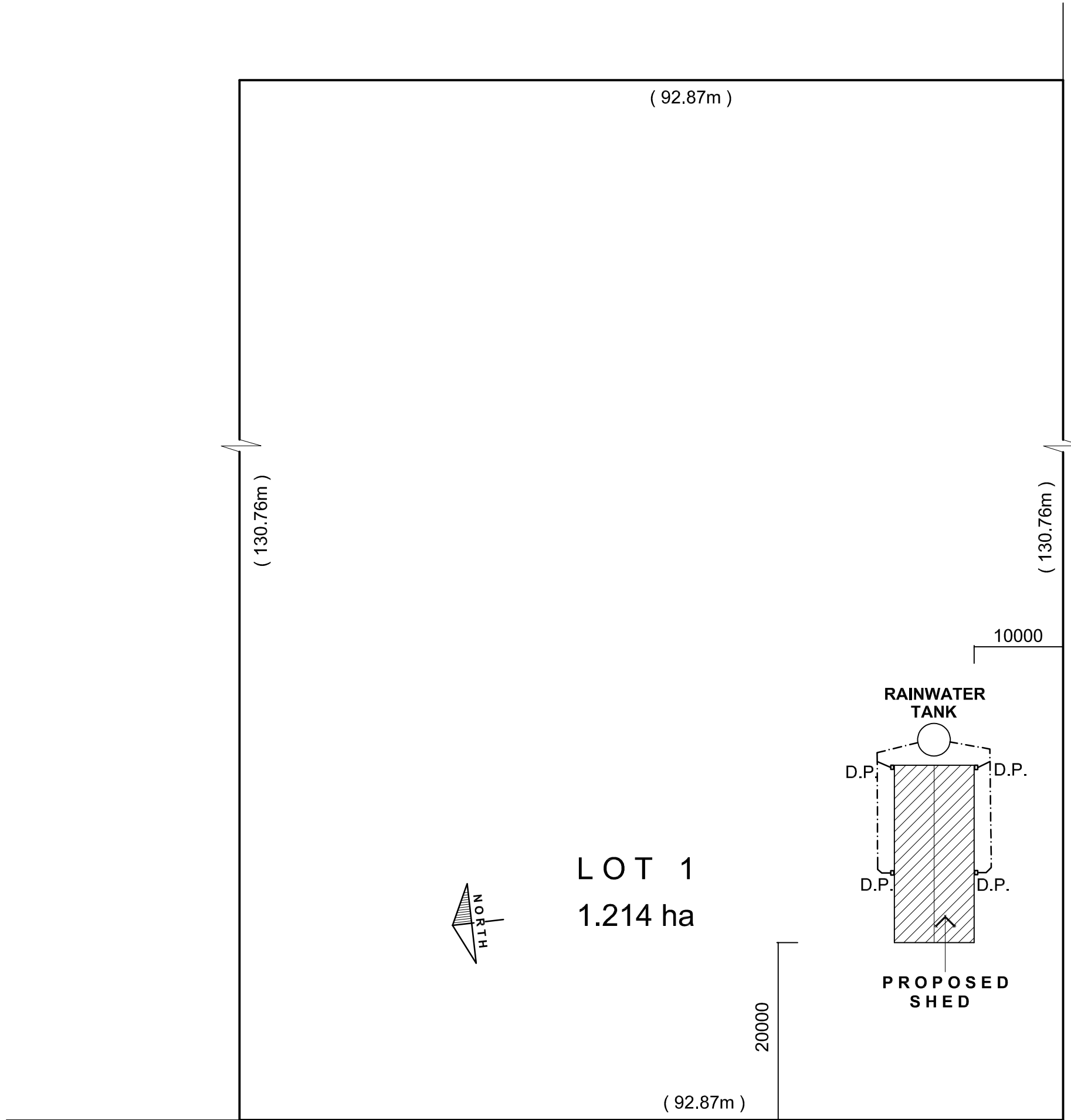
CONCLUSION

This report demonstrates that the proposal is consistent with the relevant provisions of the *Wentworth Local Environmental Plan 2011*.

The proposed shed is appropriate for the site as it:

- Is appropriately located at the subject site.
- Will have minimal impacts on the locality.
- Will not result in any detrimental impacts on the environment

It is considered that the proposal is worthy of support, and it is therefore respectfully requested that the Wentworth Shire Council grant Development Consent for the development as described in this report at Lot 1 DP 1247262 Bonnie Doon Road, Monak.



BONNIE DOON ROAD

KEENS ROAD

SITE PLAN 1:500

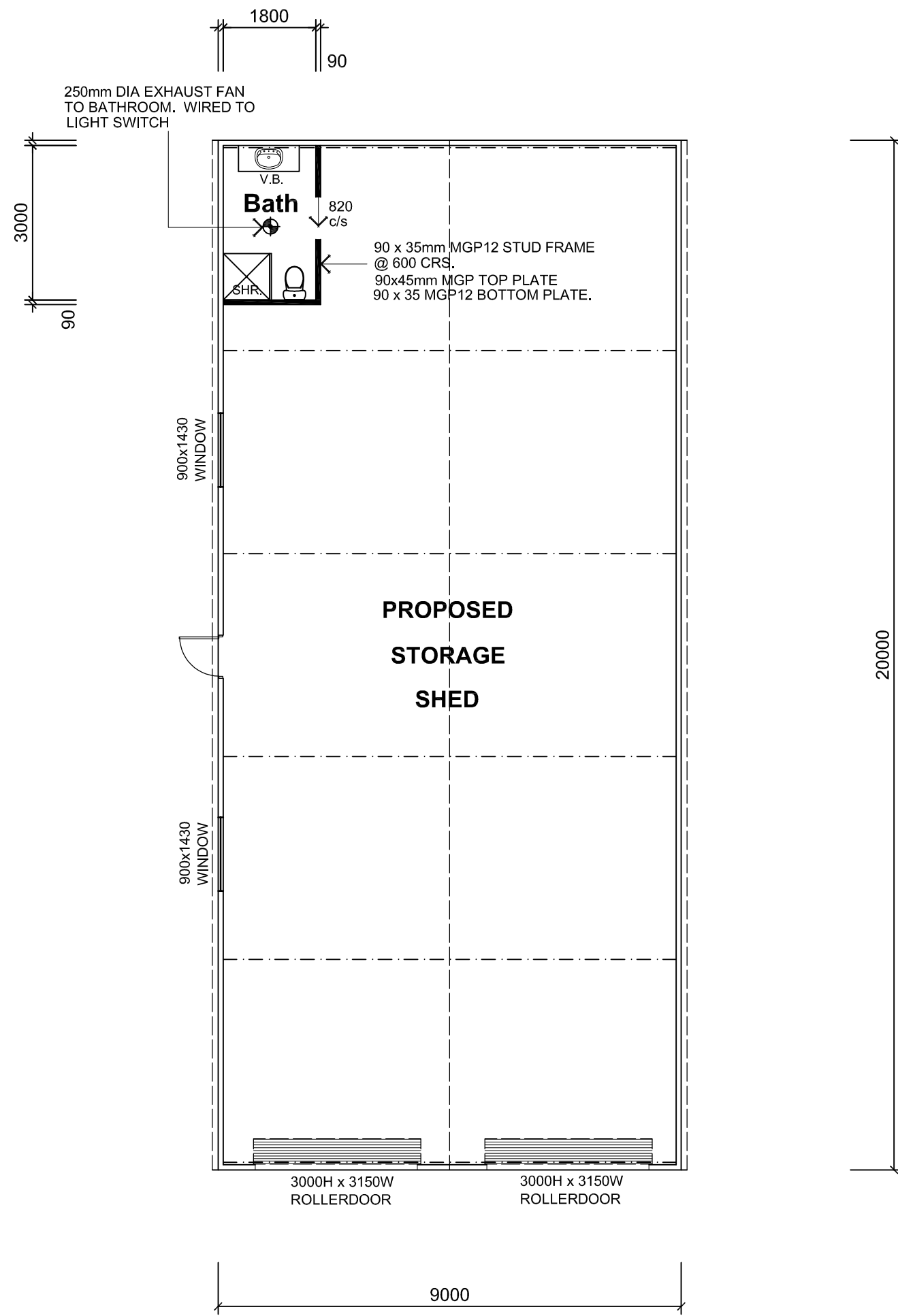
drg no.			
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project			
PROPOSED STORAGE SHED			
address			
LOT 1 BONNIE DOON ROAD MONAK			
client			
J. CARTER			
scale			
AS SHOWN			
sheet no.	3	of	3
date	FEBRUARY 2026		
design	NK	drn	NK
DP no.	AD 1200		

STORMWATER:
 90mmØ U.P.V.C. STORMWATER DRAINS
 TO CONNECT INTO RAINWATER TANK
 D.P. DENOTE 100 x 50 ZINCALUME DOWNPIPES
 12m MAX SPACINGS BETWEEN DOWNPIPES

JULNIC PTY LTD TRADING AS:

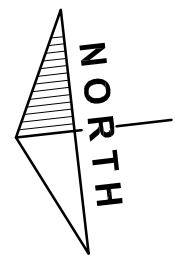
3 States ▶▶▶

DESIGN
 11 DYLAN COURT
 MILDURA 3500
 MOBILE 0407 211101
 EMAIL threestates@bigpond.com



FLOOR PLAN 1 : 1 0 0

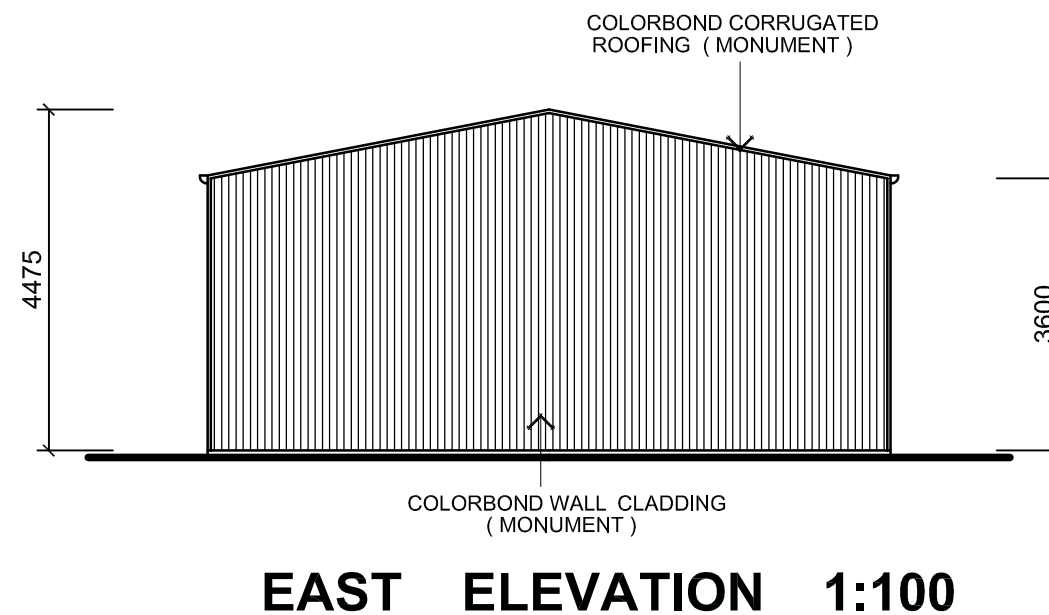
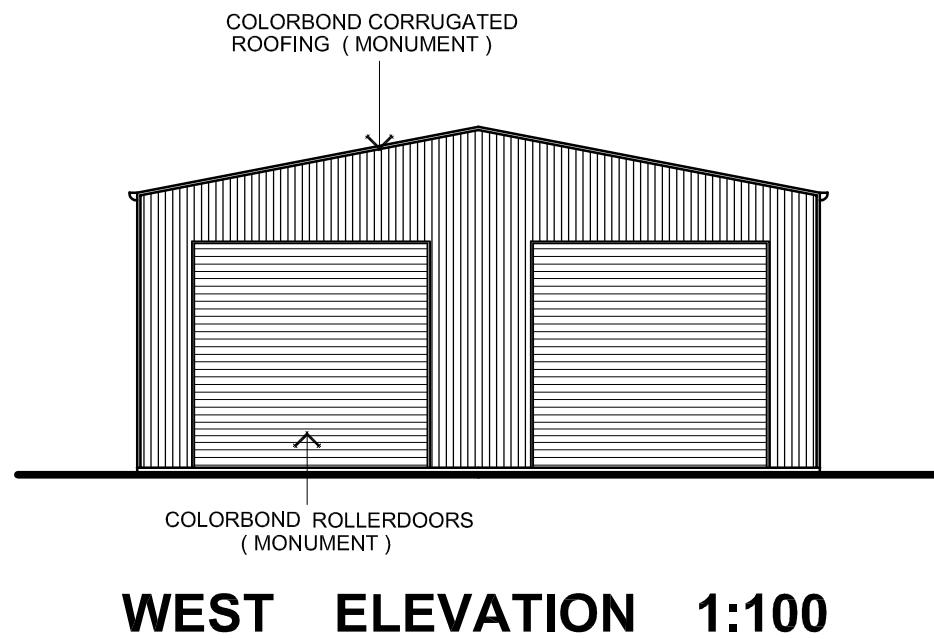
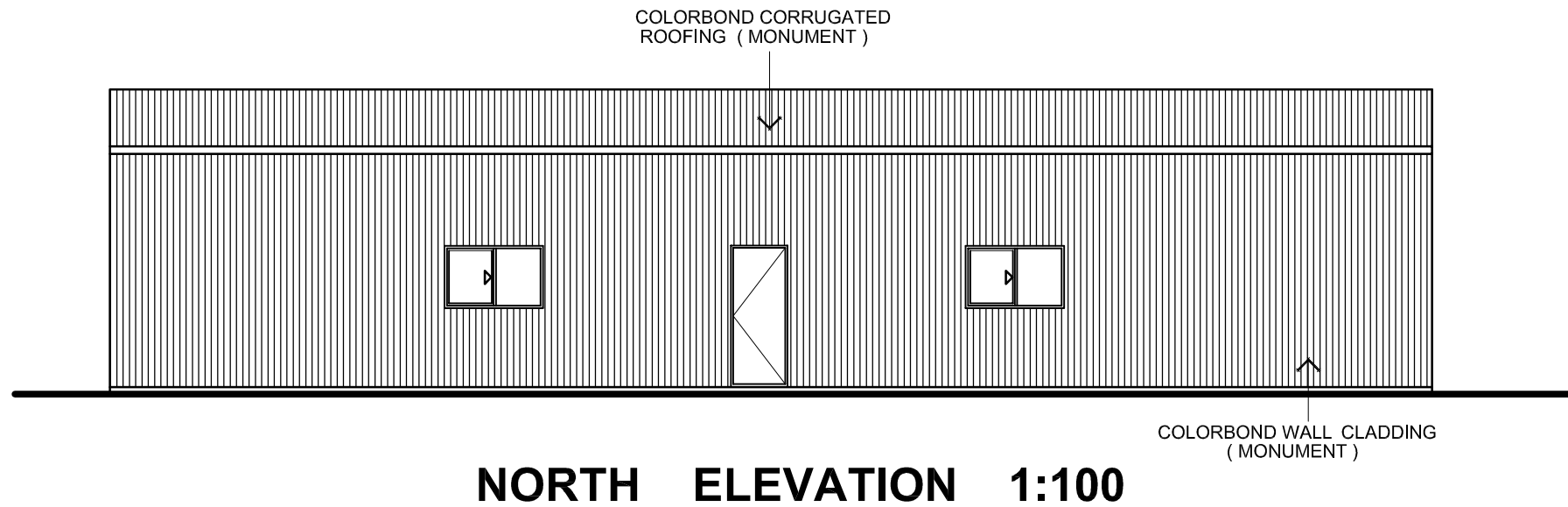
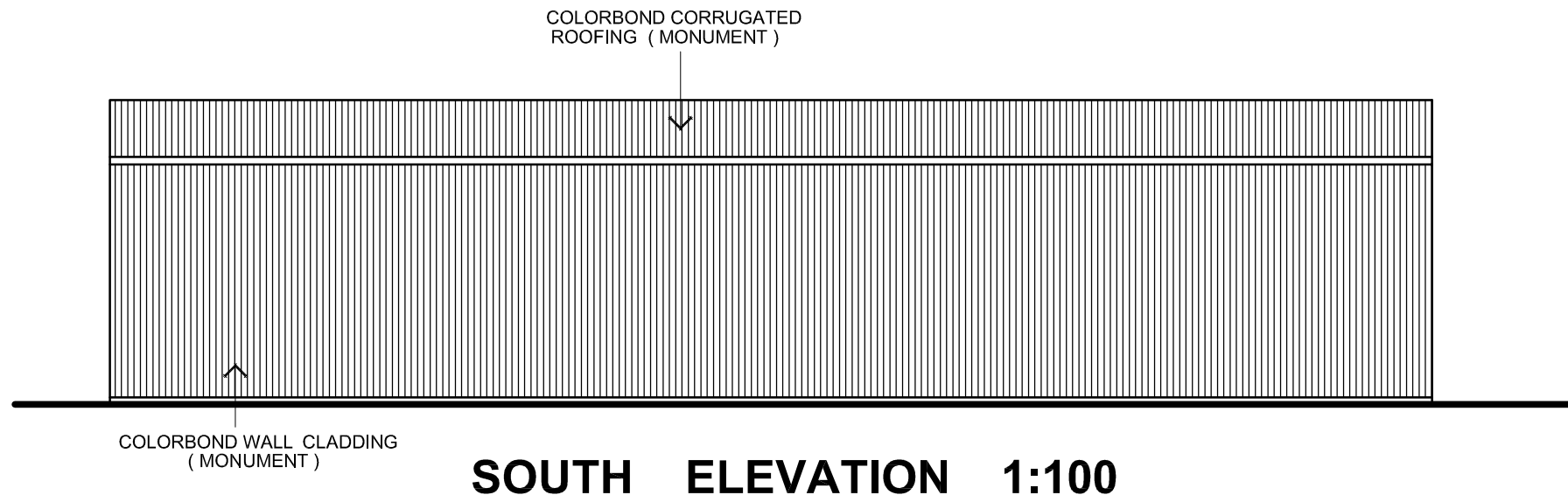
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drg no.

2026-002

project

PROPOSED STORAGE SHED

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LOT 1 BONNIE DOON ROAD
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client

J. CARTER

scale

AS SHOWN

sheet no. 2 of 3

date FEBRUARY 2026

design NK drn NK

DP no. AD 1200

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