

Statement of Environmental Effects

Accompanying a development application for

TEACHER ACCOMMODATION

At

LOT 3711, WARRALI AVE, WILCANNIA

28 MARCH 2022

Contents

- 1. Introduction**
- 2. Site description and analysis**
- 3. Details of proposal**
- 4. Clause 4.15 – Matters for consideration**

Statement of Environmental Effects
Lot 3711, Warrali Ave Wilcannia

1. Introduction

This statement of environmental effects has been prepared by Michael Spry to accompany a development application for insert description at Lot 3711, Warrali Ave, Wilcannia. The application is being lodged by Michael Spry, pursuant to Clause 4.12 of the Environmental Planning and Assessment Act 1979.

The proposal has been designed to achieve the relevant provisions of Central Darling LEP, and Clause 4.15 of the Environmental Planning and Assessment Act 1979 (as amended).

The proposal is to 2 additional teacher housing residences at St Therese's Catholic School, Wilcannia. The dwellings will be constructed offsite as demountable buildings. The dwellings will consist of 1 x 3 bedroom residence and 1 x 1 bedroom residence. The dwellings will be similar in style to the existing dwellings onsite.

2. Site description and analysis;

Site is located on an existing school site, with pre-existing teacher accommodation dwellings. We are proposing an additional 2 dwellings to meet the growing demand for teacher housing

The property is located at Lot 3711, Warrali Ave, Wilcannia. It is a primary school site with 5 existing teacher housing dwellings

2.1 Site characteristics

The site is level with no undulating ground.

2.2 Surrounding development

There is no immediate surrounding development of the site. The nearest neighbouring residences are an aboriginal housing estate located a block away from the school site

3. Details of proposal

Proposal will include the addition of 2 modular teacher houses. These will be manufactured offsite and delivered to the site.

3.1 Proposed works

The modular housing will be hooked up to existing services by the relevant trades once delivered (power, sewer and water)

4 Clause 4.15 -Matters for consideration

As per previous installed teacher housing on the site, these will also be covered under Section 68.

The proposal will meet all relevant Council requirements regarding the Central Darling LEP and the Building Code of Australia.

The proposal will provide for the housing needs of the school community and enable the provision of educational facilities to meet the needs of the Wilcannia families.

There are no environmental impacts which could be perceived to affect the local community in a detrimental fashion.