

Statement of environmental effects

SECTION 1 – PROPERTY DETAILS

Lot: 6 & 7 Section: 14 DP/SP: 758669

House No: 11 Street: o Nora Street/ 9 Cole Street
Menindee

City: MENINDEE Postcode: 2879

SECTION 2 – DESCRIPTION OF THE PROPOSAL

Detail the proposed development:

Subdivision of two Lots into two Lots.
Central Darling Local Environment Plan 2012

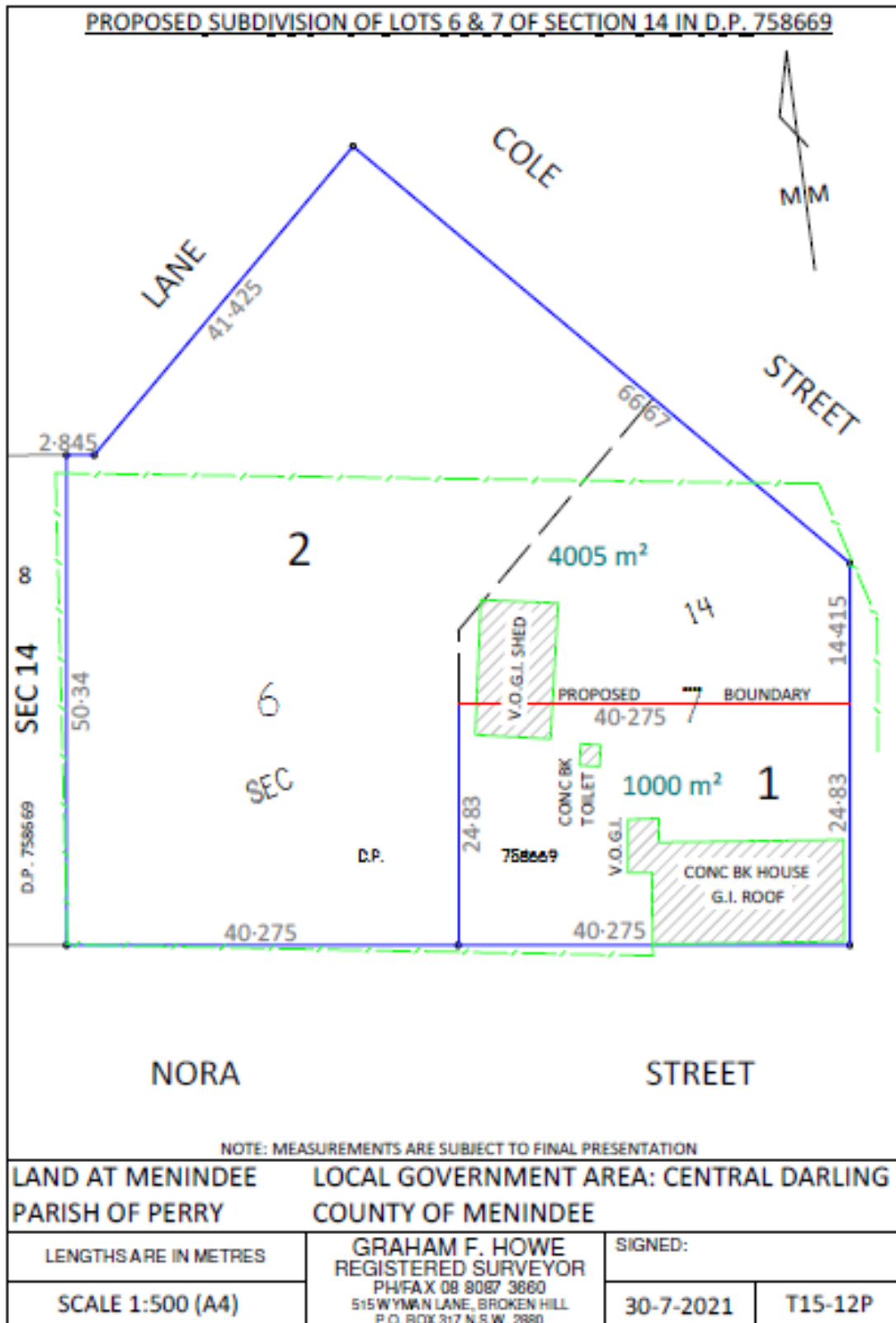
Describe your proposal in detail.

(Include details such as whether the development will use whole or part of the building(s) or land(s), whether new buildings are proposed, the physical features of the proposed building(s), the nature of the building(s) [for example office, retail, industrial and the like], materials and colour scheme, signage, disabled access and facilities, seating capacity.)

Subdivision of Lots 6 & 7 of Section 14 in D.P. 758669 into two Lots of some 1000 & 4005 square metres for continued residential purposes consistent with RU5 Village zoning.



Figure 1 - 9 Coles Street Menindee (6 maps)



Survey drawing 9 Cole Street Menindee

SECTION 3 – DESCRIPTION OF THE SITE

Detail the area of the site:

Some 5005 square metres of existing residential Lots.

Describe the site.

(Elaborate on the information provided on the site analysis plan. Include information such as the physical features of the site, for example slope and vegetation, existing services, view corridors, availability of public transport.)

Existing very old stone and galvanised iron residence in process of renovation. Site in red sandy part of residential Menindee moderately sloping south easterly some 150 metres to boat ramp and Darling River. Sparse landscaping mainly of trees and limited fencing.

Describe the use of lands adjoining the site.

Adjacent properties are exclusively vacant in this residential precinct. A motel is situated adjacent across Cole Street while historic Maidens Hotel is situated some 100 metres easterly across Cole and Yartla Streets. Existing residential premises are situated across Nora Street to the south.

SECTION 4 – PRESENT AND PREVIOUS USES

Detail the present use of the site and when this use commenced:

Present use of the site has been residential for almost 150 years.

List the previous uses of the site.

Previous uses are presumed grazing.

Answer below if any potentially contaminating activities have been undertaken on the property:

No Yes If yes, please identify: _____

If yes, you will need to provide documentation as outlined in Council's DCP.

SECTION 5 – EXISTING STRUCTURES

List the existing structures

Existing Structure	Materials	Floor Area (m ²)
Residence	concrete brick & iron	220
Shed	iron	110
toilet	concrete brick	4

Detail which existing structures are to be demolished as part of the proposal:

Continued renovation of existing residence to be the subject of a future application.

Application for development of proposed Lot 2 to be the subject of a future application.

SECTION 6 – OPERATIONAL AND MANAGEMENT DETAILS

For example: Home Business

Note: Section 6 is not applicable to the construction of a dwelling-house, additions and alterations to a dwelling-house or structures ancillary to a dwelling-house.

Detail what the proposal is As per Central Darling Local Environmental Plan 2012 and existing Residential usage consistent with RU5 Village Zoning

Answer below if this use is permissible within the zone:

No

If no, answer below if you are relying on existing use rights:

Yes Council advises that you seek professional help to prepare your SEE.

No The development is prohibited in the zone.

Yes

Expand on how your proposal meets the objectives of the zone:

Continued residential usage with separate accesses from Cole Street and Nora Street to each proposed Lot

Please list and address all relevant clauses to your development from the LEP
(add additional pages if necessary):

Continued acceptable residential usage

SECTION 8 – DEVELOPMENT CONTROL PLAN (DCP) (SEE PAGE 3)

Please list and address the relevant clauses to your development based on the zone of your land and your proposal (add additional pages if necessary).

Usage consistent with RU5 Village Zoning