



***STATEMENT OF ENVIRONMENTAL EFFECTS***

***PROPOSED DEVELOPMENT – STORAGE SHED***

***ADDRESS – LOT 5 DP1239541 169 POONCARIE ROAD, WENTWORTH  
NSW 2648***

***ZONE – R5 LARGE LOT RESIDENTIAL***

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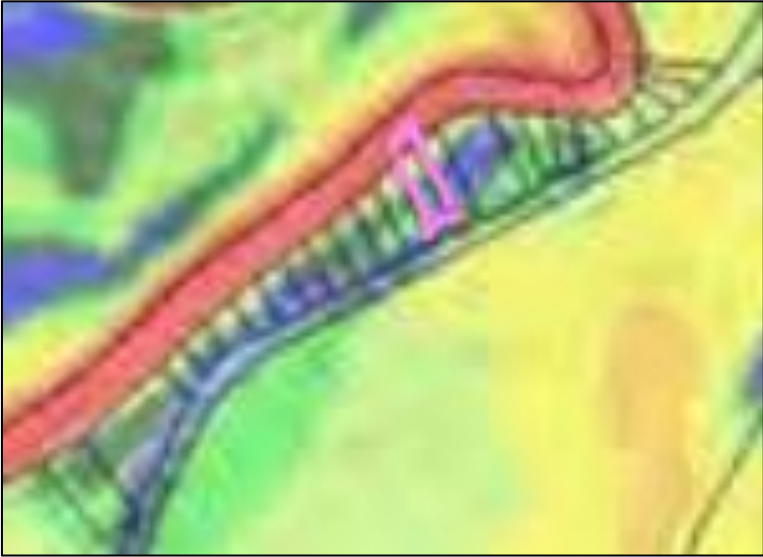
## 1. Introduction

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

The application is submitted requesting consent for the construction of a new storage shed at Lot 5 DP1239541169 also known as 169 Pooncarie Road, Wentworth.

## 2. Subject Site and Surrounding Area

### 2.1 Subject Site

<i>Address</i>	169 Pooncarie Road Wentworth
<i>Lot &amp; DP</i>	Lot 5 DP1239541
<i>Land size</i>	1.1 hectares
<i>Zone &amp; MLS</i>	R5 Large Lot Residential and 5000m <sup>2</sup> minimum lot size
<i>Site description</i>	<p>The site is generally rectangular in shape and approximately 205m long and 56m wide. Pooncarie Road is located adjacent to the south eastern boundary with the Darling River forming the north western boundary.</p> <p>The site contains an existing storage shed situated 4 metres from the south western boundary, together with 3 rainwater tanks. There is minimal vegetation on the site, with 3 mature trees located within the riverfront area.</p> <p>Access to the site is from a legal access point on Pooncarie Road located on the south eastern corner of the allotment.</p>
<i>Current use</i>	The site was cleared as part of the original subdivision of the area and will be used for residential purposes, once a dwelling is established on the property.
<i>Proposed use</i>	The shed will allow for additional storage space on the subject site while plans are being prepared for a dwelling.
<i>Natural hazards</i>	<p>The subject site is located on flood prone land. The following figure shows the extent of flooding in a 1% AEP as shown in Figure 5.5 the WFS 2026.</p> 

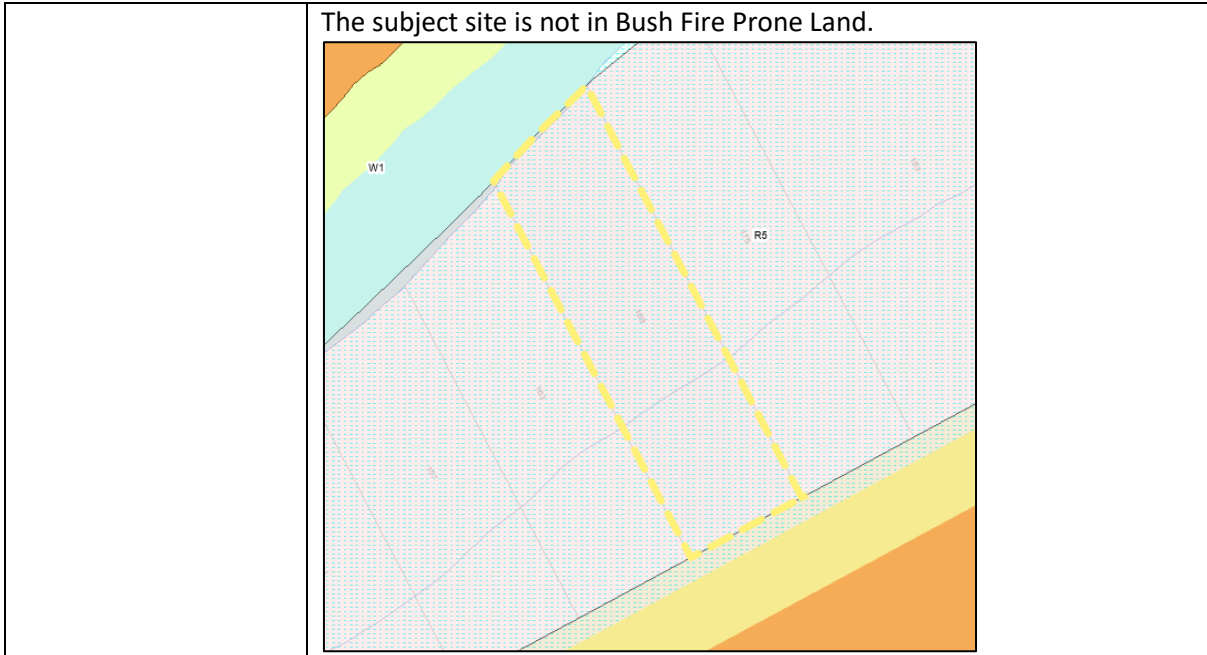


Figure 1 Site Plan (Source: Nearmap)

## 2.2 Use & Development in Surrounding Area

The majority of the immediate surrounding land uses and development are large lot residential. These are located adjacent to the eastern and western boundaries of the subject site. Further north and south of the site are pastoral grazing properties.



Figure 2 Surrounding land uses and development (source Nearmap)

## 3. Proposed Development

<i>Proposed building(s)</i>	The proposed development includes the construction of a 22.5m x 12m shed being, with a floor area of 270m <sup>2</sup> and a 90m <sup>2</sup> lean to on the eastern façade.
<i>Building materials</i>	The building materials will comprise of an iron roof and wall cladding, the colour yet to be determined.
<i>Colour scheme</i>	The colour will be consistent with the surrounding landscape and the existing the shed on the site.
<i>Intended use</i>	Will be used for Storage.
<i>Demolition works</i>	No demolition works as part of this development.
<i>Staging of development</i>	The development will be completed in one stage.
<i>Other works</i>	Works will be consistent with the construction of a storage shed.

## 4. Relevant Planning Controls

### 4.1 State Environmental Planning Policy (Biodiversity & Conservation) 2021

Chapter 2 of this SEPP applies to land within the R5 Large Lot Residential zone, of which the subject site falls within this zone. However, the Wentworth Development Control Plan does not include provisions that trigger an approval for specific vegetation removal.

The proposed development does not include the intent for the removal of any vegetation that is currently present on the subject site.

#### 4.2 Wentworth Local Environmental Plan 2011

##### *Permissibility of development in the zone*

A storage shed is permissible within R5 Large Lot Residential zone.

##### *Consistency with zone objectives*

The proposed development does not compromise the objectives of the zone.

##### *Principal development standards*

Not applicable

##### *Miscellaneous provisions*

###### *5.21 Flood Planning*

The objectives of this clause are as follows—

- (a) to minimise the flood risk to life and property associated with the use of land,
- (b) 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,
- (c) to avoid adverse or cumulative impacts on flood behaviour and the environment,
- (d) to enable the safe occupation and efficient evacuation of people in the event of a flood.

In accordance with this this clause, the following information is provided:

- The proposed storage shed will have no impact on flood behaviour as a result of climate change
- The proposed storage shed is similar in size to the surrounding developments
- The proposed storage shed will not increase the risk to life or alter the ability to evacuate from the site in the event of a flood, the proposed storage shed will not be a habitable building
- The proposed storage shed can be designed, consistently with sheds in the area, to be adjusted during a flood event, if deemed necessary.

##### *Applicable Additional local provisions*

###### *7.2 Essential services*

The subject site is serviced satisfactorily to support the proposed development.

###### *7.4 Terrestrial biodiversity*

The proposed development will not:

- Cause any detrimental impact on the value or significance of flora and fauna on the site, as the site is predominantly cleared of vegetation, including the location of the proposed storage shed
- There will be no impact on the existing vegetation or native fauna
- Fragment, disturb or diminish the biodiversity function, structure or composition on the land
- Have an adverse impact on the habitat elements on the land.

###### *7.5 Wetlands*

The proposed development will not have an adverse impact on:

- native flora and fauna, as the site has been previously cleared of all vegetation other than mature trees
- the condition or significance of native flora on the land, as the site has been previously cleared of all vegetation other than mature trees
- the provision and quality of habitats for indigenous and migratory species, as the site has been previously cleared of all vegetation other than mature trees
- the surface or groundwater characteristics, including natural flows and salinity as the storage shed is set well back from the riverfront and the subject site can collect and store the stormwater
- any wetland in the vicinity, as there are no wetlands within close proximity to the site.

###### *7.6 Development on river front areas*

The proposed storage shed is not proposed to be developed within the riverfront area (being 30m from the highest bank of the river).

*7.7 Riparian land and Murray River and other watercourses – general principles*

The proposed storage shed is not proposed to be developed within 40 metres of the top of the bank of the Darling River.

*7.9 Riverton Farm development*

The proposed development of a storage shed does not contravene this provision.

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

#### *Chapter 3 General Development Controls*

##### *4 Flood affected land*

The proposed development is a non-habitable building and will be constructed in accordance with the development consent and will not require earthworks, excavation or significant cut and fill. A response to Clause 5.21 Flood clause of the WLEP 2011 has been completed above.

#### *Chapter 4 Residential Development Controls*

##### *4.1.2 Streetscapes*

The visual impact of the proposed storage shed will not be prominent from Pooncarie Road and will be similar to the development within the surrounding land, particularly that land that is zoned R5 Large Lot Residential.

##### *4.1.3 Front Setback*

The proposed storage shed will be setback 34.7m from the front boundary.

##### *4.1.4 Side Setbacks and Corner Lot*

The closest side boundary setback is 2.5m from the south western boundary.

##### *4.1.5 Rear setbacks*

An existing shed is closer to the rear boundary, the Darling River, therefore, the proposed development is consistent with this control.

##### *4.1.8 Site coverage*

Combined with the existing shed, the total site coverage will be well below the required 60%.

## **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 development will not be visually prominent or inconsistent with the surrounding area as many of the surrounding R5 allotments contain sheds located at the front of the properties.

Although the storage shed will be visible from Pooncarie Road, it will not look out of place within the surrounding area.

### **Privacy, view and overshadowing**

*Will the development result in:*

- *Privacy issues?*
- *Overshadowing of adjoining properties?*
- *Acoustic issues from excessive noise?*
- *Impacts on views?*

**Response**

There will be no privacy, overshadowing, acoustic or impact on the views or amenity of the surrounding development and residents. The proposed shed will be 2.5 metres from the nearest adjoining boundary and in excess of 40 metres from the closest dwelling.  
The only noise will be consistent with the construction of a shed.

**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**

There is a legal point of access to the property located on the south eastern corner. There will be no increase in vehicle movements once the construction phase is completed.

**Infrastructure & Utilities**

*Will the development require:*

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

**Response**

The existing shed is connected to power, and this service will be extended to the proposed storage shed.

A stormwater system is existing on site and will also be extended to service the proposed development.

Sewer is connected to the site but is not applicable to this application.

**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 new storage shed will not cause or result in environmental impacts such as, air or water pollution, noise impact, excavation, erosions and sediment run-off or soil contamination.

There are no known heritage listed items or areas of cultural significance on or surrounding the subject site.

General construction noise can be expected during construction period.

During soil and site preparation, should any aboriginal artefacts or relics be found, works will be ceased immediately and the Local Aboriginal Land Council will be notified.

#### ***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 riparian vegetation along the darling river is restricted to gum trees. The proposed development will not result in the removal of any native vegetation or impact on threatened species or native habitat.

#### ***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*

Stormwater will be collected and reused onsite through the existing stormwater system and rainwater tanks.

#### ***Social and Economic impacts***

*Will the development result in:*

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

*Response*

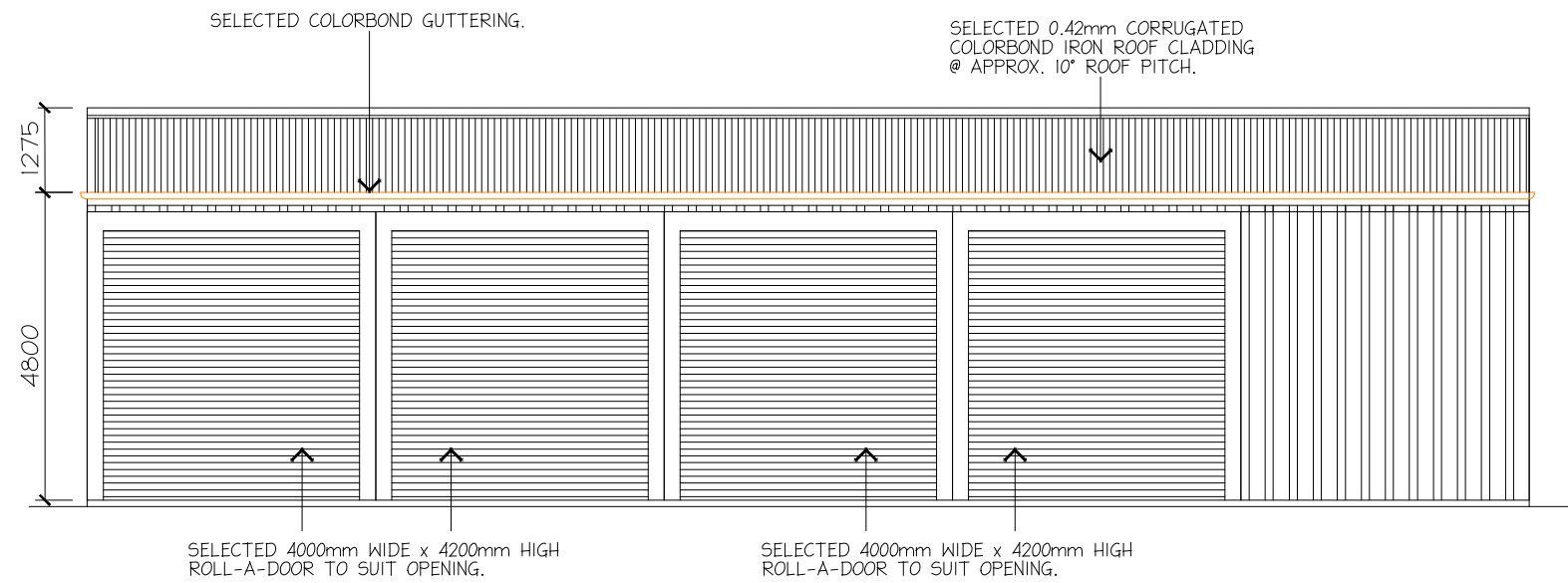
There will be no negative economic or social impacts as a result of the proposed development.  
There will be no issues relating to safety, security or crime as a result of the proposed development.

## **6. Conclusion**

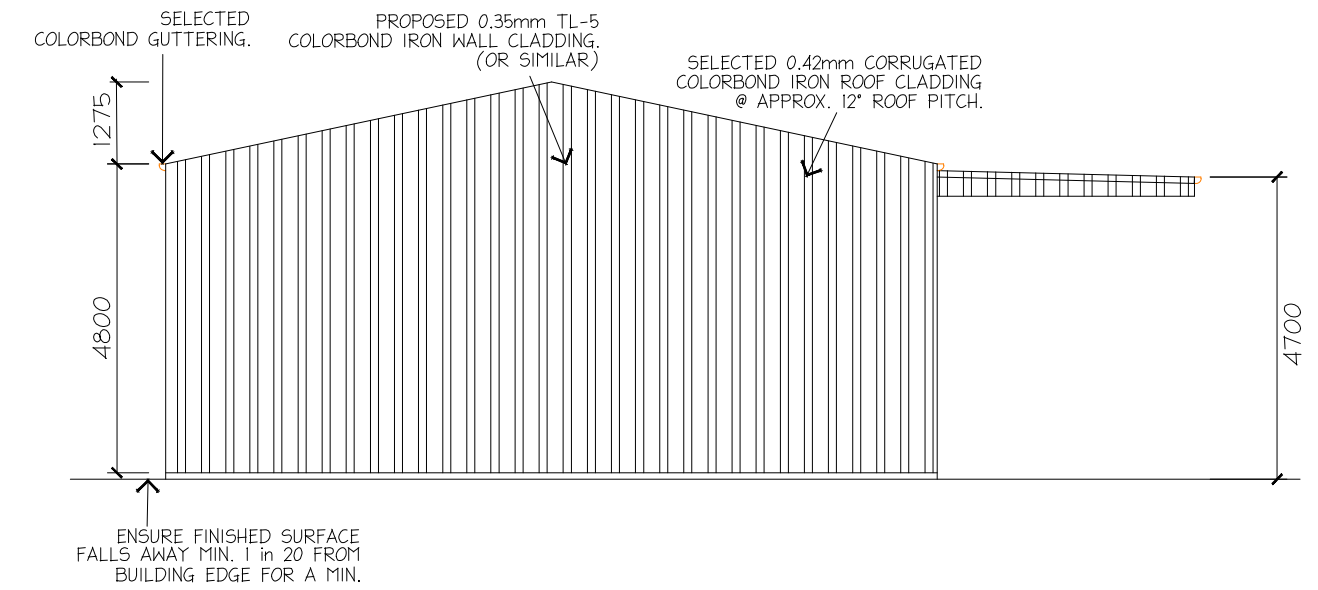
It is concluded that the proposed development, being a storage shed, will not be out of character with the existing surrounding development, will not have a negative impact on surrounding large lot residential or agricultural land uses and will continue to support the future residential use of the subject site.

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

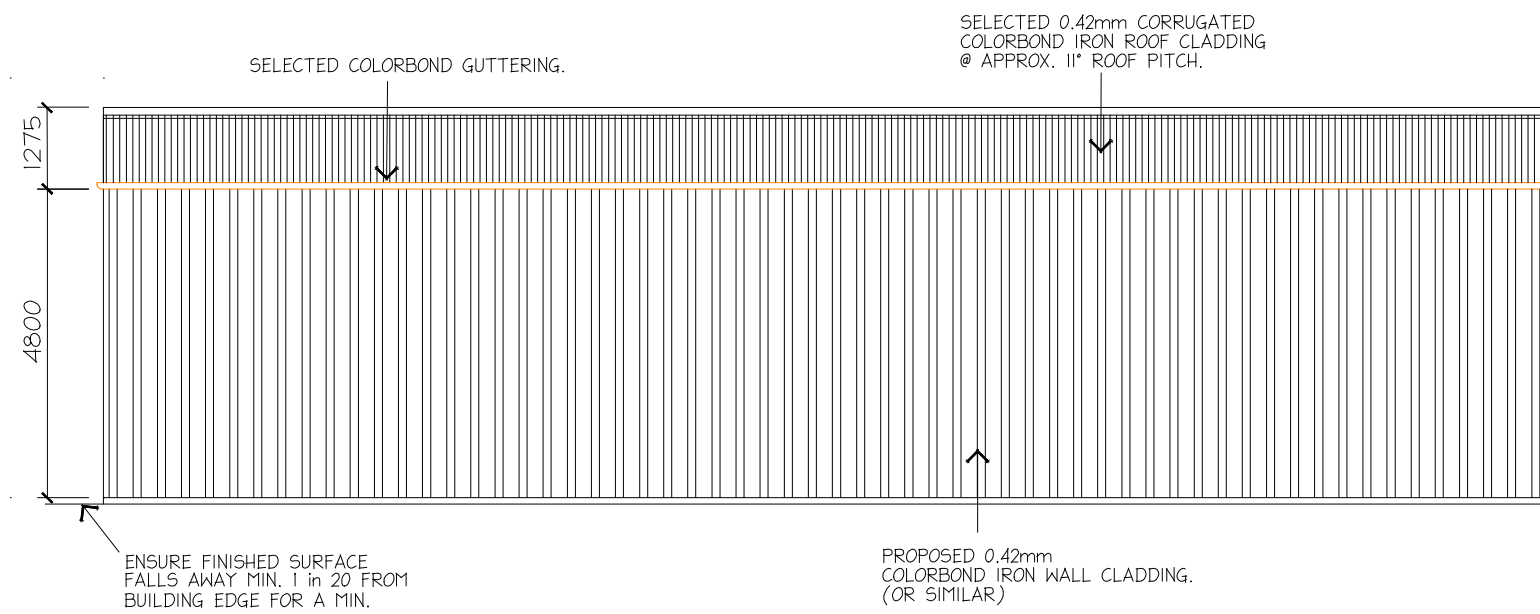




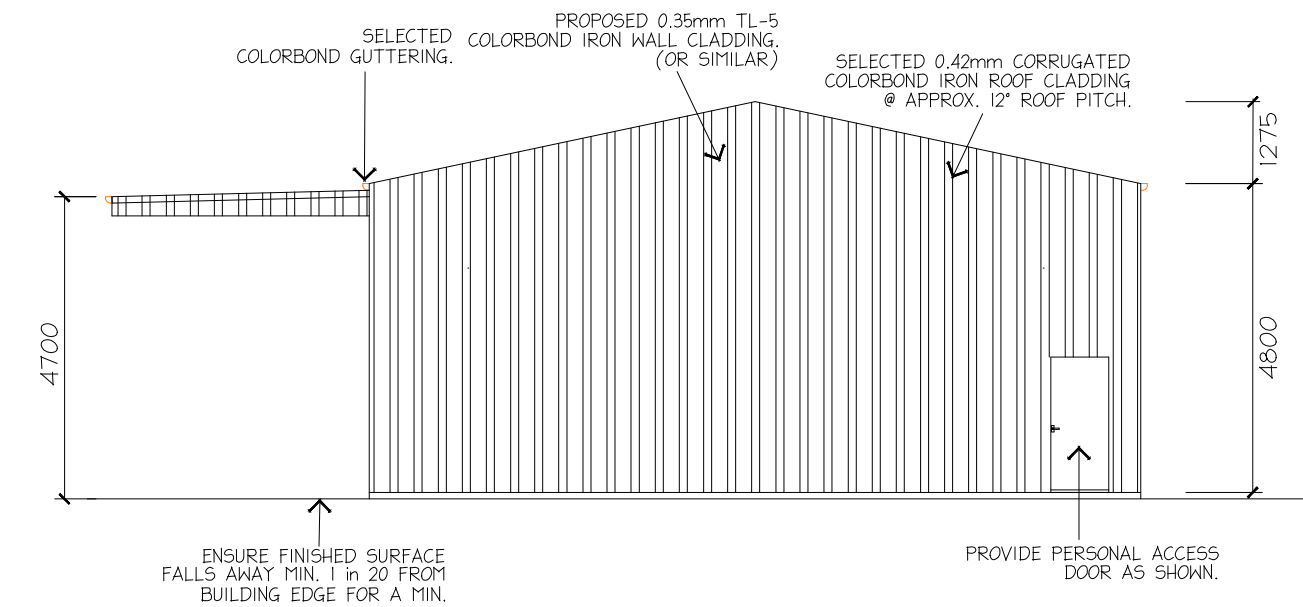
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SOUTH ELEVATION 1:125



WEST ELEVATION 1:125



NORTH ELEVATION 1:125

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SHEET NO: 2 OF 3 DRG NO: MH2 2026-030

PROJECT: PROPOSED SHED & LEAN TO

CLIENT: B & S PALMER

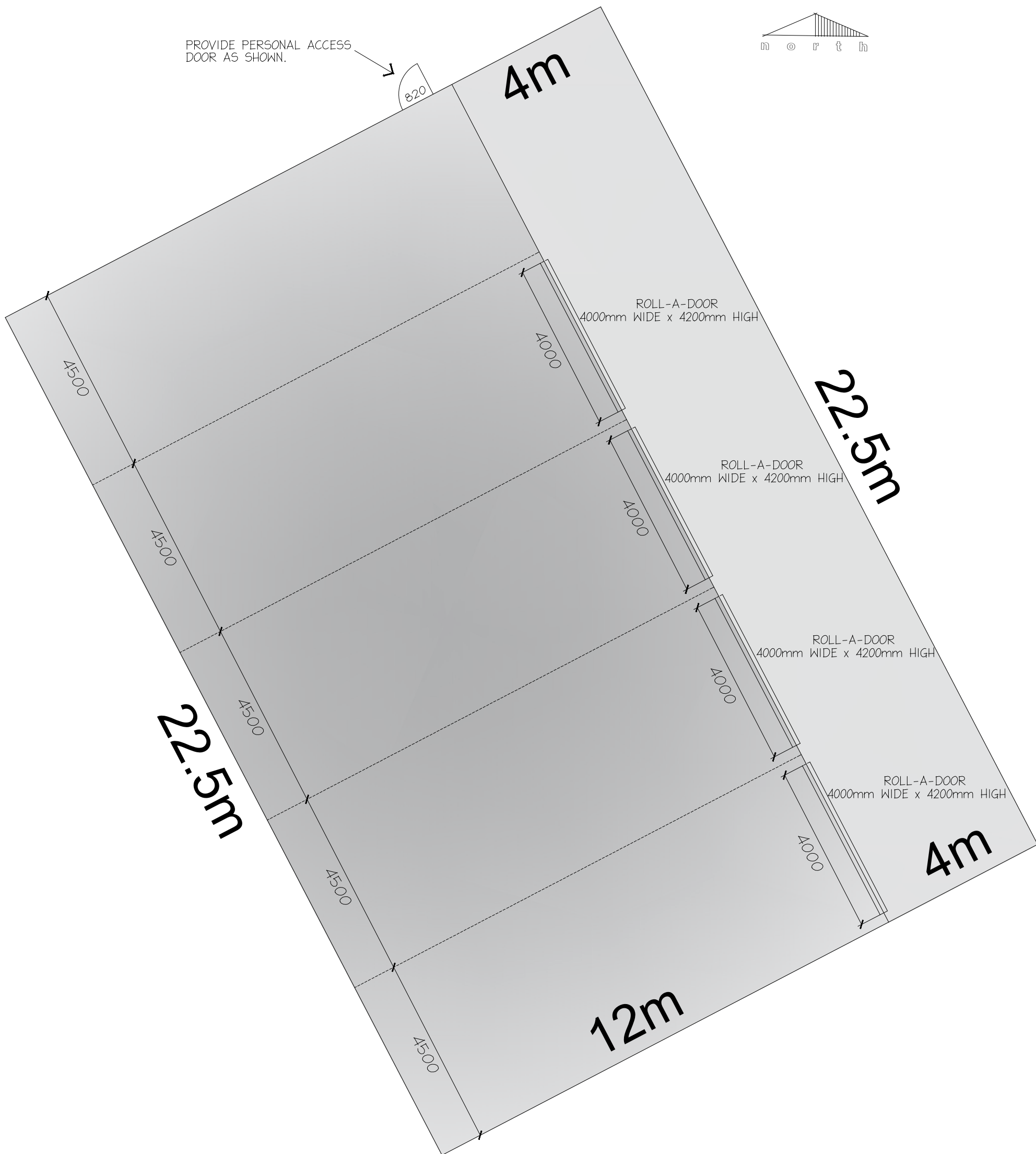
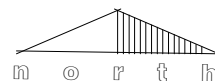
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SCALE: AS SHOWN DATE: March 2026



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# FLOOR PLAN 1 : 100

## SITE NOTES:

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SHEET NO: 3 OF 3 DRG NO: MH2 2026-030

PROJECT: PROPOSED SHED & LEAN TO

CLIENT: B & S PALMER

ADDRESS:  
169 POONCARIE ROAD, WENTWORTH

SCALE: AS SHOWN DATE: March 2026



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