

STATEMENT OF ENVIRONMENTAL EFFECTS

For Domestic Violence Service Management
Wilcannia Community Hub Building

LOT 5 S2, DP759091

65-67 REID STREET, WILCANNIA 2836

FOR

CENTRAL DARLING SHIRE COUNCIL

April 2022

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1.0 INTRODUCTION

This Statement of Environmental Effects has been prepared to support a development application for 65-67 Reid St Wilcannia NSW 2836. The application is accompanied by architectural plans 2022.

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 65-67 Reid St Wilcannia NSW 2836 and is legally described as Lot 5 S2 DP759091. These lots are located within the Central Darling Shire Council Local Government Area, the site is zoned R1 General Residential and local Heritage zone under the Central Darling Local Environmental Plan 2012.

The subject lot is located within the town of Wilcannia NSW.

Figure 1: Aerial of site



Figure 2: Surveyors Drawing of 65-67 Reid St Wilcannia.

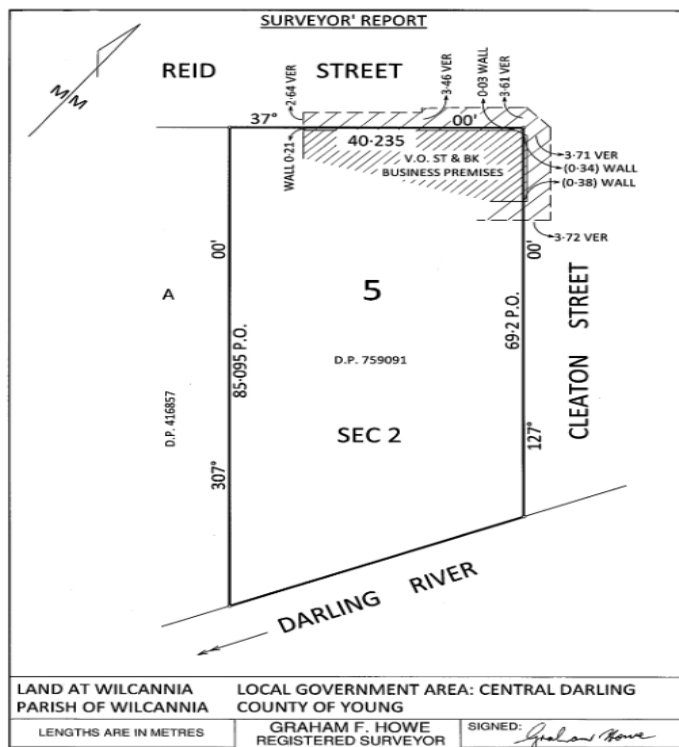
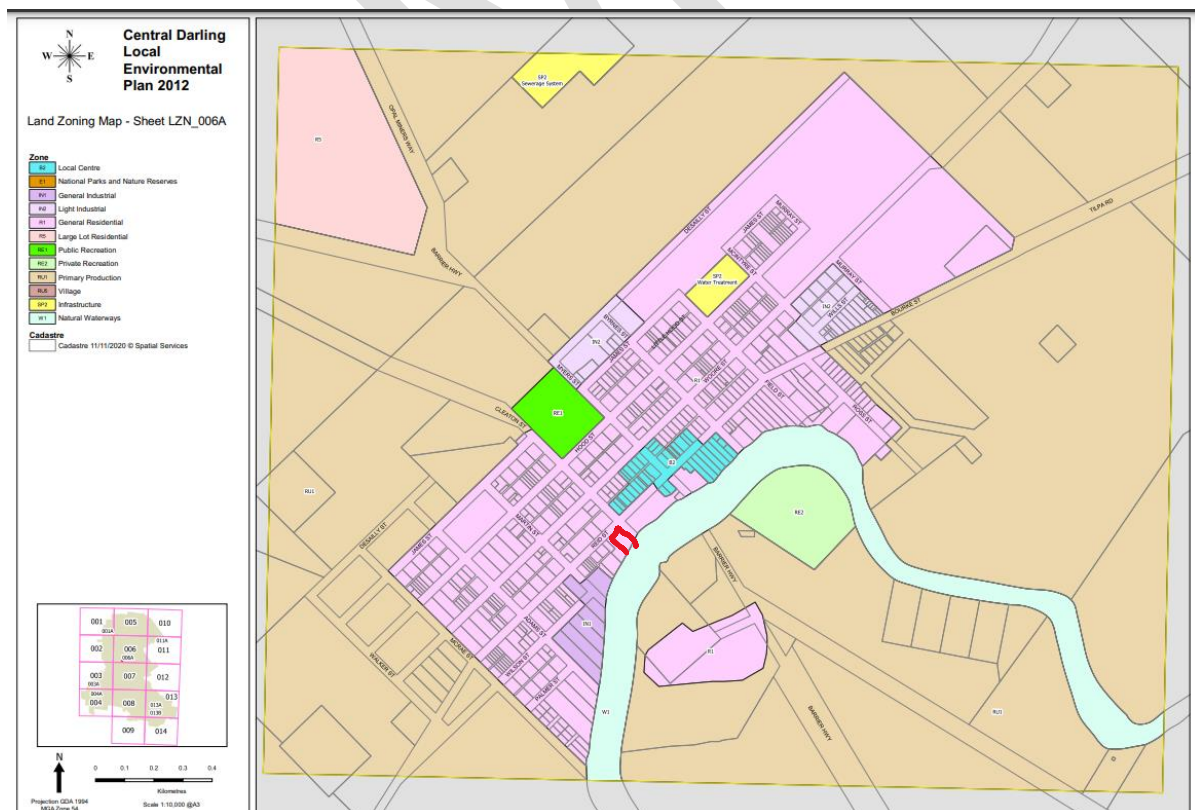


Figure 3: Identifies the subject site being within the R1 Residential zone within the Central Darling Local Environmental Plan 2012 (65-67 Reid St Wilcannia block marked in red outline).



3.0 SITE DESCRIPTION

The subject site is located on 65-67 Reid St Wilcannia NSW 2836 and all the lots are rectangular shape the combined site area is 2899.7m². The site has a frontage width on Reid Street Wilcannia. The site is a flat area of land.

Figure 4: 65-67 Reid St Wilcannia NSW for context of property requiring refurbishments.



4.0 SURROUNDING ENVIRONMENT

The site is situated within the well-established Wilcannia township amongst several Local Heritage listed buildings. The Reid St property is located opposite the Courthouse and Barker park, with the Baaka (or Darling) River running behind the property in 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 refurbishment works:-

- Cosmetic uplifts to 4 existing bedrooms (3 small back rooms, 1 main internal larger room)
- 2 existing bathrooms (existing plumbing)
- 2 general use rooms
- 1 kitchen (existing plumbing)

2 new bathrooms utilising existing internal walls – new plumbing/sewer connection required.

2 new kitchens (1 small/1 large) utilising existing internal walls – new plumbing etc required.

Associated site works including connection of sewerage works, stormwater works, plumbing, and updated electrical works.

The colour scheme of the 65-67 Reid St Wilcannia NSW 2836 will continue to coordinate with the buildings adjacent on Reid St and Cleaton St.

6.0 RELEVANT STATUTORY CONTROLS

The proposed refurbishment 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 and Local Heritage under the provisions of the *Central Darling Local Environmental Plan 2012*, within which the proposed development is permissible with Council's consent. The proposed refurbishment is consistent with the zone objectives, as it is compatible with the existing environmental and built character of the Wilcannia 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/refurbishment.

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

It is considered that this application, which comprises the refurbishment of existing buildings is reasonable and achieves the objectives of the relevant planning controls. This is due to the fact that the resultant refurbishment is compatible with and will complement the established Reid St and Cleaton streets heritage listed buildings in Wilcannia.

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 refurbishments to 65-67 Reid St.

The proposed works will not cause result in development of unreasonable bulk or scale as all works are internal, 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 refurbishment at 65-67 Reid St Wilcannia NSW 2836 and is legally described as Lot 5 S2 DP759091. 65-67 Reid St Wilcannia 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 Reid and Cleaton Streets of Wilcannia.

Accordingly, it is our opinion that the proposed development at 65-67 Reid St Wilcannia NSW 2836 as described in the application, is reasonable and supportable and should be approved by Council under delegated authority.