



STATEMENT OF ENVIRONMENTAL EFFECTS

LOT 7330 IN DP 1195006

MENINDEE LAKES CARAVAN PARK, MENINDEE RD,
MENINDEE NSW, AUSTRALIA, MENINDEE 2879

FOR

DEPARTMENT OF PLANNING, INDUSTRY AND
ENVIRONMENT, CROWN LANDS

9 DEC 2021

Front cover picture is of existing camp kitchen at State Park, Lake Keepit near Tamworth

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1.0 INTRODUCTION

This Statement of Environmental Effects has been prepared to support a development application for a new camp kitchen (on the same site as the recently demolished earlier camp kitchen) at Menindee Lakes Caravan Park. The application is accompanied by architectural plans 2020.

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

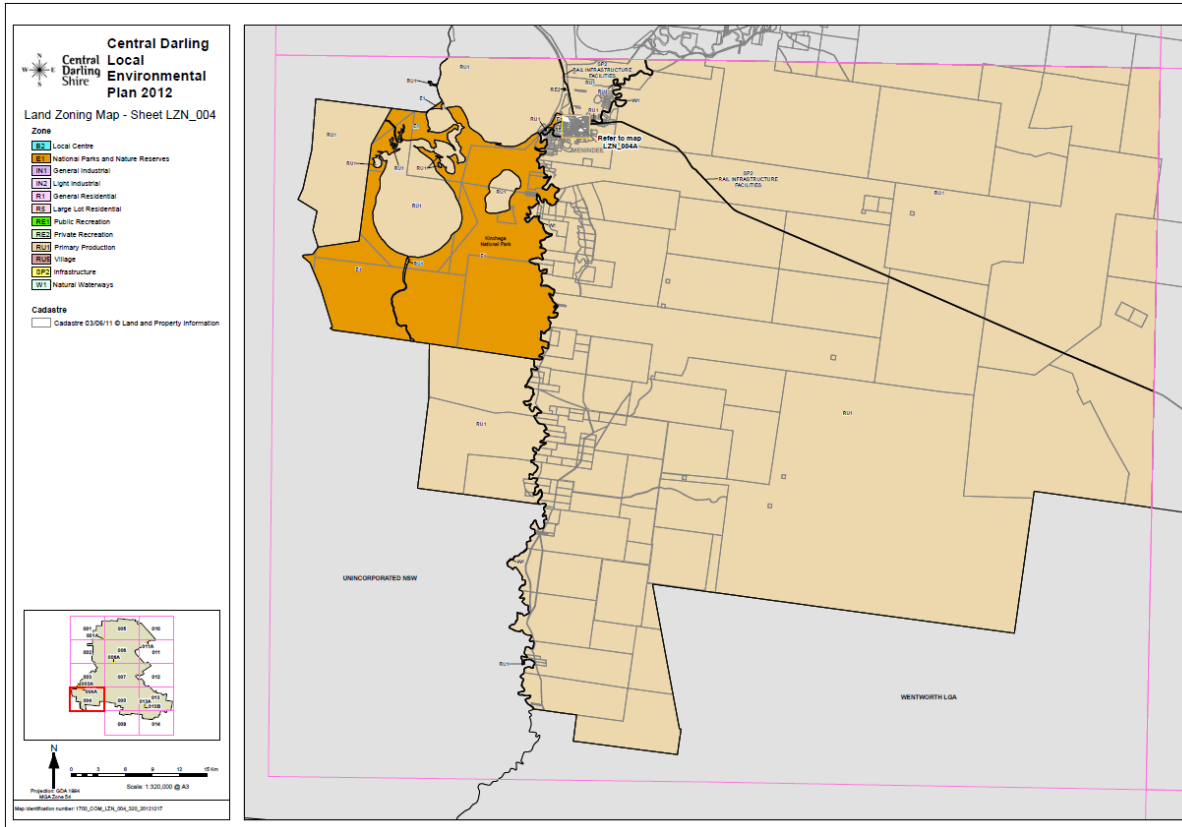
The subject allotment is known as Menindee Lakes Caravan Park, Menindee Rd, Menindee NSW 2879 and is legally described as lot 7330 in DP 1195006. These lots are located within the Central Darling Shire Council Local Government Area, the site is zoned RE2 – Private Recreation and RU1 Primary Production under the Central Darling Local Environmental Plan 2012.

The subject lots are located about 5kms northwest of the town of Menindee NSW.

Figure 1: Extract of Lot 7330 in DP 195006 from Crown View of the site



Figure 2: Identifies the subject site being within the RE2 and RU1 zones within the Central Darling Local Environmental Plan 2012.



3.0 SITE DESCRIPTION

The proposed construction area for the camp kitchen is located within the Menindee Lakes Caravan Park combined site area is 367m². The proposed construction site area is a relatively flat area of land (some cut, and fill required for slab) and is wholly within lot 7330 in DP 1995006 which has an area of 200144.248m sq

Figure 3: Remnant slab from former camp kitchen to be repurposes and incorporated into new structure (water tanks north facing)



Figure 4: Shows old BBQ area in front of slab (south facing)



4.0 SURROUNDING ENVIRONMENT

The site is situated near the entrance to Menindee Caravan Park from the approach of Menindee Aerodrome Road within the Central Darling Shire Council area in Far West NSW.

5.0 PROPOSED DEVELOPMENT

As detailed in the accompanying architectural plans (see Attachment A), the proposal seeks approval for the following works: -

The erection/ construction of one octagon shaped camp kitchen

- Site area: approximately 367m sq
- Floor area of each dwelling: Single Storey, approximately 261m sq
- Height of ancillary structure: 9.123M
- Total floor area of buildings on site: approximately 261m sq
- Landscape area– includes retaining wall and disability access path (hard landscaping). Disturbed areas around construction site to be planted with local native ground covers and shrubs suitable for conditions and to suppress weeds and, where desirable, to encourage insects, pollination, and small bird habitat (soft landscaping).
- Total hard surface coverage of site: approximately 367m sq (exclusive of disability access path).
- Disability access (wheelchair) from the office/ parking area and disability accessibility for at least one cooking hot plate and wash up area.

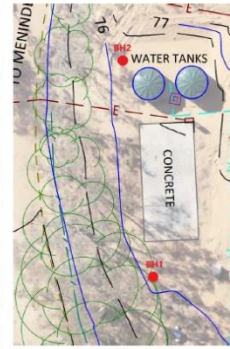
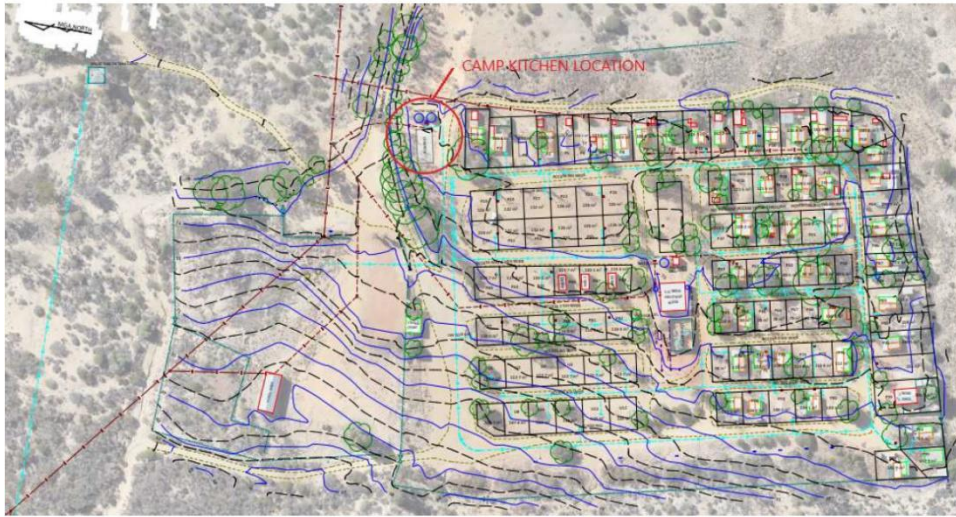
Associated site works (such as footings and slab plan, storm water, graywater discharge and disability access plan included). The internal plumbing will be connected to town water with the option of using water collected from the roof for gardens.

The colour scheme for camp kitchen will match colours for office/ residence. That is the masonry and metal sheeting products used in structure to coordinate with the natural colours of the lake, arid landscape, sandy soils and scrub. Under consideration (but TBC) are roof choices (i) Colorbond Dune or (ii) Colorbond Woodland Grey colour schemes. Also under consideration (TBC) are the following choices in the PGH brick series:

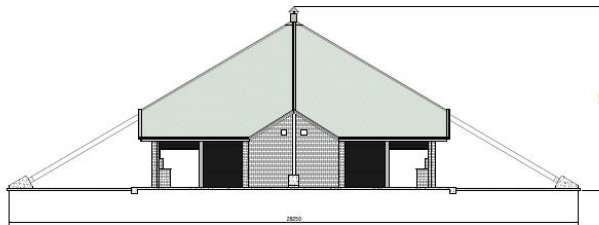
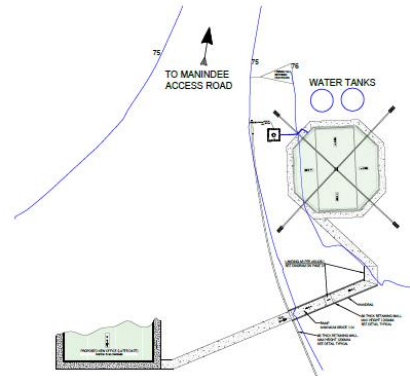
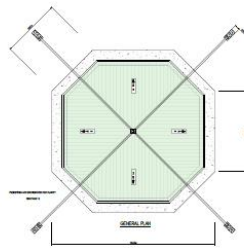
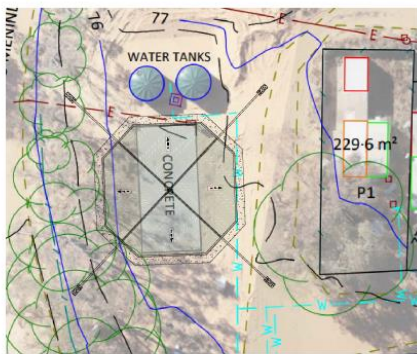
- Monash Grey (dry press range)
- Nickel Flash (Metallic Range)
- Black and Tan (Smooth range)
- Volcanic (Velour Range)

Site Classification/Dynamic Cone Penetrometer Test Report is also included (see Attachment B)

STATEMENT OF ENVIRONMENTAL EFFECTS



Full site plan for Camp Kitchen area.



ELEVATION

NOTE:

- LEVELS, DIMENSIONS AND MEASUREMENTS ARE APPROXIMATE ONLY AND ARE TO BE VERIFIED ON SITE BY THE CONTRACTOR, SEE GENERAL NOTES.
- DIMENSIONED SIZES OF MATERIAL ARE NOMINAL ONLY AND MAY VARY SLIGHTLY TO ON SITE MEASUREMENTS DUE TO VARIANCE IN MANUFACTURERS PROCESSES.
- IT IS THE RESPONSIBILITY OF THE BUILDER TO ENSURE THAT THE BUILDINGS ARE WITHIN THE DESIGNATED BOUNDARIES AND VERIFY THAT THE SITE SHOWN IS CORRECT.
- ALL WORK IS TO BE IN STRICT COMPLIANCE WITH THE PROVISIONS OF THE BUILDING CODE OF AUSTRALIA, STATE BUILDING REGULATIONS & LOCAL AUTHORITIES REQUIREMENTS.
- FOOTINGS/FOUNDATION AND STEEL WORK TO BE INSPECTED BY THE ENGINEER/CERTIFYING OFFICER PRIOR TO POUR.

		<p>331 Cummins Street, BROKEN HILL, NSW, 2880 MOB: 0484 770 945 A.C.N. 63 731 2951 www.metaline-engineering.com</p>	<p>ONLINE STRUCTURAL COMMERCIAL RESIDENTIAL GEOTECHNICAL BUILDING SERVICES PROJECT MANAGEMENT BUILDING/STRUCTURE AUTOMOTIVE</p>	<p>Client: LAWRENCE ENGINEERING Project: MENINDEE CAMP KITCHEN Drawing: SITE PLAN</p>	<p>100% DESIGN - FOR REVIEW</p> <table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <td>Designed: A.M.</td> <td>Scale (AS):</td> </tr> <tr> <td>Checked: A.M.</td> <td>Date: DEC 2021</td> </tr> <tr> <td>Drawn: A.M.</td> <td>No. of Sheets: 13</td> </tr> <tr> <td>Project No: 6297</td> <td>Drawing No: 2</td> </tr> <tr> <td></td> <td style="text-align: right;">Rev: D</td> </tr> </table>	Designed: A.M.	Scale (AS):	Checked: A.M.	Date: DEC 2021	Drawn: A.M.	No. of Sheets: 13	Project No: 6297	Drawing No: 2		Rev: D		
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Proposed site / floor plan and works for Camp Kitchen area.

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 **RE2 – Private Recreation** and RU1 Primary Production under the Central Darling Local Environmental Plan 2012 under the provisions of the *Central Darling Local Environmental Plan 2012*, within which the proposed development is permissible with Council's consent (e.g., caravan park, recreation facilities) and is in line with the State Environmental Planning Policy No 21—Caravan Parks (1992 EPI 20). The proposed development is also consistent with the zone objectives, as it is compatible with the existing environmental and built character of the Menindee Lakes Caravan Park.

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 regarding 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 camp kitchen plus site works is reasonable and achieves the objectives of the relevant planning controls. This is since the resultant development is compatible with and will complement the established structures within the caravan park site and improve amenity.

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 lot area being over 49 acres is suitable in size and will not be affected by the construction of the camp kitchen.

The proposed works will not cause result in development of unreasonable bulk or scale as they area 367 sq m inclusive of ground anchored oversized roof trusses and will be sympathetic to the local character as demonstrated in the architectural design and chosen materials colour scheme.

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

The proposed structure utilises and repurposes existing footprint from old camp kitchen to minimise impact on environment and improve efficiency in resource use.

Architectural design of camp kitchen will improve amenity/ liveability and provide general uplift to the existing caravan park for the benefit of long-term residents and visitors.

Is consistent with outcome in Central Darling Shire Local Strategic Planning Statement. For example, the proposal:

- Supports tourism, by improving caravan park amenity over time and encourages overnight stays
- Supports Indigenous business opportunities as the caravan park will eventually be managed by the Barkandji RNTBC (or a related corporate entity).

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 camp kitchen and associated site works at Menindee Lakes Caravan Park and is legally described as Lot 7330 in DP 1196006 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 Menindee Lakes Caravan Park.

Accordingly, it is our opinion that the proposed development at Menindee Lakes Caravan Park as described in the application, is reasonable and supportable and should be approved by Council under delegated authority.