

STATEMENT OF ENVIRONMENTAL EFFECTS

2023

LOT 17 SECTION 13 DP 759091

71 WOORE STREET, WILCANNIA, NSW, 2836.

FOR

ABORIGINAL HOUSING OFFICE

4 Parramatta Square, 12 Darcy Street Parramatta NSW 2150

February 2023

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1.0 INTRODUCTION

This Statement of Environmental Effects has been prepared to support a development application for new residences at Wilcannia which are located on Lot 17 Section 13 DP 759091. The application is accompanied by architectural plans.

This Statement reviews the proposed development by assessing the relevant matters for consideration under Section 4.15 of the *Environmental Planning and Assessment Act 1979*, (as amended) including: -

- *Central Darling Local Environmental Plan 2012*

As a result of the assessment it is concluded that the application addresses the controls satisfactorily and that the granting of consent to the application is justified.

2.0 PROPERTY DESCRIPTION

The subject allotment is known as 71 Woore Street Wilcannia, and is legally described as Lot 17, Section 13, DP 759091. The lot is located within the Central Darling Shire Council Local Government Area, the site is zoned a R1 General Residential zone under the *Central Darling Local Environmental Plan 2012*.

The subject lots are located within the town of Wilcannia NSW. The subject site is not affected by Flooding.

Figure 1: Aerial Map



Figure 2: Identifies the subject site being within the R1 General Residential zone within the Central Darling Local Environmental Plan 2012.



3.0 SITE DESCRIPTION

The subject site is located on 71 Woore Street, Wilcannia, NSW 2836 and the lot is a rectangular shape; the combined site area is 1011m². The site has a frontage width on 71 Woore Street Wilcannia of 20.115 metres. The site is a flat area of land.

Photo of street and streetscape location for context of development at 71 Woore Street, Wilcannia.

Figure 3: Woore Street elevation showing street and view opposite the site..



Figure 4: Current dilapidated dwelling that has been removed from 71 Woore Street, Wilcannia.



4.0 SURROUNDING ENVIRONMENT

The site is situated within the well-established R1 General Residential Zone. The lot is located opposite residential dwellings, within the Central Darling Shire Council area in Far West NSW.

5.0 PROPOSED DEVELOPMENT

As detailed in the accompanying architectural plans the proposal seeks approval for the following works:-

The installation of manufactured homes and associated services, to 71 Woore Street, Wilcannia.

- Site area: 1011m²
- Floor area of each dwelling: 96.5m²
- Height of each dwelling from ground to ridge 4.9m
- Total floor area of all buildings on site 193m²
- Landscape area (soil depth of at least 1m) 546m²
- Total hardsurface coverage of site: 465m²

Associated site works (footing, sewerage works, stormwater works, plumbing, connection to electrical and other associated services).

The colour scheme of the development coordinates with the precinct adjacent to 71 Woore Street, Wilcannia.

Proposed floor plan and site plan of 71 Woore Street, Wilcannia.

Figure 5: Proposed site plan and works for 71 Woore Street, Wilcannia – 2 dwellings.

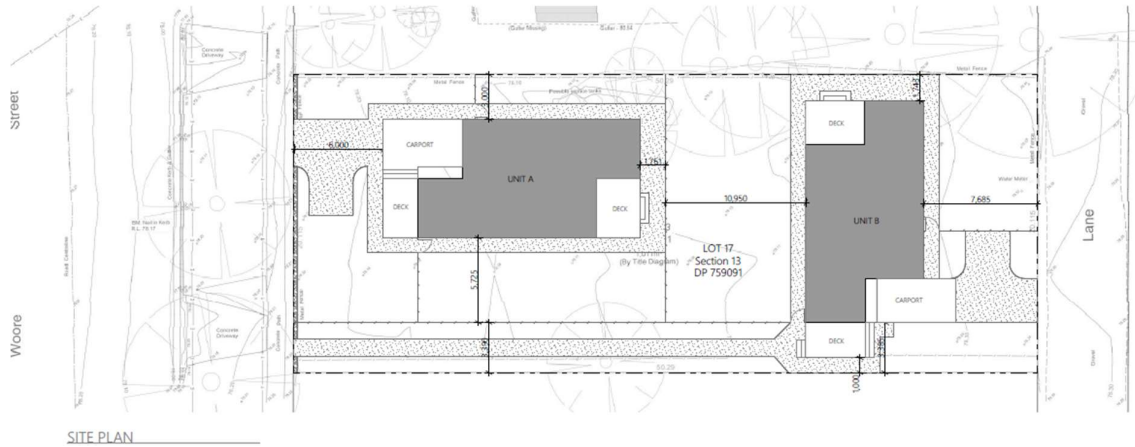


Figure 5: Proposed landscape plan and works for 71 Woore Street, Wilcannia – 2 dwellings.

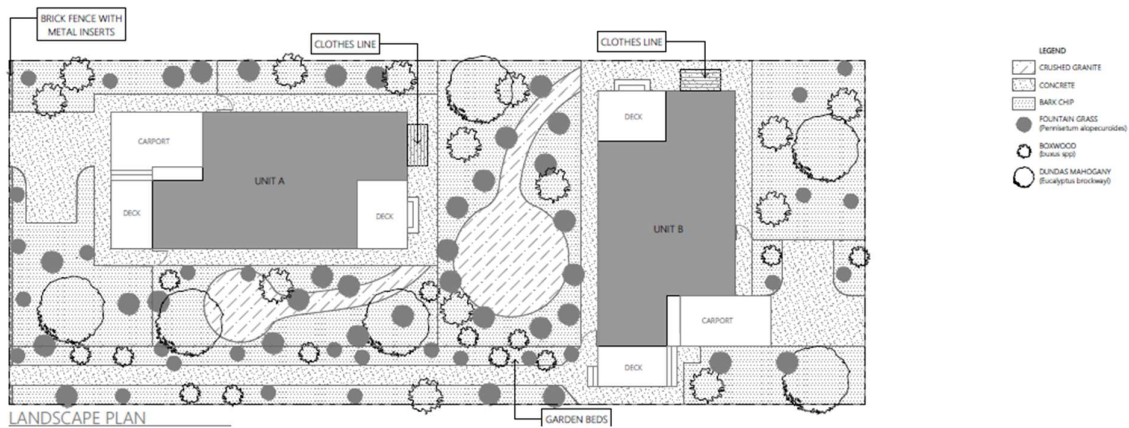
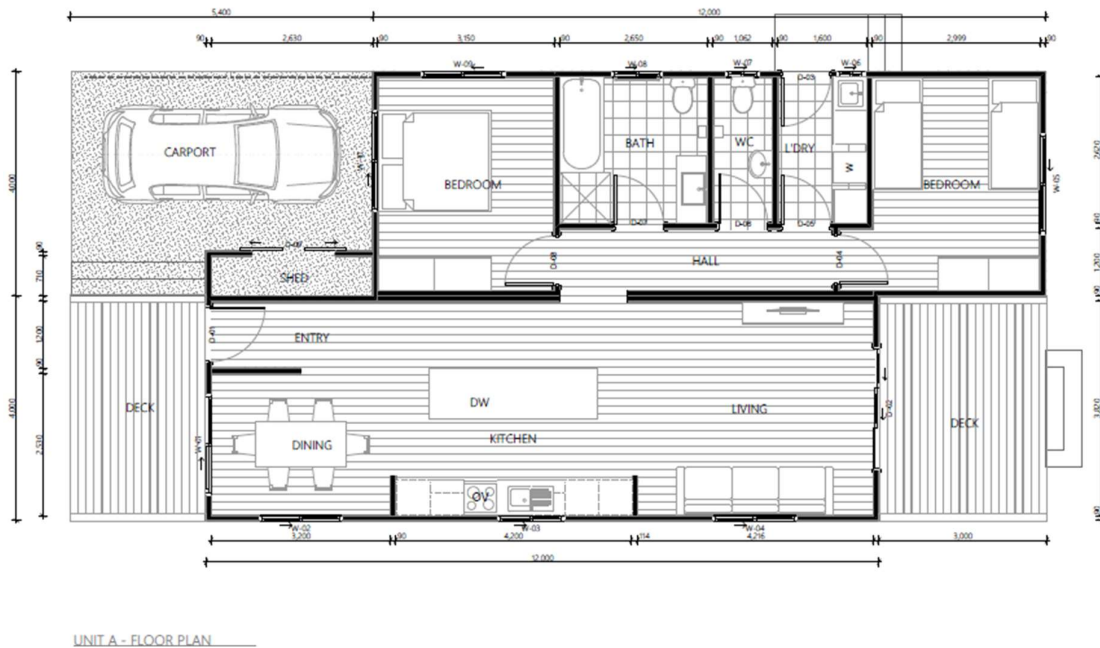


Figure 6: Proposed floor plan and works for 71 Woore Street, Wilcannia – 2 dwellings.



6.0 RELEVANT STATUTORY CONTROLS

The proposed development is identified as development requiring consent under the provisions of the *Environmental Planning and Assessment Act 1979*. The following is an assessment of the proposal against the relevant provisions of the Act and the relevant planning instruments and policies of Central Darling Shire Council.

6.1 Central Darling Local Environmental Plan 2012

Clause 2.1 – Land Use Zone

The subject property is included within the R1 General Residential zone under the provisions of the *Central Darling Local Environmental Plan 2012*, within which the proposed development is permissible with Council's consent. The proposed development is consistent with the zone objectives, as it is compatible with the existing environmental and built character of a R1 General Residential zone area.

7.0 SECTION 4.15(1) OF THE ENVIRONMENTAL PLANNING AND ASSESSMENT ACT 1979

7.1 The provisions of any environmental planning instrument - S41.5(1)(a)(i)

The proposed development of land is subject to the provisions of the *Central Darling Local Environmental Plan 2012*. It is considered that the provisions of these Environmental Planning Instruments have been satisfactorily addressed within this report and that the proposal achieves compliance with their provisions.

7.2 Any draft environmental planning instrument - S4.15(1)(a)(ii)

There are no draft Environmental Planning Instruments in force at the present time.

7.3 Any development control plan - S4.15(1)(a)(iii)

There is no Development control plan for Central Darling Shire Council area.

7.5 Any matter prescribed by the regulations that apply to the land- S4.15(1)(a)(iv)

No matters of relevance are raised in regard to the proposed development.

7.6 The likely impacts of that development - Section 4.15(1)(b)

It is considered that this application, which comprises the installation of manufactured homes plus site works is reasonable and achieves the objectives of the relevant planning controls. This is due to the fact that the resultant development is compatible with and will complement the established R1 General Residential zone.

The proposal will have an acceptable impact on the environment and the amenity currently enjoyed by the neighbouring properties. As demonstrated by this Statement, the proposal is appropriately

designed having regard to the relevant provisions of the *Central Darling Local Environmental Plan 2012* and Council's Plans and Policies.

7.7 Suitability of the Site - Section 4.15(1)(c)

The subject site is considered to be suitable in size and will not be affected by the construction of the residential dwellings.

The proposed works will not cause result in development of unreasonable bulk or scale as they are residential dwellings, and will be sympathetic to the local character as demonstrated in the architectural design.

7.8 Submissions made in accordance with this Act or the regulations - Section 4.15(1)(d)

This is a matter for Council in the consideration of this proposal.

7.9 The Public Interest - Section 4.15(1)(e)

The proposal will not unreasonably impact upon the environment, the character of the locality or upon the amenity of adjoining properties and is therefore considered not to be contrary to the public interest.

8.0 CONCLUSION

This proposal, which includes the the installation of manufactured homes and associated site works at 71 Woore Street, Wilcannia, NSW, 2836 and is legally described as Lot 17, Section 13 in DP 759091, has been assessed against the requirements of Section 4.15(1) of the Act, the *Central Darling Local Environmental Plan 2012* and the relevant Council plans and policies.

As described in this Statement of Environmental Effects, compliance with Council's controls or qualitative objectives has demonstrated that the proposal will not unreasonably impact upon the natural or built environment, the amenity of surrounding properties within the R1 General Residential zone of Wilcannia.

Accordingly, it is our opinion that the proposed development at 71 Woore Street, Wilcannia as described in the application, is reasonable and supportable and should be approved by Council under delegated authority.