

Planning Report

Outbuilding

45 Yankabilly Road,
Wentworth, NSW, 2648

EXECUTIVE SUMMARY

Proposal	Outbuilding associated with existing dwelling
Street Address	45 Yankabilly Road, Wentworth
Formal Land Description	Lot 1 DP 437995
Zone	RU1 - Primary Production
Relevant State Environmental Planning Policies	State Environmental Planning Policy (Biodiversity and Conservation) 2021

SUBJECT SITE AND SURROUNDING AREA

Site Description

The subject site, Lot 1 DP 437995, is a 29.77 hectare allotment is an existing rural property located 12kms north of the township of Wentworth. The subject land is irregular in shape and currently contains a dwelling located centrally on the site, with the land adjoining the Darling River. Primary access to the site is achieved by an existing access point located to the west.

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 (Source: Landchecker)

Site Photos



Figure 2: Part view of site from the south



Figure 3: Part view of site from the east



Figure 4: Part view of site from the north



Figure 5: Part view of site from the west

PROPOSAL

DESCRIPTION

This application is for the construction of an outbuilding associated with existing dwelling, as summarised under the following points:

- The proposed outbuilding will have a total area of 240m².
- The building will have a length of 20 metres and a width of 12 metres, the total height will be 5.66 metres.
- The building will be finished in a non-reflective colour

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 dwelling enjoys existing use rights; therefore the objectives that would normally discourage a dwelling (and associated development) cannot be considered. The outbuilding is being located in a position that does not remove any further agricultural land. The application is considered a positive outcome as the majority of the land can still be used for agriculture, which is the main aim of the zone.

Clause 5.21 Flood Planning

The objectives of this clause are:

- *To minimise the flood risk to life and property associated with the use of land,*
- *To allow development on land that is compatible with the flood function and behaviour on the land, taking into account projected changes as a result of climate change,*

- *To avoid adverse or cumulative impacts on flood behaviour and the environment,*
- *To enable the safe occupation and efficient evacuation of people in the event of a flood.*

Development consent must not be granted to development on land the consent authority considers to be within the flood planning area unless the consent authority is satisfied the development—

- *is compatible with the flood function and behaviour on the land, and*
- *will not adversely affect flood behaviour in a way that results in detrimental increases in the potential flood affectation of other development or properties, and*
- *will not adversely affect the safe occupation and efficient evacuation of people or exceed the capacity of existing evacuation routes for the surrounding area in the event of a flood, and*
- *incorporates appropriate measures to manage risk to life in the event of a flood, and*
- *will not adversely affect the environment or cause avoidable erosion, siltation, destruction of riparian vegetation or a reduction in the stability of river banks or watercourses.*

Discussion

The proponents of the development understand that additional engineering controls will be implemented as this area will be potentially flood prone during a 1 in 100 flood event.

It is accepted that standard conditions relating to the construction of the building will be required to be certified by a qualified structural engineer certifying that the design and structural adequacy of the building can withstand the effects of inundation in the event of a flood.

In conclusion it is considered that the proposed development will allow the safe and efficient evacuation of people in the event of a flooding event.

Clause 7.4 Terrestrial biodiversity

The objective of this clause is to maintain terrestrial biodiversity by—

- *protecting native fauna and flora, and*
- *protecting the ecological processes necessary for their continued existence, and*

- *encouraging the conservation and recovery of native fauna and flora and their habitats.*

Before determining a development application for development on land to which this clause applies, the consent authority must consider whether or not the development—

- *is likely to have any adverse impact on the condition, ecological value and significance of the fauna and flora on the land, and*
- *is likely to have any adverse impact on the importance of the vegetation on the land to the habitat and survival of native fauna, and*
- *has any potential to fragment, disturb or diminish the biodiversity structure, function and composition of the land, and*
- *is likely to have any adverse impact on the habitat elements providing connectivity on the land.*

Development consent must not be granted to development on land to which this clause applies unless the consent authority is satisfied that—

- *the development is designed, sited and will be managed to avoid any significant adverse environmental impact, or*
- *if that impact cannot be reasonably avoided—the development is designed, sited and will be managed to minimise that impact, or*
- *if that impact cannot be minimised—the development will be managed to mitigate that impact.*

Discussion

The Development will not result in any significant adverse environmental impacts. No native flora and fauna will be impacted and will be located an acceptable distance from any existing vegetation.

Clause 7.5 Wetlands

The objective of this clause is to ensure that natural wetlands are preserved and protected from the impacts of development.

When assessing a development application for development on land to which this clause applies, the consent authority must consider potential adverse impacts from the proposed development on—

- *the growth and survival of native flora and fauna,*

- *the condition and significance of the native flora on the land and whether it should be substantially retained, and*
- *the provision and quality of habitats for indigenous and migratory species, and*
- *the surface and groundwater characteristics of the site, including water quality, natural water flows and salinity, and*
- *any wetland in the vicinity of the proposed development and any proposed measures to minimise or mitigate those impacts.*

Before granting consent to development to which this clause applies the consent authority must be satisfied that—

- *the development is sited, designed and managed to avoid potential adverse environmental impacts, or*
- *where an impact cannot be avoided, and having taken into consideration feasible alternatives, the proposed design, construction and operational management of the development will mitigate and minimise those impacts.*

Discussion

As discussed above, the proposed works will not result in any detrimental environmental impacts and will not require the removal of any native vegetation.

Clause 7.7 Riparian land and Murray River and other watercourses—general principles

The objective of this clause is to protect and maintain the following—

- *water quality within the Murray River and other watercourses,*
- *the stability of the bed and banks of the Murray River and other watercourses,*
- *aquatic riparian habitats,*
- *ecological processes within the Murray River and other watercourses and riparian areas.*

Before determining a development application to carry out development on land to which this clause applies, the consent authority must consider whether or not the development:

- *is likely to cause any adverse impact on the following—*
 - *the water quality and flows within a watercourse,*
 - *aquatic and riparian species, habitats and ecosystems,*
 - *the stability of the bed, shore and banks of a watercourse,*

- *the free passage of fish and other aquatic organisms within or along a watercourse,*
- *any future rehabilitation of a watercourse and riparian areas, and*
- *will increase water extraction from a watercourse.*

Development consent must not be granted to development on land to which this clause applies unless the consent authority is satisfied that—

- *the development is designed, sited and will be managed to avoid any significant adverse environmental impact, or*
- *if that impact cannot be avoided by adopting feasible alternatives—the development is designed, sited and will be managed to minimise that impact, or*
- *if that impact cannot be minimised—the development will be managed to mitigate that impact.*

Discussion

As discussed previously, the proposed works will have minimal impacts on the Darling River and surrounding environs by way of bank stabilisation. There will be no increase in the amount of water extracted from the river and no adverse impacts are identified.

Clause 7.8 - Additional provisions—development on river bed and banks of the Murray River

The objectives of this clause are as follows—

- *to manage and maintain the quality of water in the Murray River,*
- *to protect the environmental values, scenic amenity and cultural heritage of the Murray River,*
- *to protect the stability of the bed and banks of the Murray River,*
- *to limit the impact of structures in or near the Murray River on natural riverine processes and navigability of the River.*

Development consent must not be granted to any development on land to which this clause applies unless the consent authority is satisfied of the following—

- *that the development is likely to contribute to achieving the objectives of the zone in which the land is located,*
- *that the development will not increase erosion,*

- *that the development is not likely to cause an adverse effect on riverine habitat or flora or fauna habitats,*
- *that the development will not cause an adverse effect on drainage or flow patterns.*

Development consent must not be granted for the erection of a structure on land to which this clause applies unless the consent authority is satisfied of the following—

- *that the proposed structure will not be located on an outside bend of the Murray River,*
- *that the appearance of the proposed structure, from both the Murray River and any adjacent land, will be compatible with the surrounding area,*
- *that the development does not involve, and will not result in, the erection of more than one mooring per lot or per lots owned by the same owner or owners.*

Discussion

As discussed above, the proposed environment protection works are unlikely to result in any detrimental impacts to the Darling River and surrounding environs.

State Environmental Planning Policy (Biodiversity and Conservation) 2021 - Chapter 5 – Murray River Lands

The aims of this Chapter are to conserve and enhance the riverine environment of the River Murray for the benefit of all users.

The objectives of this Chapter are—

- *to ensure that appropriate consideration is given to development with the potential to adversely affect the riverine environment of the River Murray, and*
- *to establish a consistent and co-ordinated approach to environmental planning and assessment along the River Murray, and*
- *to conserve and promote the better management of the natural and cultural heritage values of the riverine environment of the River Murray.*

Clause 5.8 General Principles

When this Part applies, the following must be taken into account—

- *the aims, objectives and planning principles of this Chapter,*

- *any relevant River Management Plan,*
- *any likely effect of the proposed plan or development on adjacent and downstream local government areas,*
- *the cumulative impact of the proposed development on the River Murray.*

Clause 5.9 Specific Principles

When this Part applies, the following must be taken into account—

Flooding

Where land is subject to inundation by floodwater—

- *the benefits to riverine ecosystems of periodic flooding,*
- *the hazard risks involved in developing that land,*
- *the redistributive effect of the proposed development on floodwater*
- *the availability of other suitable land in the locality not liable to flooding,*
- *the availability of flood free access for essential facilities and services,*
- *the pollution threat represented by any development in the event of a flood,*
- *the cumulative effect of the proposed development on the behaviour of floodwater,*
and
- *the cost of providing emergency services and replacing infrastructure in the event of a flood.*

Land degradation

- *Development should seek to avoid land degradation processes such as erosion, native vegetation decline, pollution of ground or surface water, groundwater accession, salination and soil acidity, and adverse effects on the quality of terrestrial and aquatic habitats.*

Discussion

As mentioned previously, the development will not have any significant adverse impacts on the health of the Darling River as it located in excess of 100 metres from the physical riverbank.

General Assessment

Visual Impacts

Given the location of the proposed works, visual impacts 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. As the development is proposed over an existing structure.

Economic and Social Impacts

Given the residential 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

Not applicable for this application.

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

Not applicable for this application.

Stormwater/flooding

Not applicable for this application.

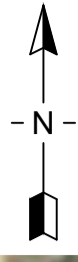
CONCLUSION

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

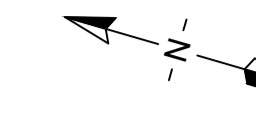
The proposed development is appropriate for the site as it:

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

It is therefore 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 45 Yankabilly Road, Wentworth.



45 YANKABILLY ROAD, WENTWORTH
1:2000



45 YANKABILLY ROAD, WENTWORTH
1:200



LEGEND	
	PROPOSED STRUCTURE
	EXISTING STRUCTURE
	PROPERTY BOUNDARY
	DOWN PIPE

- SITE NOTES**
- 90mmØ U.P.V.C STORMWATER TO BE CONNECTED TO WENTWORTH SHIRE COUNCIL LPOD
 - ALL LEVELS TO BE CHECKED AND VERIFIED ON SITE PRIOR TO COMMENCEMENT OF WORKS
 - ALL MEASUREMENTS ARE IN METRES UNLESS OTHERWISE NOTED.



SURVEYED:		PROJECT:		SCALE:	
N.MOORE		45 YANKABILLY ROAD, WENTWORTH		1:200	
DRAWN:		DRAWING:		SHEET No: 01	
N.MOORE		PLAN & OVERVIEW		PLAN No: 01	
CAD FILE NAME:				DATE: 11/03/2025	
54 Yankabilly Rd, Wentworth				SIZE: A1	



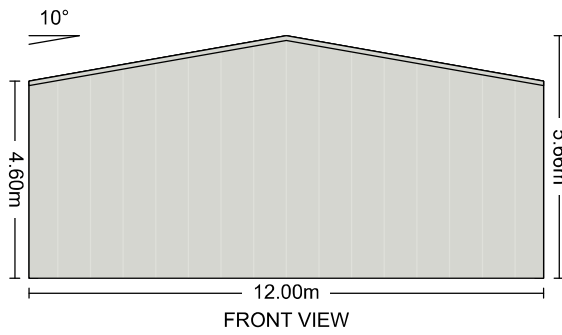
Mallee Sheds

ABN: 66 110 379 776
Address: 33 Corbett Avenue
Buronga NSW 2739
Email: info@malleesheds.com.au
Web: www.malleesheds.com.au

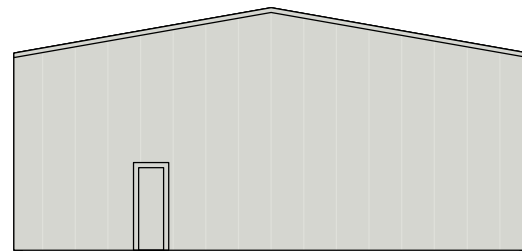
Phone: 0408 595 741
Lic No: CDB-L 60694

Quotation

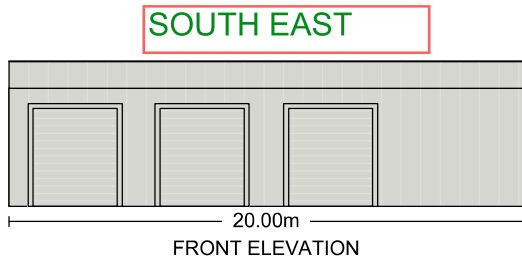
No: **441254**
Date: 13/11/2025
Valid: 14 Days



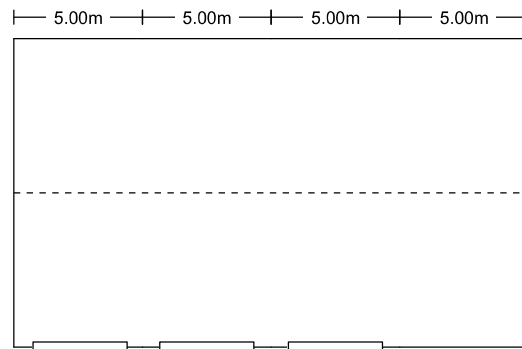
NORTH EAST



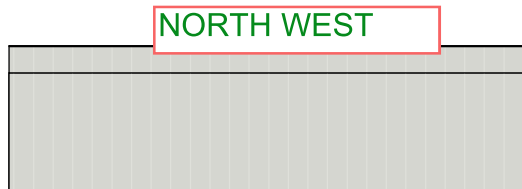
SOUTH WEST



SOUTH EAST



FLOORPLAN



NORTH WEST

REAR ELEVATION