

Statement of Environmental Effects

Accompanying a development application for

Wilcannia Gym

At

31/-/DP580065

39 Reid Street Wilcannia NSW 2836

22nd September 2022

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1. Introduction

This statement of environmental effects has been prepared by Regional Enterprise Development Institute Ltd to accompany a development application for Wilcannia Gym at 39 Reid Street Wilcannia NSW 2836. The application is being lodged by Michael Cooper Deputy Chief Executive Officer of REDI.E, 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 Shire Local Environment Plan 2012, and Clause 4.15 of the Environmental Planning and Assessment Act 1979 (as amended).

The proposal is to use an existing building and provide health recreational facility that the local remote community can access for health benefits of exercising in an environment that is comfortable.

This is in accordance that REDI.E would be seeking consent under the Central Darling Shire Local Environment Plan 2012 to have recreational facilities (indoor).

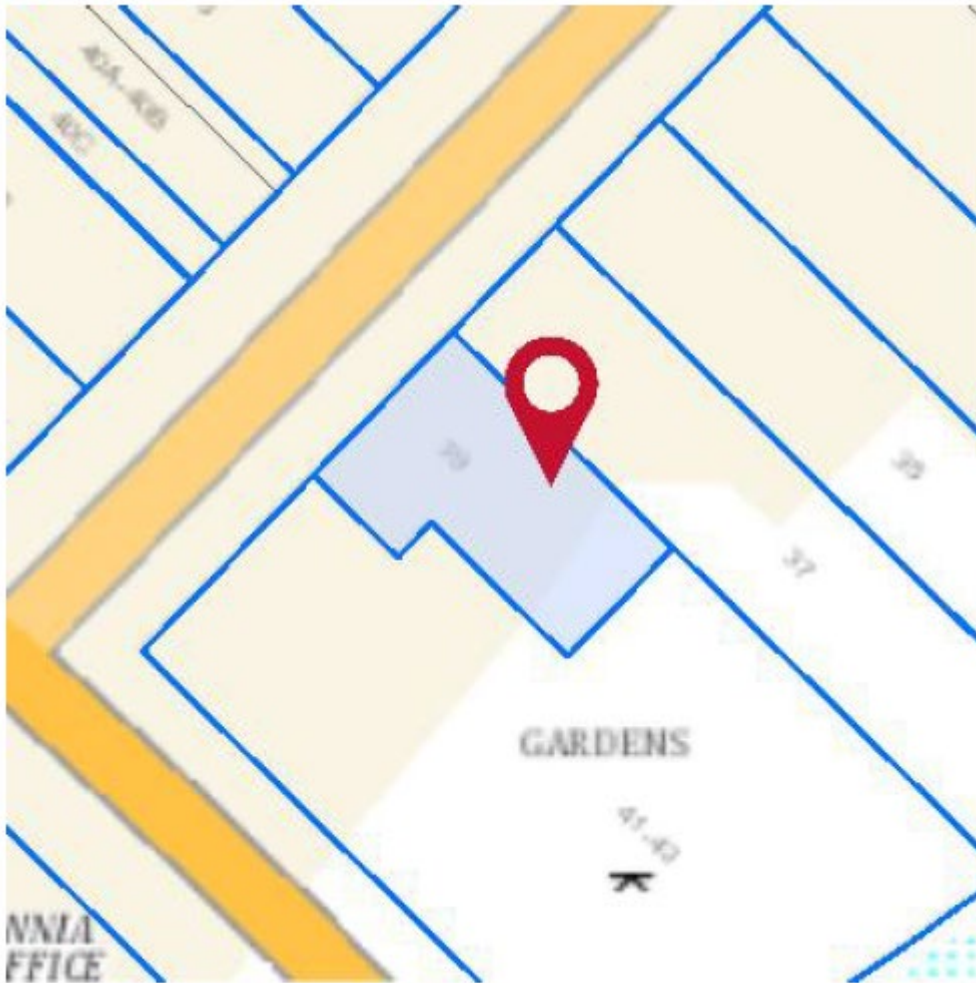
This statement has been prepared having regard to the following documentation:

- Closing the Gap policies

2. Site description and analysis

2.1 Location and property description

This would be converting the “Disused Garage Area” into a recreation Gym an area being 175m²



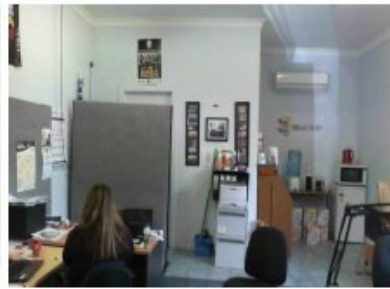
IMPROVEMENTS



Street frontage



South western elevation



Radio station



Staffroom



Office reception area



Staff toilets



Workshop/warehouse



Rear of building & surrounds



Disused garage area

2.2 Site characteristics

Site is existing and already is commercially operating



2.3 Surrounding development

This will compliment other developments such as the Baaka Centre that is a NSW Government and Commonwealth Government Development.

3. Details of proposal

3.1 Proposed works

REDI.E is seeking consent to operate a recreational (indoor) facility

4 Clause 4.15 -Matters for consideration

The following provides an assessment of the proposal against the provisions of Clause 4.15 of the Environmental Planning and Assessment Act (as amended).

(a) the provisions of:

(b) (i) any environmental planning instrument

State Environmental Planning Policies

REDIE will work within the frameworks with the SEPPs, however this is an existing building and will be operating to all relevant requirements as listed below:

- State Environmental Planning Policy (Biodiversity and Conservation) 2021: Excluded (pub. 2-12-2021)
- State Environmental Planning Policy (Biodiversity and Conservation) 2021: Land Application (pub. 2-12-2021)
- State Environmental Planning Policy (Biodiversity and Conservation) 2021: Subject Land (pub. 2-12-2021)
- State Environmental Planning Policy (Building Sustainability Index: BASIX) 2004: Land Application (pub. 25-6-2004)
- State Environmental Planning Policy (Exempt and Complying Development Codes) 2008: Land Application (pub. 12-12-2008)
- State Environmental Planning Policy (Housing) 2021: Land Application (pub. 26-11-2021)
- State Environmental Planning Policy (Industry and Employment) 2021: Land Application (pub. 2-12-2021)
- State Environmental Planning Policy (Planning Systems) 2021: Land Application (pub. 2-12-2021)
- State Environmental Planning Policy (Primary Production) 2021: Land Application (pub. 2-12-2021)
- State Environmental Planning Policy (Resilience and Hazards) 2021: Land Application (pub. -12-2021)
- State Environmental Planning Policy (Resources and Energy) 2021: Land Application (pub. 2-12-2021)
- State Environmental Planning Policy (Transport and Infrastructure) 2021: Land Application (pub. 2-12-2021)
- State Environmental Planning Policy No 65—Design Quality of Residential Apartment Development: Land Application (pub. 26-7-2002)

Local Environmental Plan

REDI.E is working with compliance of LEP Central Darling Shire Local Environment Plan 2012 by applying for consent to the zoning provisions of the B2 Local Centre, this is for a recreational areas (indoor).

(ii) any proposed instrument that is or has been the subject of public consultation under this Act and that has been notified to the consent authority (unless the Planning Secretary has notified the

consent authority that the making of the proposed instrument has been deferred indefinitely or has not been approved), and

This should not cause any issues with compliance as it is an existing structure

(iii) any development control plan

Due to being a small this is adding more benefit to the community

(iiia) any planning agreement that has been entered into under section 93F, or any draft planning agreement that a developer has offered to enter into under section 93F

This is all the owner and the developer being the same.

(iv) the regulations (to the extent that they prescribe matters for the purposes of this paragraph)

N/A

(v) any coastal zone management plan (within the meaning of the Coastal Protection Act 1979), that apply to the land to which the development application relates,

N/A

(b) the likely impacts of that development, including environmental impacts on both the natural and built environments, and social and economic impacts in the locality,

This will be beneficial to address health issues in the local community

(c) The suitability of the site for the development,

The site is fit for purpose and central to the communities needs

(d) any submissions made in accordance with this Act or the regulations,

Consideration will be given to any submissions made as a result of Council's consultation and notification processes.

(e) the public interest.

This development will serve the public interest to ensure another vital asset in a remote town that is predominately an Aboriginal Community

5.0 Other considerations

5.1 Visual Impacts

Minimal, as it will have a small sign and it is enclosed in building

5.2 Open Space

None

5.3 Overshadowing and Privacy

None

5.4 Noise

None

5.5 Erosion Control Measures

None

5.6 Economic and Social Impacts

Beneficial to the local Aboriginal Community, plus to workers that are posted in Wilcannia with Police, Health or other services

5.7 Environmental Benefits

None

5.8 Disabled Access

Fully accessible

5.9 Security, Site Facilities and Safety

Fully secured site

5.10 Waste Management

Use existing Central Darling Shire Council sanitation and waste removal services

5.11 Building Code of Australia

N/A

5.12 Traffic

Minimal

5.13 Stormwater/flooding

None

5.14 etc.

N/A

6.0 Conclusion

This development meets the requirements of 4.15(1) of the *Environmental Planning and Assessment Act 1979* and should be approved. Because it is using an existing building and all it is doing is allowing the provisions of a much needed recreational facility for use in Wilcannia.