

STATEMENT OF ENVIRONMENTAL EFFECTS

LOT 2876, LOT 765037,

POONCARIE ROAD MENINDEE

FOR

JACOB M FORNER

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1.0 INTRODUCTION

This Statement of Environmental Effects has been prepared to support a development application for Lot 2876 DP 765037 Pooncarie Rd Menindee NSW 2879. 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: -

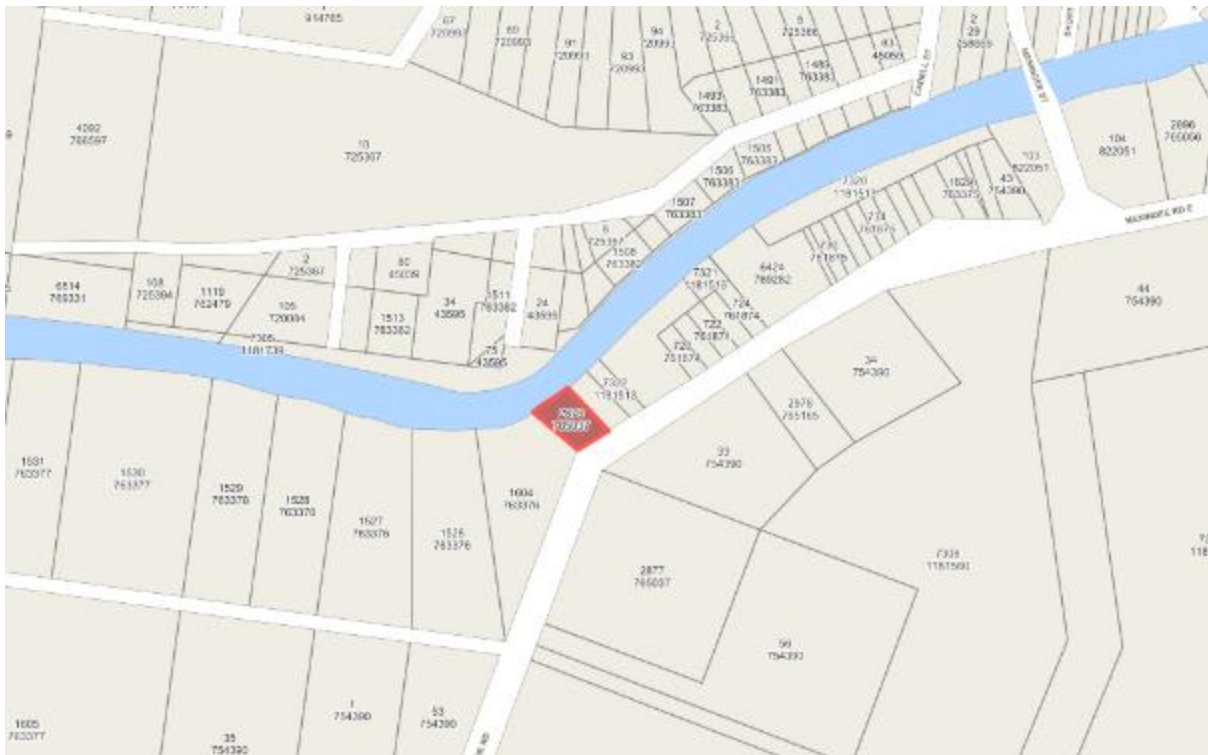
- *Central Darling Local Environmental Plan 2012*

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 Lot 2876 DP 765037 Pooncarie Rd Menindee on Pooncarie Road Menindee.

These lots are located within the Central Darling Shire Council Local Government Area, the site is zoned R5 Village zone under the Central Darling Local Environmental Plan 2012.



The subject lot is located within the town of Menindee NSW on the Pooncarie Road. There is no official street number yet allocated to the lot.



Figure 1: Extract from zone R5 Village zone



Figure 2: six maps aerial view of the site on the Darling River .

3.0 SITE DESCRIPTION

The subject site is located on Lot 2876 DP 765037 Pooncarie Rd Menindee an irregular shaped allotment with a site area is 5458 m². The site has a frontage width on Pooncarie Road Menindee of 60 metres The site has a slight slope towards the road and is adjacent to the Darling River.

Photo of street



Figure 3:Pooncarie Rd Google Street view

Photo of Site



Figure 4: Photo of Lot 2876 in DP 765037 from Pooncarie Rd looking north west: Google Street View

Photo of Adjoining Premises



View of adjoining site looking north west: Google Street View

Photo of dam opposite the site



Water Dam opposite the site Pooncarie Road Menindee: Google Street View

4.0 SURROUNDING ENVIRONMENT

The site is situated south west of the main Menindee Township adjacent to the Darling River on the Pooncarie Rd ,within the Central Darling Shire Council area in Far West NSW. The area is characterised with village type developments with agriculture opposite to the south and east of the site

5.0 PROPOSED DEVELOPMENT

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

The erection/ construction of a shed and verandah

- Site area: 5458m²
- Floor area of new shed & verandah & Carport 217.17 m²
- Height of shed is 3.6 metres at gutter height
- Total floor area of all buildings including this development on site is 301 m²
- Total hardsurface coverage of site: buildings 301 m² driveway 250 m²

Associated site works (footing, sewerage works, stormwater works, plumbing, connection to electrical and other services and the construction of a shed and verandah

The colour scheme of zincalume co ordinates with the buildings in the adjacent to site

site plan .

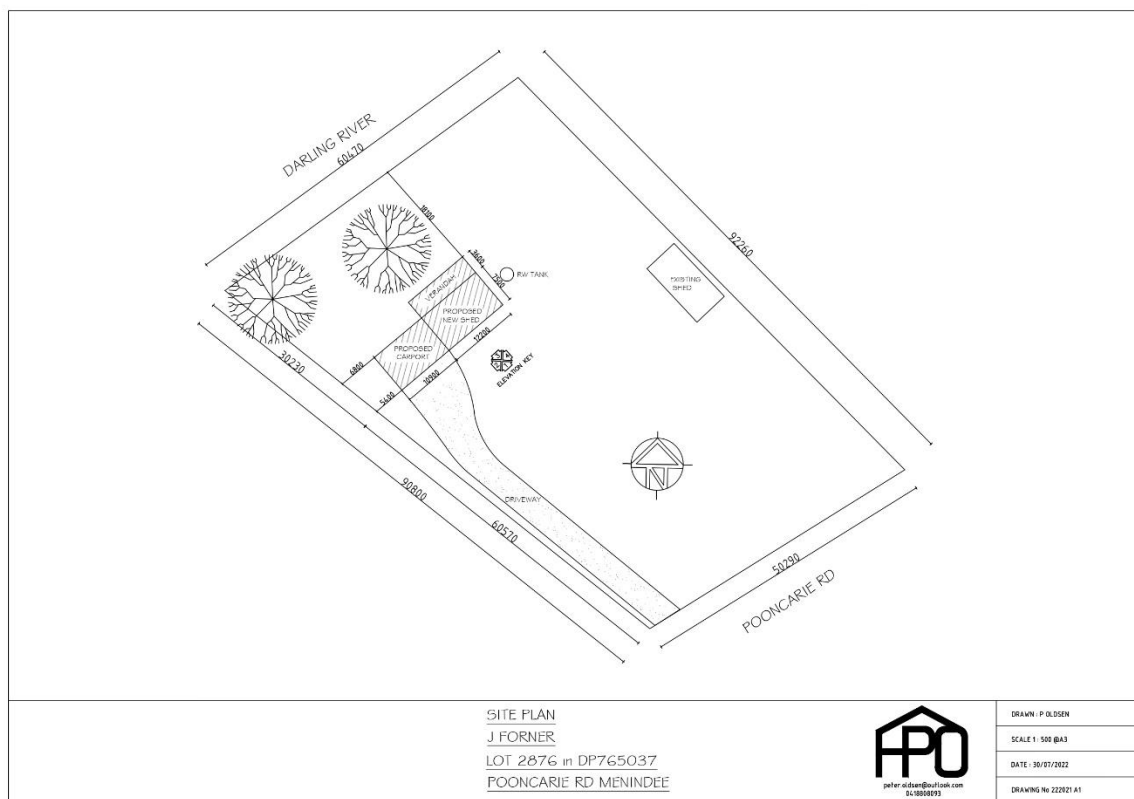


Figure 5: Proposed site plan new shed & verandah & carport J Forner Lot2876 in DP 765037 Pooncarie Road Menindee

Floor Plan

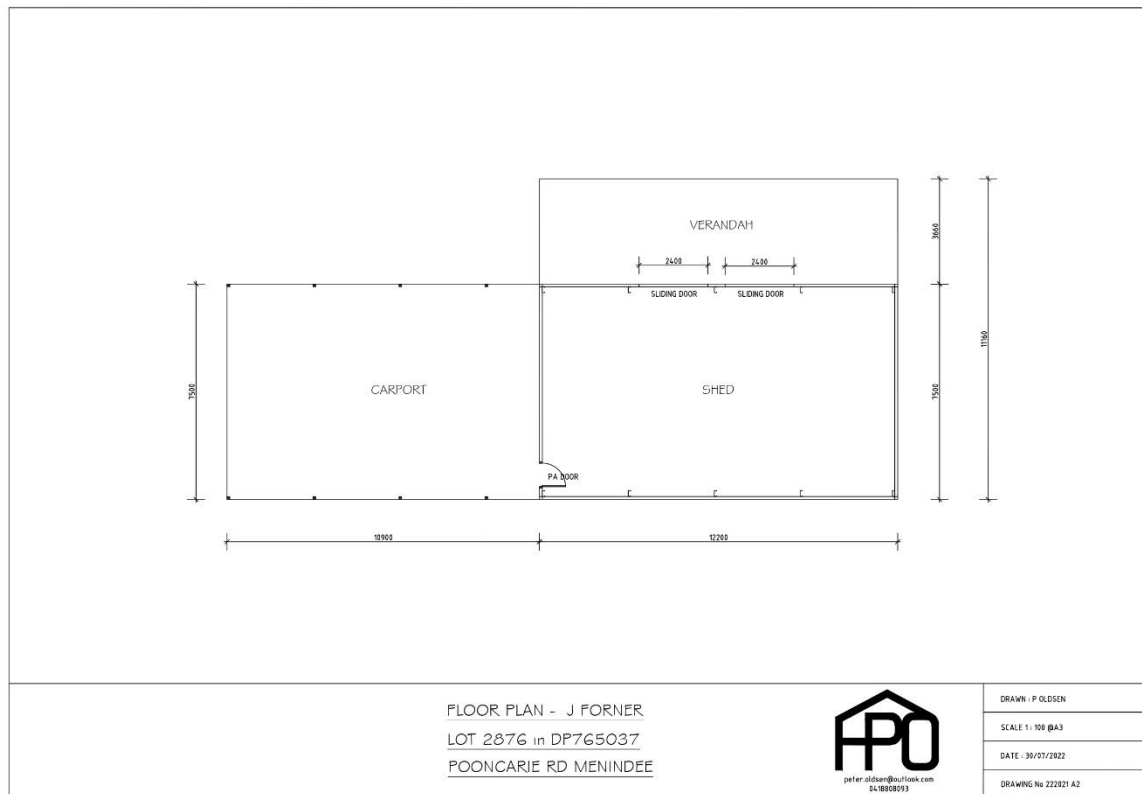


Figure 6: Proposed Floor Plan new shed & verandah J Forner Lot2876 in DP 765037 Pooncarie Road Menindee

ELEVATIONS

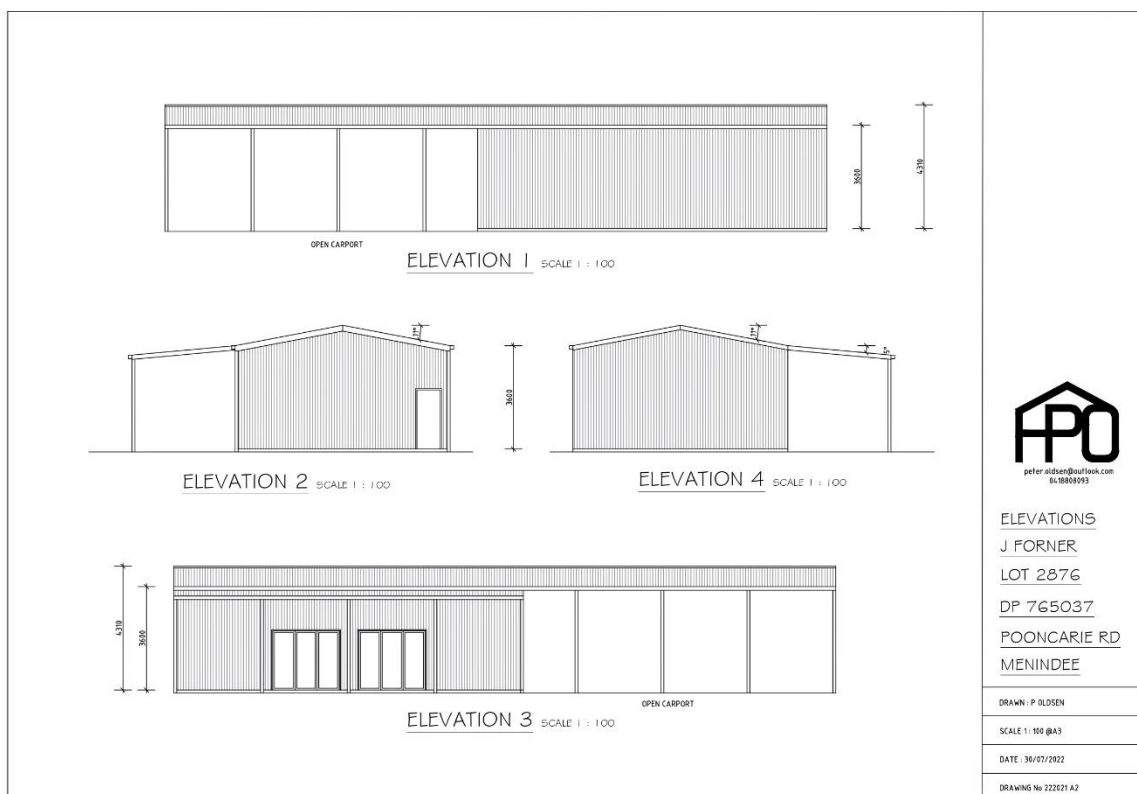


Figure 7: Proposed Elevations new shed & verandah & carport J Forner Lot2876 in DP 765037 Pooncarie Road Menindee

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 R5 Village 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 Menindee Village 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 construction of a new shed, verandah & carport 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 development in Menindee NSW

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 shed, verndah and carport.

The proposed works will not cause result in development of unreasonable bulk or scale and are similar to other structres in the general area, 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 construction of a new shed and verandah and associated site works at Lot 2876 In DP 765037 Pooncarie Rd Menindee NSW 2836 and is legally described as Lot 2876 in DP 765037 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 Township of Menindee Central Darling Shire

Accordingly, it is our opinion that the proposed development at Lot 2876 DP 765037 Pooncarie Rd Menindee as described in the application, is reasonable and supportable and should be approved by Council under delegated authority.