



**ROY COSTA PLANNING & DEVELOPMENT**

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**STATEMENT OF ENVIRONMENTAL EFFECTS  
PROPOSED DWELLING & STORAGE SHED  
LOT 5 DP 1255922  
246B POMONA ROAD, POMONA NSW 2648**

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## Introduction

This Statement of Environment Effects report relates to the proposed dwelling and storage shed at 246B Pomona Road, Pomona NSW 2648 being Lot 5 DP 1255922.

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

## 1. Subject Site and Surrounding Area

### 1.1 Subject Site

Address	246B Pomona Road, Pomona NSW 2648	
Lot & DP	Lot 5 DP 1255922.	
Land size	9.841 ha	
Shape	Irregular	
Slope	N/A	
Vegetation	Nil	
Waterways	N/A	
Current uses	Vacant Land	
Previous uses	Nil	
Natural hazards	Bushfire prone:	Yes – see attached single dwelling attachment.  Access: Property as all-weather 2-wheel drive access with appropriate widths and clearances.  Water Supply: The lot has a rainwater tank in place of approx. 30,000 litre capacity.
	Flood affected:	Site is not flood affected
	Salinity:	No known salinity impacts affecting the site
	Stormwater:	No known inundation of storm water
Additional constraints	This property may be located near electrical infrastructure and could be subject to requirements listed under ISEPP	



*Figure 1: Site Location*



*Figure 2: Aerial site map*

## 1.2 Surrounding Land Use and Development:

The surrounding land use and development around 38 Keens Road, Monak NSW, is predominantly characterized by RU1 Primary Production zoning.

This rural landscape features vast expanses of a combination of rural living/lifestyle and agricultural land utilized for farming, grazing, and other primary production activities as well as residential riverside living.



*Figure 3: Western Boundary Fence facing neighbouring properties.*

## 2. Proposed Development

Proposal	New dwelling and shed
Size of Current Lot	10.5 Ha approx..
Applicable MLS	5 ha.
4.6 Variation Required?	No.





*Figure 4: Approximate location for proposed storage shed*

### **3. Relevant Planning Controls**

#### **3.1 State Environmental Planning Policies**

- State Environmental Planning Policy (Biodiversity and Conservation) 2021
- State Environmental Planning Policy (Exempt and Complying Development Codes) 2008
- State Environmental Planning Policy (Housing) 2021
- State Environmental Planning Policy (Industry and Employment) 2021
- State Environmental Planning Policy (Planning Systems) 2021
- State Environmental Planning Policy (Primary Production) 2021
- State Environmental Planning Policy (Resilience and Hazards) 2021
- State Environmental Planning Policy (Resources and Energy) 2021
- State Environmental Planning Policy (Sustainable Buildings) 2022
- State Environmental Planning Policy (Transport and Infrastructure) 2021

### 3.2 Wentworth Local Environmental Plan 2011

Permissibility of development in the Zone	The proposed development is permissible in the C4 Environmental Living Zone.	
Consistency with Zone Objectives	<p>The proposed relocatable dwelling aligns with the zoning objectives by offering a low-impact residential solution that respects and preserves the special ecological, scientific, and aesthetic values of the area.</p> <p>Designed to minimize disturbance to the natural environment, the dwelling incorporates sustainable materials and practices, ensuring a minimal ecological footprint.</p> <p>Its relocatable nature allows for flexibility and adaptability, further reducing the need for permanent alterations to the site.</p> <p>Additionally, the design and placement have been carefully considered to ensure that the dwelling integrates harmoniously with the surroundings, avoiding adverse effects on the area's unique values while providing functional and responsible residential use.</p>	
Applicable Principal Development Standards	<p>Clause 4.2B Erection of dwelling houses on land in Zones RU1, RU4, R5, C3 and C4:</p> <p>The proposed relocatable dwelling complies with development principles as it is located on a lot that exceeds the minimum lot size specified in the Lot Size Map.</p> <p>The parcel also existed before the current Environmental Planning Instrument (EPI) and was permissible for a dwelling house at that time.</p>	
Applicable Miscellaneous provisions	Bushfire Hazard Reduction	
Applicable additional local provisions	7.1 Earthworks	There are no earthworks proposed for this development.
	7.2 Essential Services	Not applicable to C4 zoned land.
	7.4 Terrestrial Biodiversity	Lot is mapped as Terrestrial Biodiversity per NRB 002 Map Sheet ID 8200 COM NRB 002 320 20111124.
	7.5 Wetlands	Not applicable, subject lot is not mapped as Wetlands.
	7.6 Development on Riverfront Areas	Not applicable – not riverfront development.
	7.7 Riparian land and Murray River and other	Not applicable.

### **3.2.1 Assessment of Applicable Additional Local Provisions**

#### *7.4 Terrestrial Biodiversity*

The proposed development at 246B Pomona Road, Pomona, is situated on land identified as "Terrestrial Biodiversity" per the Natural Resource—Terrestrial Biodiversity Map.

As such, the following points address the requirements outlined in the clause to protect terrestrial biodiversity:

#### **Impact Assessment**

- A review of the site reveals no existing native vegetation or habitat values within the proposed development area. As noted in the SEE, the site is vacant and does not support any threatened species or significant native habitat.
- The development does not involve the removal of native vegetation or activities that would adversely impact the ecological value or connectivity of the site.

#### **Design and Management**

- The proposed dwelling has been designed and sited to minimize environmental disturbance, as demonstrated by the use of sustainable materials and the avoidance of earthworks.
- The development's relocatable nature allows for flexibility and further reduces potential long-term impacts on the site's ecological values.

#### **Ecological Preservation and Connectivity**

- The surrounding area is primarily zoned for C4 Environmental living, with minimal vegetation or habitat linkages on the subject site. The proposed development does not fragment or diminish the biodiversity structure, function, or composition of the land.
- Given the absence of significant biodiversity elements on the site, the proposed development will not adversely impact habitat elements essential for connectivity.

#### **Compliance with Mitigation Requirements**

- The development has been planned to avoid significant environmental impacts. Where impacts are unavoidable, measures will be implemented to minimize and manage them in accordance with best practices.

In conclusion, the proposed development aligns with the objectives of the clause by ensuring the protection of terrestrial biodiversity while meeting the functional requirements of the C4 Environmental Living Zone. The site's characteristics and the development's design demonstrate that the proposal does not pose adverse effects on the ecological integrity of the land.

### **3.3 Wentworth Development Control Plan 2011**

The Wentworth Development Control Plan does not include specific development controls for the C4 Environmental Living Zone.

As a result, there are no applicable provisions within the DCP to guide or assess the proposed development in this zone.

Consequently, the requirements of the DCP cannot be addressed as part of this Statement of Environmental Effects (SEE).

## 4. Assessment

### 4.1 Context Analysis

Will the development be:	• Visually prominent in the surrounding area?	No
	• Inconsistent with the existing streetscape?	No
	• Out of character with the surrounding area?	No
	• Inconsistent with surrounding land uses?	No
<p>Response:</p> <p>The proposed development will blend seamlessly with the environmental character of the surrounding area, ensuring it is neither visually prominent nor disruptive to the existing streetscape. It will be in harmony with the surrounding nature of nearby dwellings, reflecting the environmental living focus of the C4 Environmental Living Zone. The design and scale of the dwelling are consistent with the surrounding land uses, maintaining the area's established character and preserving its visual and functional integrity.</p>		

### 4.2 Privacy, view, and overshadowing

Will the result in:	• Privacy issues?	No
	• Overshadowing of adjoining properties?	No
	• Acoustic issues from excessive noise?	No
	• Impact on view?	No
<p>Response:</p> <p>The proposed development has been carefully designed to avoid any adverse impacts on privacy, views, or amenity for adjoining properties. It will not result in overshadowing, ensuring access to sunlight for neighbouring properties remains unchanged. The design also considers acoustic impacts, with no excessive noise anticipated. Additionally, the development will have no detrimental effect on existing views, maintaining the visual enjoyment and privacy of the surrounding area.</p>		

### 4.3 Access and Traffic

Will the development:	• Have legal and practical, or require new access?	Has legal access via Pomona Road.
	• Increase local vehicle movements?	No
	• Require onsite vehicular manoeuvring and onsite parking?	Yes
	• Require off-site parking?	No
<p>Response:</p> <p>The proposed development will utilize its existing legal access via Pomona Road, requiring no new access arrangements. It will not result in increased local vehicle movements and does not necessitate onsite vehicular manoeuvring or parking provisions. Additionally, the development will not rely on or require any off-site parking, ensuring minimal impact on local infrastructure and traffic conditions.</p>		



#### 4.4 Infrastructure and Utilities

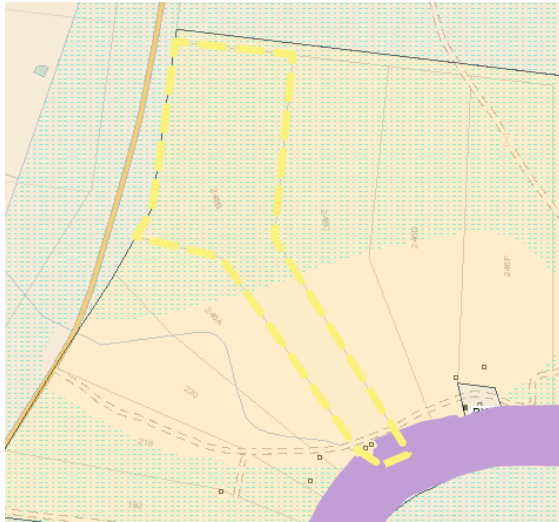
Will the development require:	• Power?	Yes
	• Water?	Yes
	• Sewer?	No
	• Stormwater?	No
	• Telecommunications?	Yes
<p>Response:</p> <p>The proposed development will require essential services, including power, water, and telecommunications, to support its functionality and occupation. However, it will not rely on sewer or stormwater infrastructure, minimizing its demand on local utilities and ensuring a sustainable integration with the existing environmental setting.</p>		

#### 4.5 Environmental Impacts

Will the development result in:	• Air pollution?	No
	• Water Pollution?	No
	• Noise impacts?	No
	• Excavation or filling	No
	• Erosion or sediment run-off?	No
	• Soil contamination?	No
	• ESD <i>i.e.</i> , is a BASIX required?	Yes
	• Impacts on items of heritage or cultural significance?	No
	• Disturbance of Aboriginal artefacts or relics?	No
<p>Response:</p> <p>The proposed development will have minimal environmental impact, with no contributions to air or water pollution, noise disturbances, soil contamination, excavation, or sediment run-off. While a BASIX certificate is required, the development aligns with environmental sustainability standards. It will not affect items of heritage or cultural significance and will not disturb any Aboriginal artefacts or relics, ensuring the preservation of the area's environmental and cultural values.</p>		

#### 4.6 Biodiversity Impacts

Will the development result in:	• The removal of any native vegetation?	No
	• Any impact on threatened species or native habitat?	No
<p>Response:</p> <p>The proposed development site is not identified as having biodiversity values according to a search of the spatial viewer and the attached Thresholds Report. Only a small section of riverfront land is mapped with such values, and this area will remain unaffected by the proposed works – see images following.</p>		



#### 4.7 Waste and Stormwater disposal

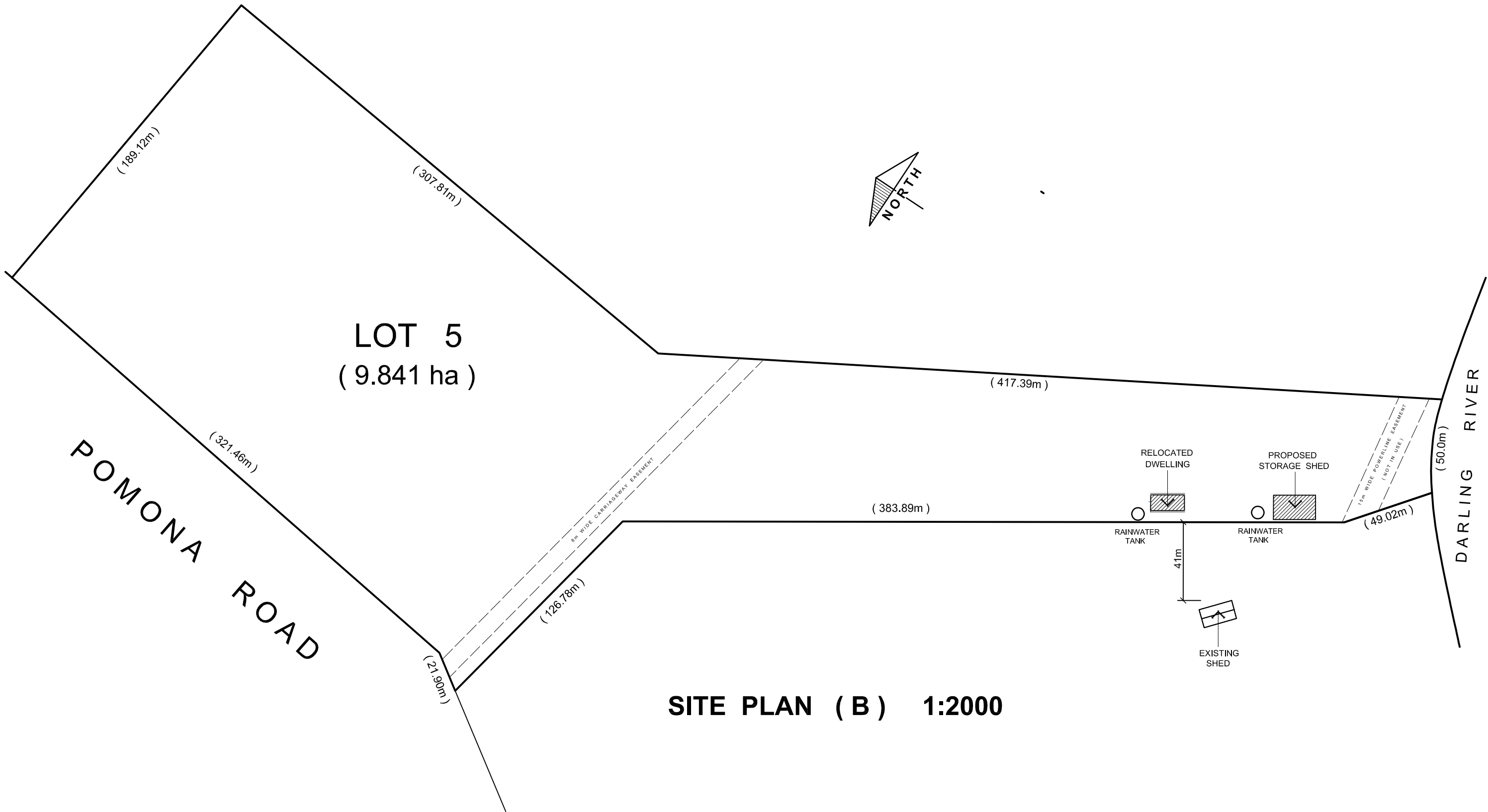
• How will effluent be managed? Sewer or onsite?	Onsite
• How will stormwater be disposed? Drainage system or other?	Other
• Will liquid trade waste be discharged to Councils sewer?	No
• Will the development result in hazardous waste or disposal issues?	No
• Have all storm water risks been considered?	Yes
• Will the development include rainwater tanks	No
<p>Response:</p> <p>The proposed development will manage effluent onsite, ensuring that no connection to the sewer system is required. Stormwater will be managed through an alternative system, with all associated risks thoroughly considered. The development will not involve the discharge of liquid trade waste to Council's sewer, nor will it generate hazardous waste or disposal issues. Additionally, the proposal does not include rainwater tanks, as the development focuses solely on land subdivision without the need for such infrastructure.</p>	

#### 4.8 Social and Economic Impacts

Will the development result in:	• Any economic impacts?	No
	• Any social impacts?	No
	• Any issues relating to safety, security or crime?	No
<p>Response:</p> <p>The proposed development will not result in any significant economic or social impacts. It will not create any issues related to safety, security, or crime, ensuring that the surrounding community remains unaffected by the subdivision. The development is designed to be harmonious with the existing rural environment, posing no adverse effects on local social dynamics or economic stability.</p>		

## **5. Conclusion**

The application for development consent seeks approval for a relocatable dwelling and storage shed on land zoned C4 Environmental Living, demonstrating compliance with the objectives of the land use zone.



drg no.

2024-103

project

RELOCATED DWELLING &  
NEW STORAGE SHED

address

LOT 5 ( No. 246B )  
POMONA ROAD POMONA

client

D. & R. ARNOLD

scale	AS SHOWN		
sheet no.	6	of	6
date	SEPTEMBER 2024		
design	NK	drn	NK
DP no.	AD 1200		

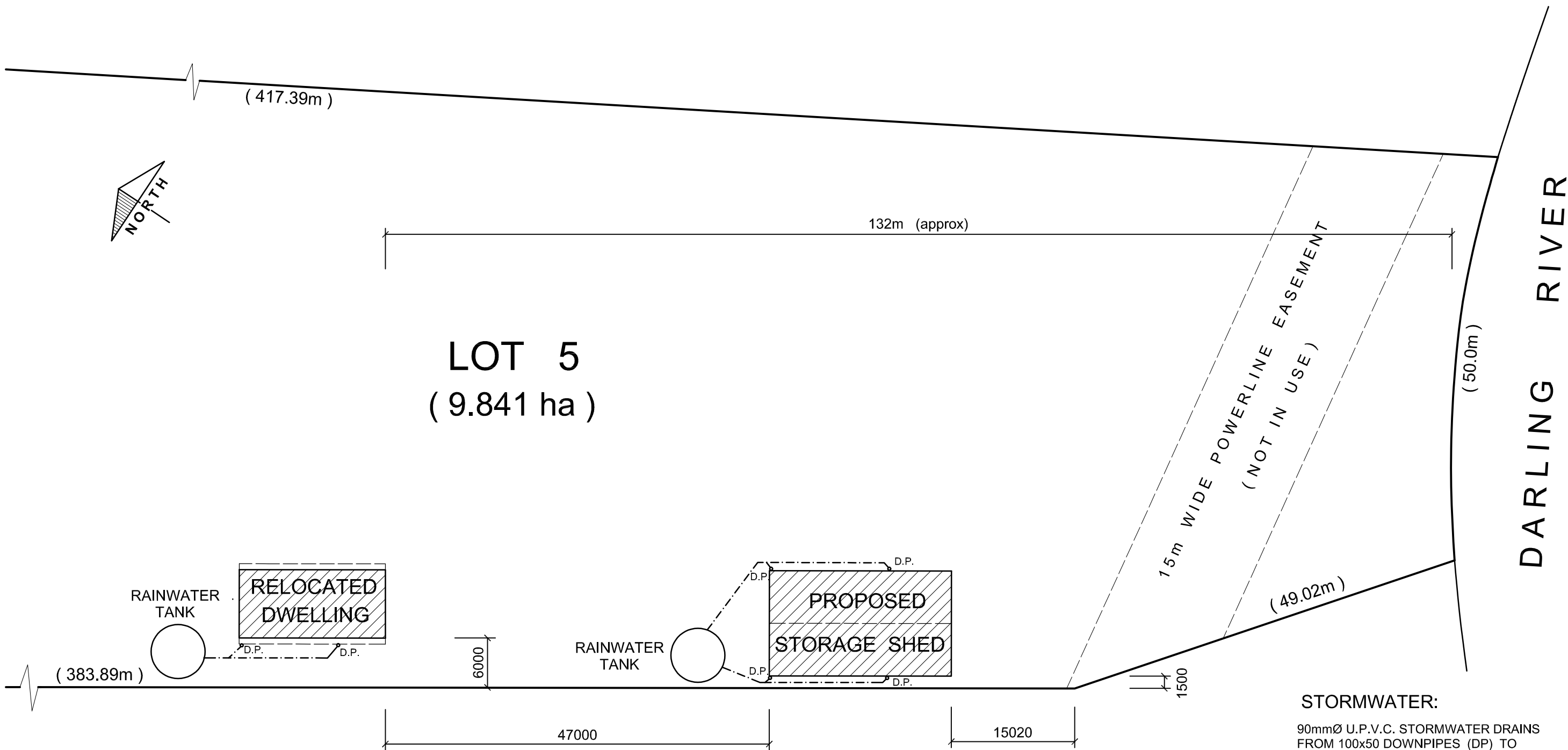
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**DESIGN**  
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MILDURA 3500  
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EMAIL [threestates@bigpond.com](mailto:threestates@bigpond.com)





SITE PLAN ( A ) 1:500

STORMWATER:

90mmØ U.P.V.C. STORMWATER DRAINS  
FROM 100x50 DOWNPIPES (DP) TO  
CONNECT INTO RAINWATER TANKS

12m MAX SPACING BETWEEN DOWNPIPES

NOTES:

ALL DIMENSIONS TO BE CHECKED &  
VERIFIED ON SITE PRIOR TO THE  
COMMENCEMENT OF ANY WORK.

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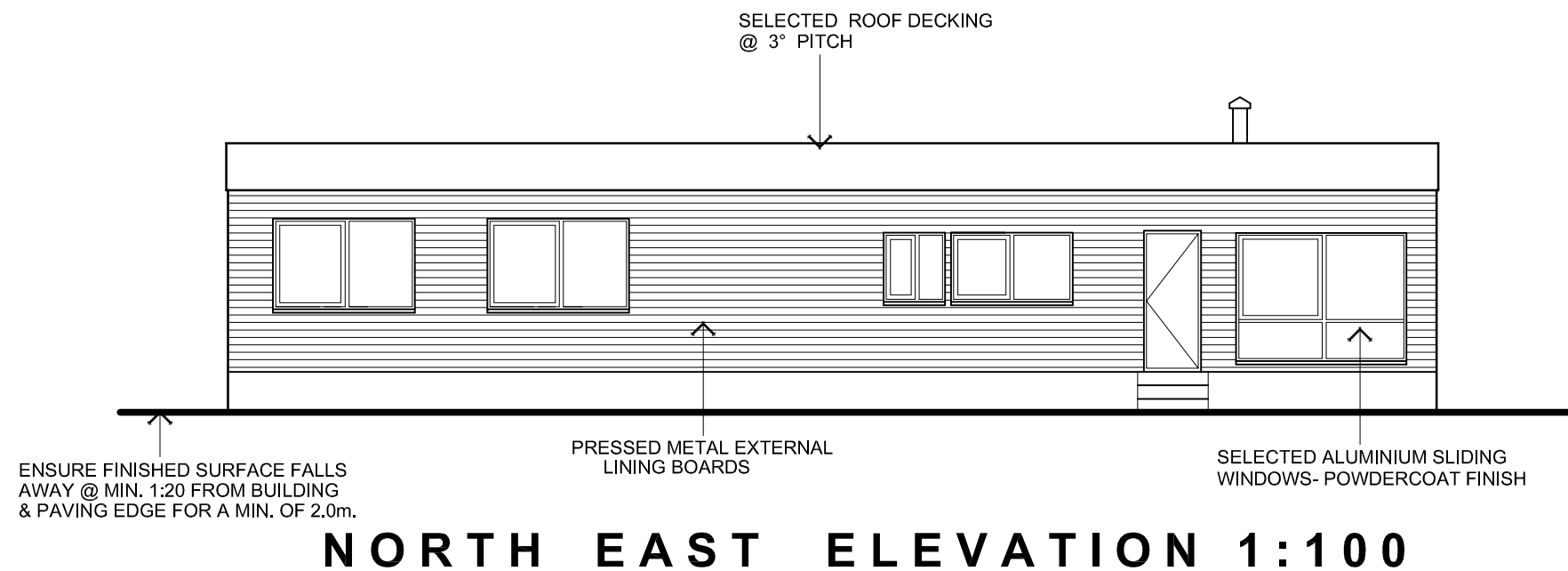
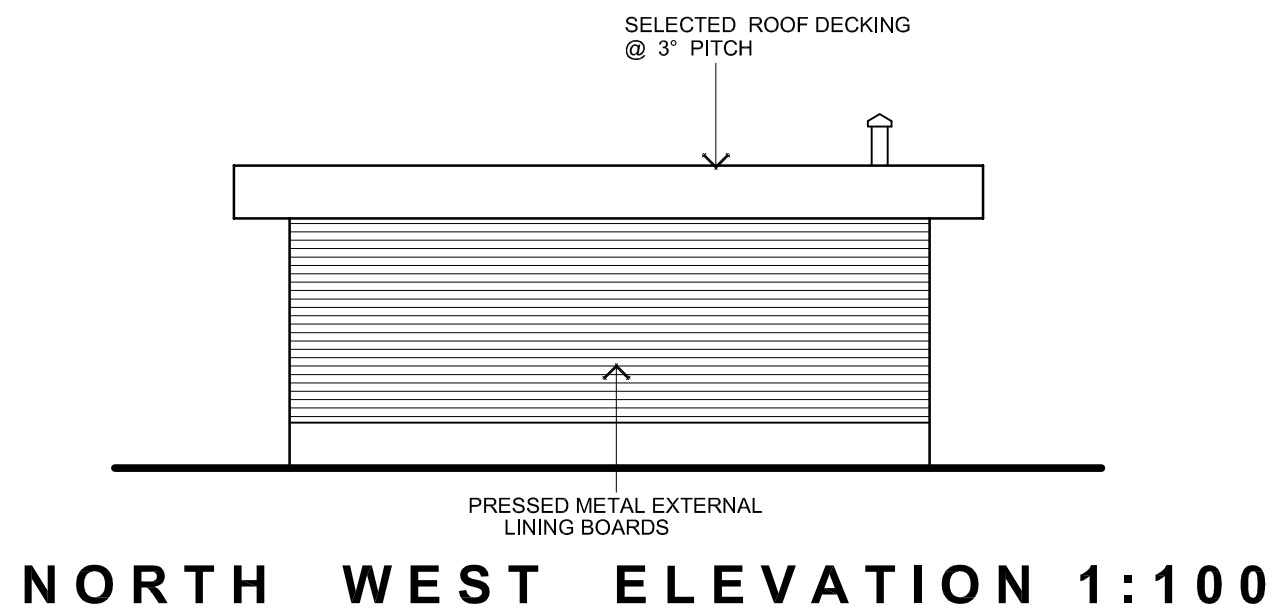
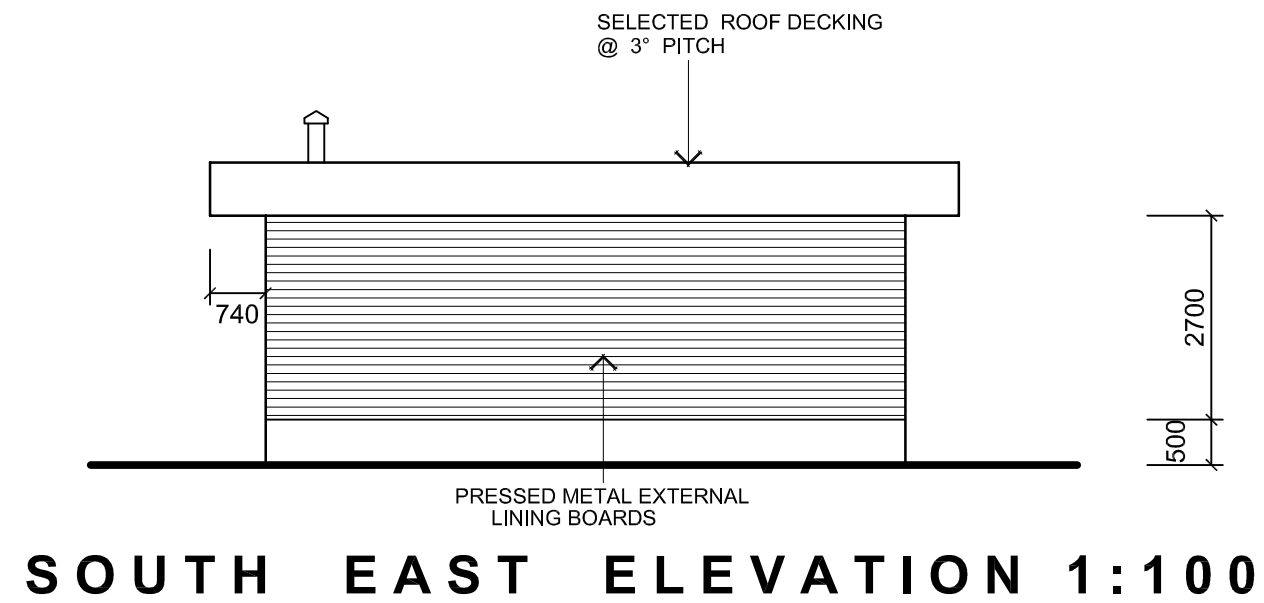
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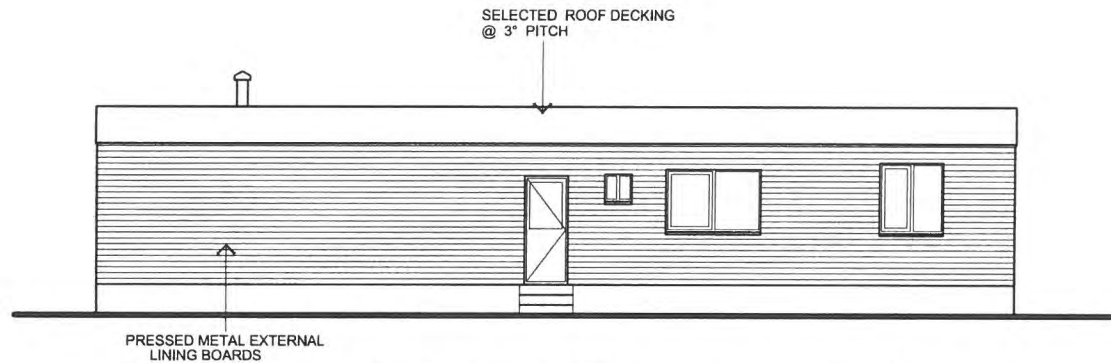
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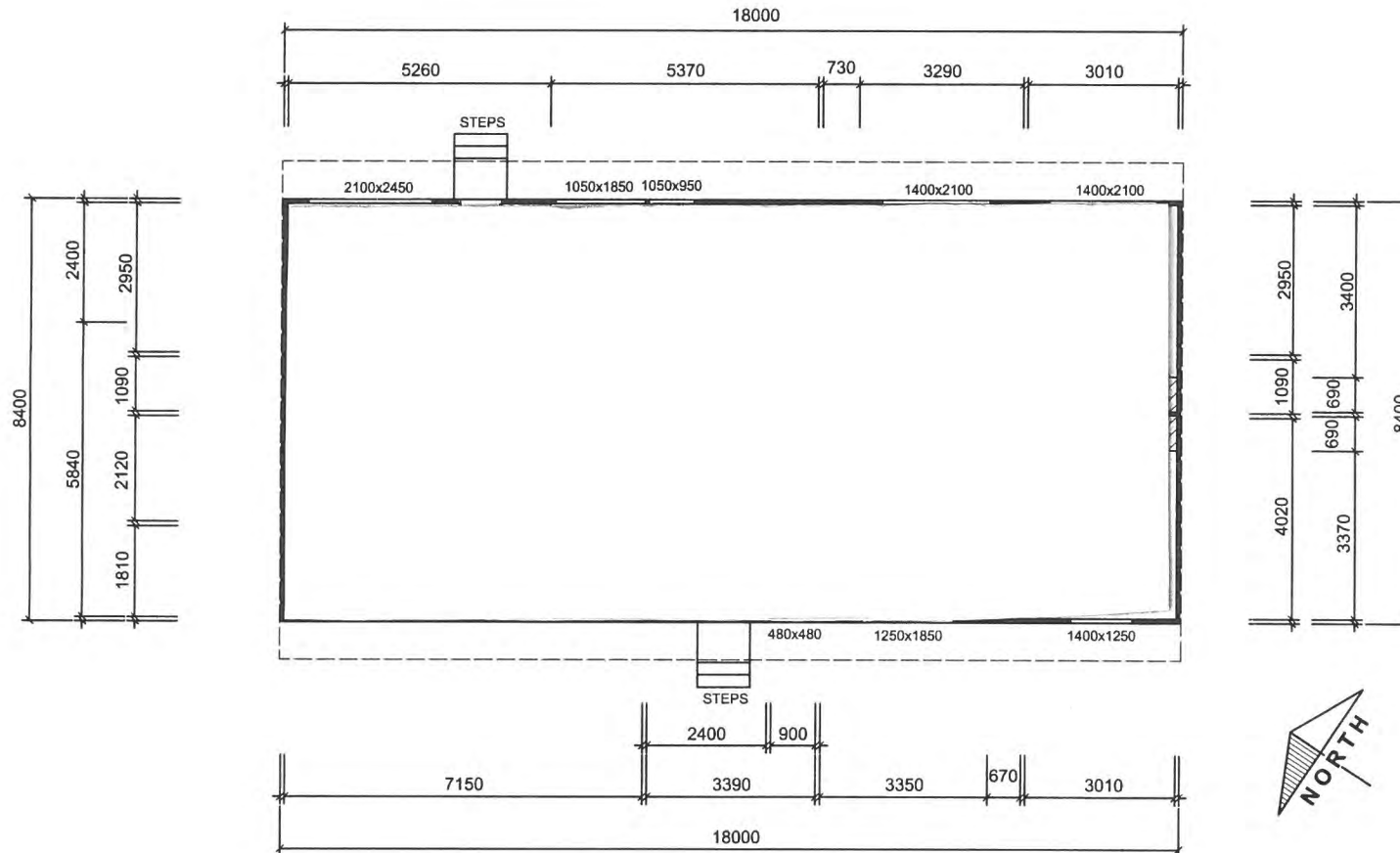
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**SOUTH WEST ELEVATION 1:100**



**FLOOR PLAN 1:100**

drg no.

**2024-103**

project

**RELOCATED DWELLING &  
NEW STORAGE SHED**

address

**LOT 5 (No. 246B )  
POMONA ROAD POMONA**

client

**D. & R. ARNOLD**

scale

**AS SHOWN**

area

DWELLING	151.20m2
STORAGE SHED	290.20m2

sheet no. 1 of 6

date **SEPTEMBER 2024**

design NK drn NK

DP no. **AD 1200**

**general notes:**

1. ALL WORKS CARRIED OUT SHALL BE IN STRICT COMPLIANCE WITH THE PROVISIONS OF THE NATIONAL CONSTRUCTION CODE.
2. CONTRACTORS SHALL CHECK ALL DIMENSIONS ON SITE BEFORE COMMENCING ANY WORKS.
3. FIGURED DIMENSIONS HAVE PREFERENCE TO SCALE.
4. PLANS SHALL BE READ IN CONJUNCTION WITH PROJECT SPECIFICATIONS & ATTACHED DOCUMENTATION.
5. IT IS THE BUILDERS RESPONSIBILITY TO ENSURE THAT THE BUILDING IS WITHIN THE DESIGNATED BOUNDARIES AND VERIFY THAT THE SITE IS SHOWN CORRECT.
6. IT IS THE BUILDERS RESPONSIBILITY TO NOTIFY THE DESIGNER OF ANY SERVICES WHICH MAY HINDER CONSTRUCTION OR CAUSE ALTERATIONS TO DESIGN BEFORE COMMENCING ANY WORK.

JULNIC PTY LTD TRADING AS:

**3 States**

**DESIGN**

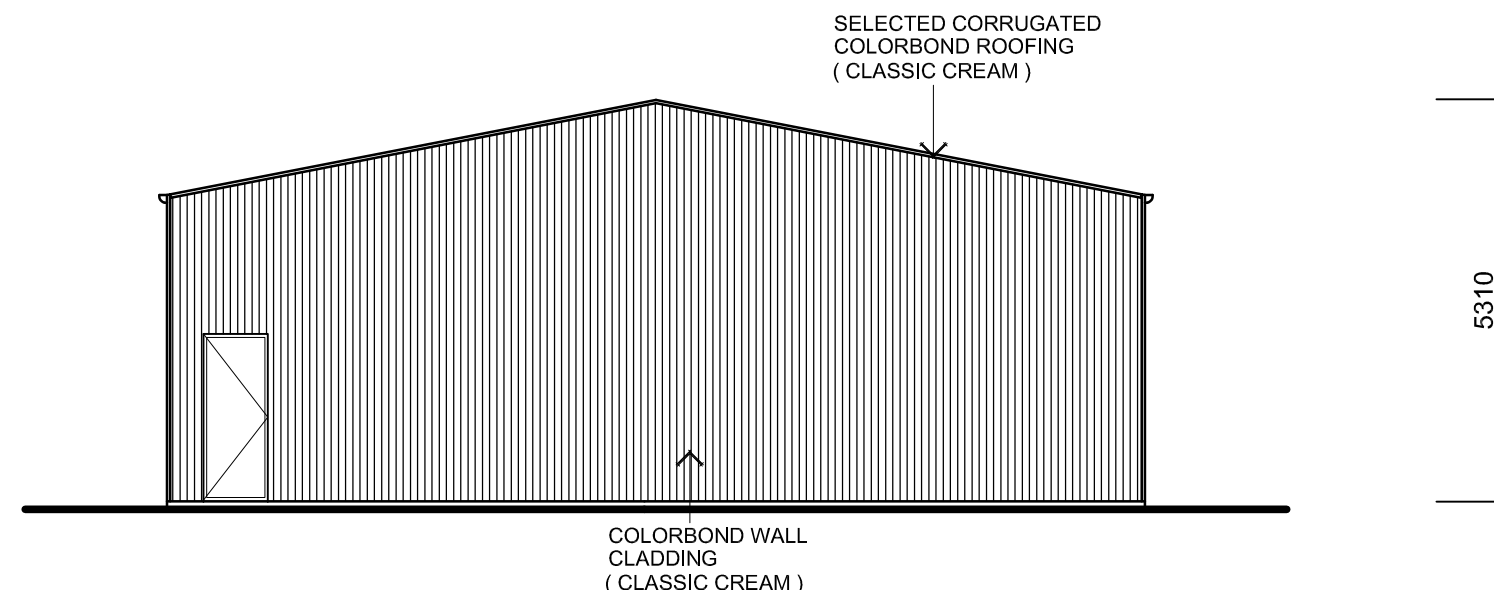
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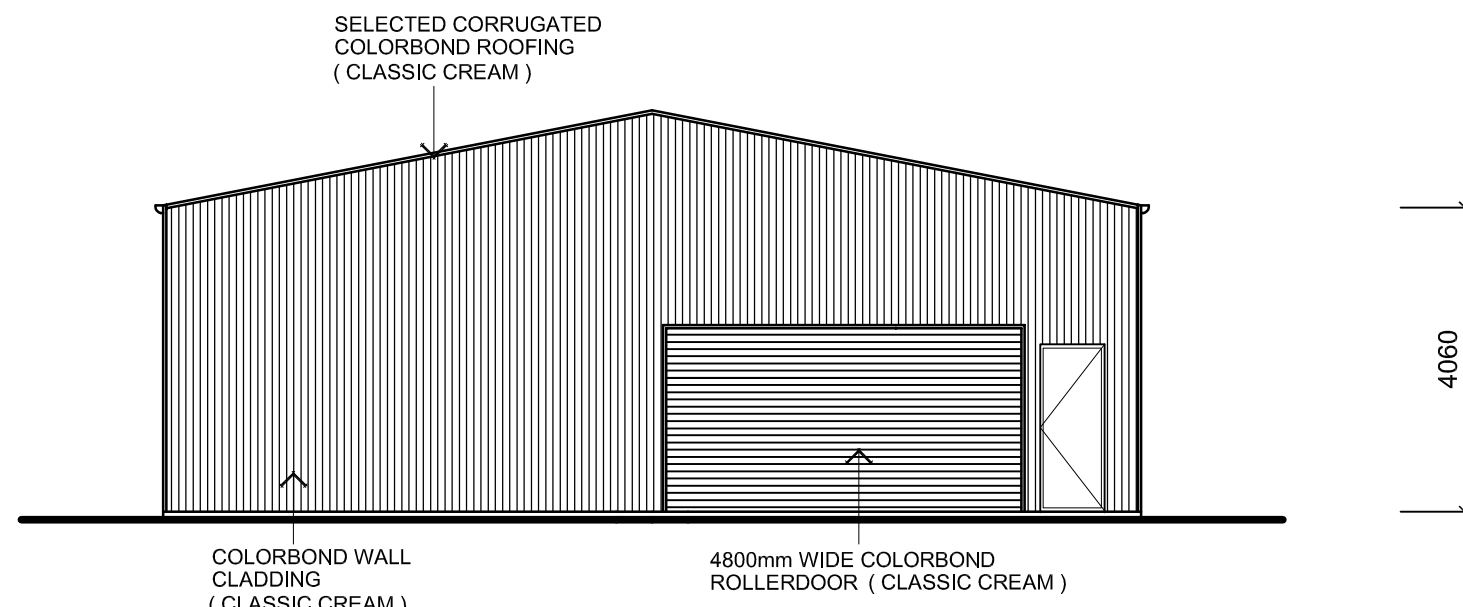
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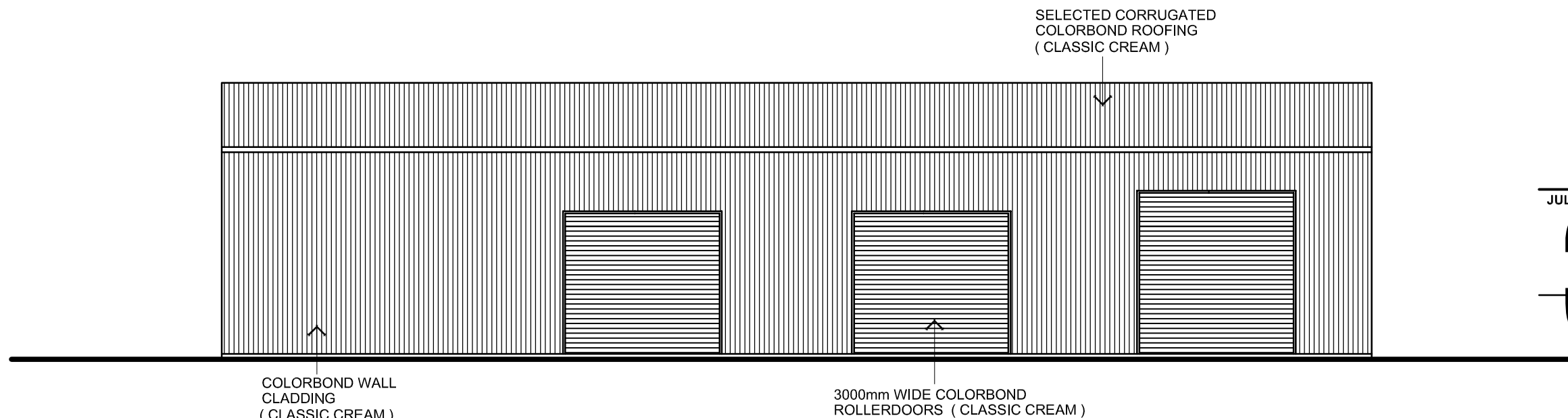
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NORTH WEST ELEVATION 1:100



SOUTH EAST ELEVATION 1:100



NORTH EAST ELEVATION 1:100

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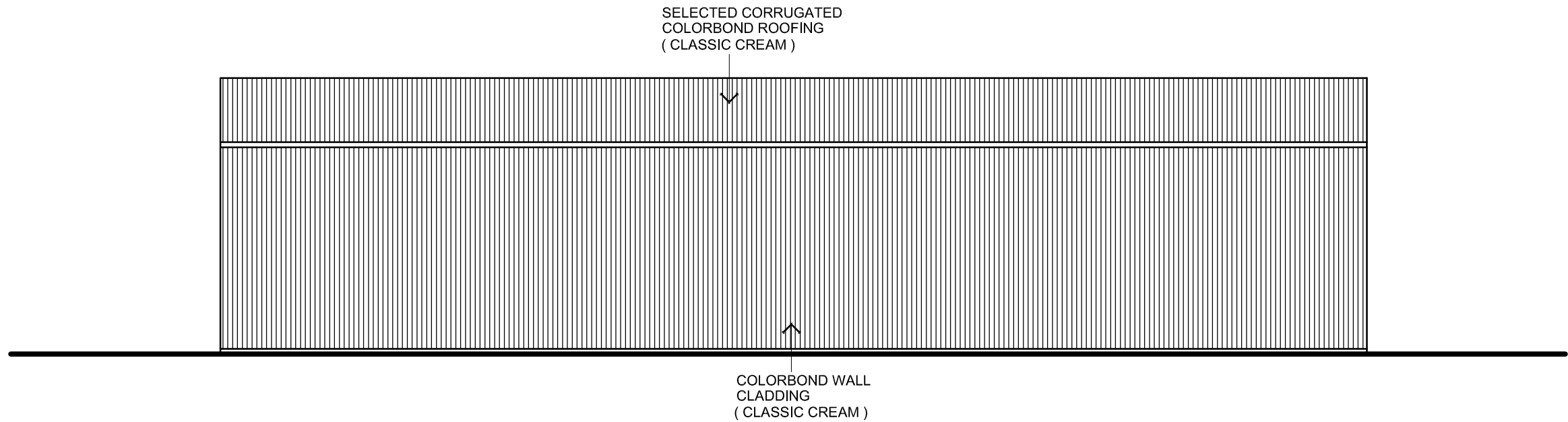
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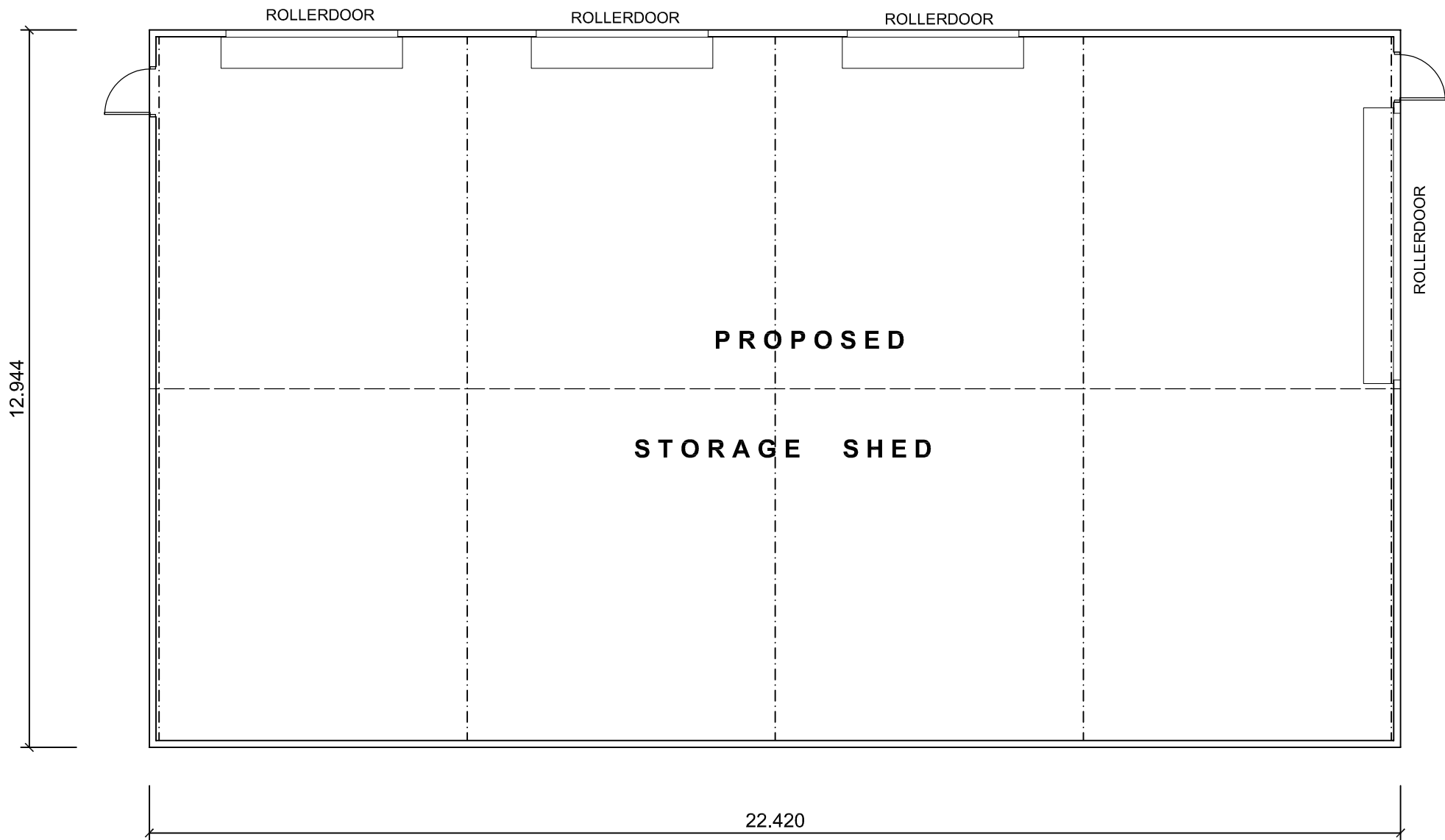
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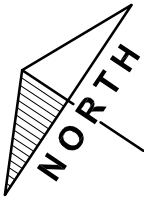


SOUTH WEST ELEVATION 1:100



FLOOR PLAN 1:100

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