

STATEMENT OF ENVIRONMENTAL EFFECTS

2023

LOT 7330 DP 1195006

FOR

CROWN LANDS
MENINDEE AERODROME ROAD
MENINDEE NSW 2879

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1.0 INTRODUCTION

This Statement of Environmental Effects has been prepared to support a development application for a new Modular Dwelling with Office, Aerodrome Road Menindee which is located on Lot 7330 DP 1195006. 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 Menindee Aerodrome Road Menindee, and is legally described as Lot 7330 DP 1195006. The lot is located within the Central Darling Shire Council Local Government Area, the site is zoned RE2 Private Recreation under the *Central Darling Local Environmental Plan 2012*.

The subject lot is located within the town of Menindee NSW. The subject site is not affected by Flooding.

3.0 SITE DESCRIPTION

The subject site is located on Menindee Aerodrome Road Menindee NSW 2879 and is designated as a Caravan Park. The site is 201,200m². The site is a flat area of land.

A Plan of the development is attached.

4.0 SURROUNDING ENVIRONMENT

The site is situated within the well-established Menindee Caravan Park within the Central Darling Shire Council area in Far West NSW.

5.0 PROPOSED DEVELOPMENT

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

The erection/ construction of a modular dwelling with an attached office.

- Site area: 201,200m²
- Floor area of the dwelling/office: 152.35m² with verandah/porch area of 37.49

Associated site works (footing, sewerage works, stormwater works, plumbing, connection to electrical and other services and the construction to be coordinated by Taylor Made Buildings Pty Ltd.

The works will include the delivery and installation of a new manufactured dwelling including a reception area.

The manufactured dwelling will be constructed of Steel Frame and Trusses, Hardiplank Woodgrain Cladding painted Colourbond Basalt and the Roof will be Colour Bond Corro Shale Grey.

The dwelling will have an attached verandah 8m long x 3.5m wide to the rear and 3.84m long x 2.4m porch with a ramp to the front of the reception area. Both with bellcast roof with lined eaves and hardwood decking boards.

Architectural plans attached.

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 **RE2 Private Recreation** 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 the 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 modular dwelling with office 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 caravan park in place.

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 a modular dwelling with office.

The proposed works will not result in development of unreasonable bulk or scale as they area conform to the existing buildings, 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.

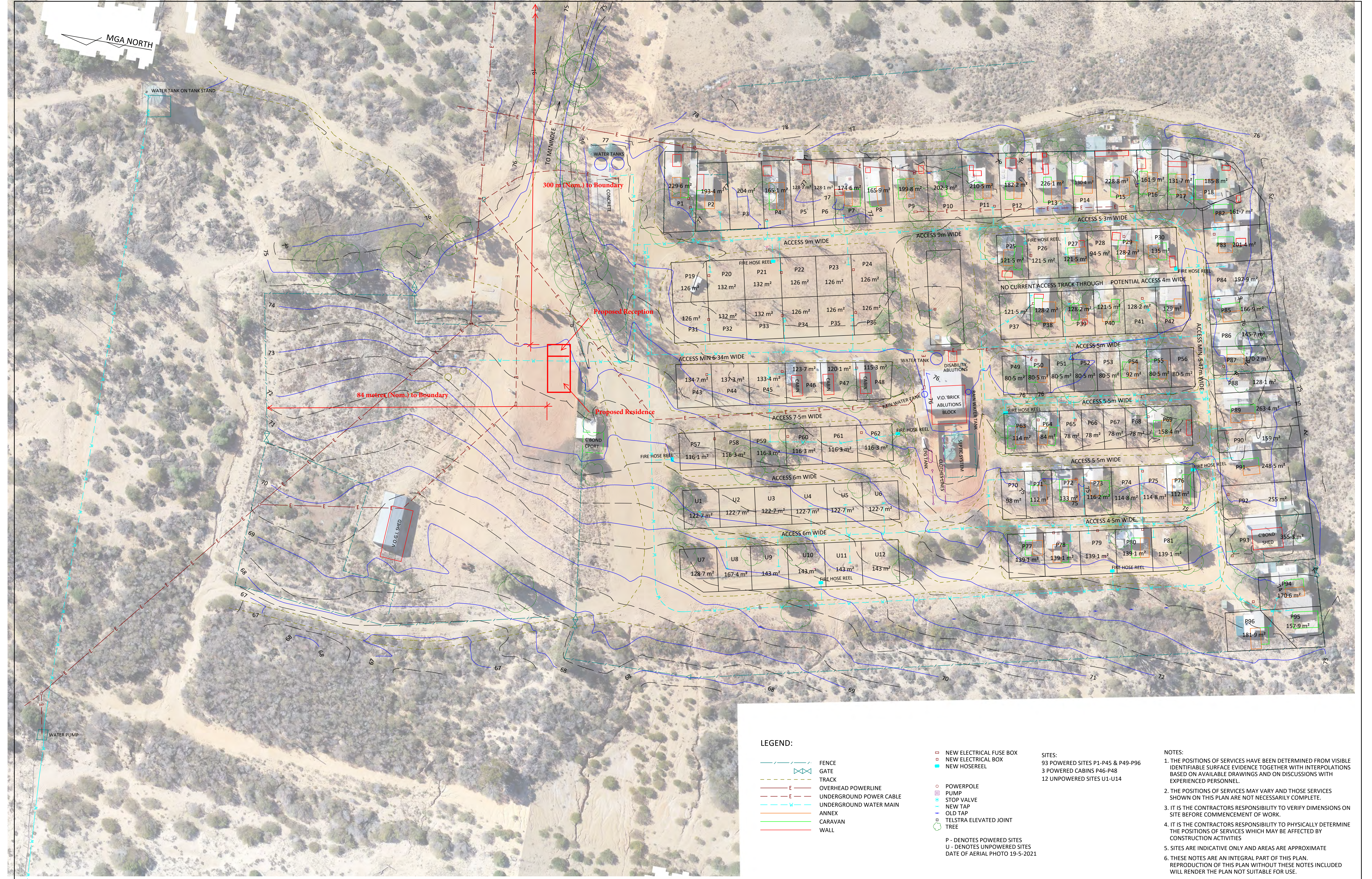
8.0 CONCLUSION

This proposal, which includes the construction of a modular dwelling and associated site works at Menindee Aerodrome Road MENINDEE NSW 2836 and is legally described as Lot 7330 in DP 1195006. 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 Caravan Park.

STATEMENT OF ENVIRONMENTAL EFFECTS

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

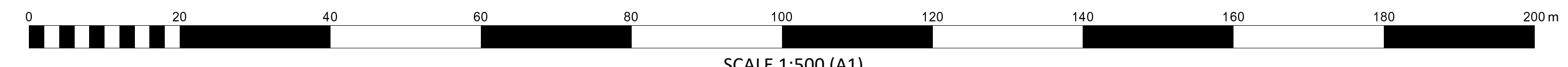


LEGEND:

- FENCE
 - GATE
 - TRACK
 - OVERHEAD POWERLINE
 - UNDERGROUND POWER CABLE
 - UNDERGROUND WATER MAIN
 - ANNEX
 - CARAVAN
 - WALL
 - NEW ELECTRICAL FUSE BOX
 - NEW ELECTRICAL BOX
 - NEW HOSE REEL
 - POWERPOLE
 - PUMP
 - STOP VALVE
 - NEW TAP
 - OLD TAP
 - TELSTRA ELEVATED JOINT
 - TREE
- P - DENOTES POWERED SITES
 U - DENOTES UNPOWERED SITES
 DATE OF AERIAL PHOTO 19-5-2021

SITES:
 93 POWERED SITES P1-P45 & P49-P96
 3 POWERED CABINS P46-P48
 12 UNPOWERED SITES U1-U14

- NOTES:**
1. THE POSITIONS OF SERVICES HAVE BEEN DETERMINED FROM VISIBLE IDENTIFIABLE SURFACE EVIDENCE TOGETHER WITH INTERPOLATIONS BASED ON AVAILABLE DRAWINGS AND ON DISCUSSIONS WITH EXPERIENCED PERSONNEL.
 2. THE POSITIONS OF SERVICES MAY VARY AND THOSE SERVICES SHOWN ON THIS PLAN ARE NOT NECESSARILY COMPLETE.
 3. IT IS THE CONTRACTORS RESPONSIBILITY TO VERIFY DIMENSIONS ON SITE BEFORE COMMENCEMENT OF WORK.
 4. IT IS THE CONTRACTORS RESPONSIBILITY TO PHYSICALLY DETERMINE THE POSITIONS OF SERVICES WHICH MAY BE AFFECTED BY CONSTRUCTION ACTIVITIES
 5. SITES ARE INDICATIVE ONLY AND AREAS ARE APPROXIMATE
 6. THESE NOTES ARE AN INTEGRAL PART OF THIS PLAN. REPRODUCTION OF THIS PLAN WITHOUT THESE NOTES INCLUDED WILL RENDER THE PLAN NOT SUITABLE FOR USE.



SCALE 1:500 (A1)

LAND AT MENINDEE
 LOCAL GOVERNMENT AREA: CENTRAL DARLING
 PARISH OF PERRY
 COUNTY OF MENINDEE

DETAIL SURVEY OF MENINDEE LAKE CARAVAN PARK	
LENGTHS ARE IN METRES	SIGNED:
SCALE 1:500 (A1)	GRAHAM F. HOWE REGISTERED SURVEYOR PH/FAX 08 8087 3660 515 WYMAN LANE, BROKEN HILL P.O. BOX 317 N.S.W. 2880
	23-6-2021 T18-19C



CLIENT

CROWN LANDS DEPARTMENT

ADDRESS

MENINDEE CARAVAN PARK
MENINDEE ROAD, MENINDEE NSW 2879

HOUSE TYPE

MODIFIED NAMOI 8

JOB No./REFERENCE

22218 / JE 0258

DATE

5th December 2022

Taylor Made Buildings Pty Ltd

2R Gilgandra Road, North Dubbo NSW 2830
Tel - 02 6882 6066 Fax - 02 6882 0155 Freecall - 1800 628 040
Email - admin@taylormadebuildings.com.au

PLAN SCHEDULE

Drawing	Scale
Block Plan	-
Site Plan	1:150
Floor Plan	1:100
Elevations	1:100
Electrical Layout	1:100
Typical Section	1:50

Public Works
Broken Hill NSW
ATTN: Paul Theohardis

Menindee Caravan Park
3ks out of Menindee

GENERAL NOTE
ALL DIMENSIONS RELEVANT TO SETTING OUT AND OFF-SITE WORK SHALL BE VERIFIED BY THE CONTRACTOR BEFORE CONSTRUCTION AND/OR FABRICATION IS COMMENCED. DRAWINGS SHALL NOT BE SCALED UNLESS SPECIFICALLY NOTED OTHERWISE

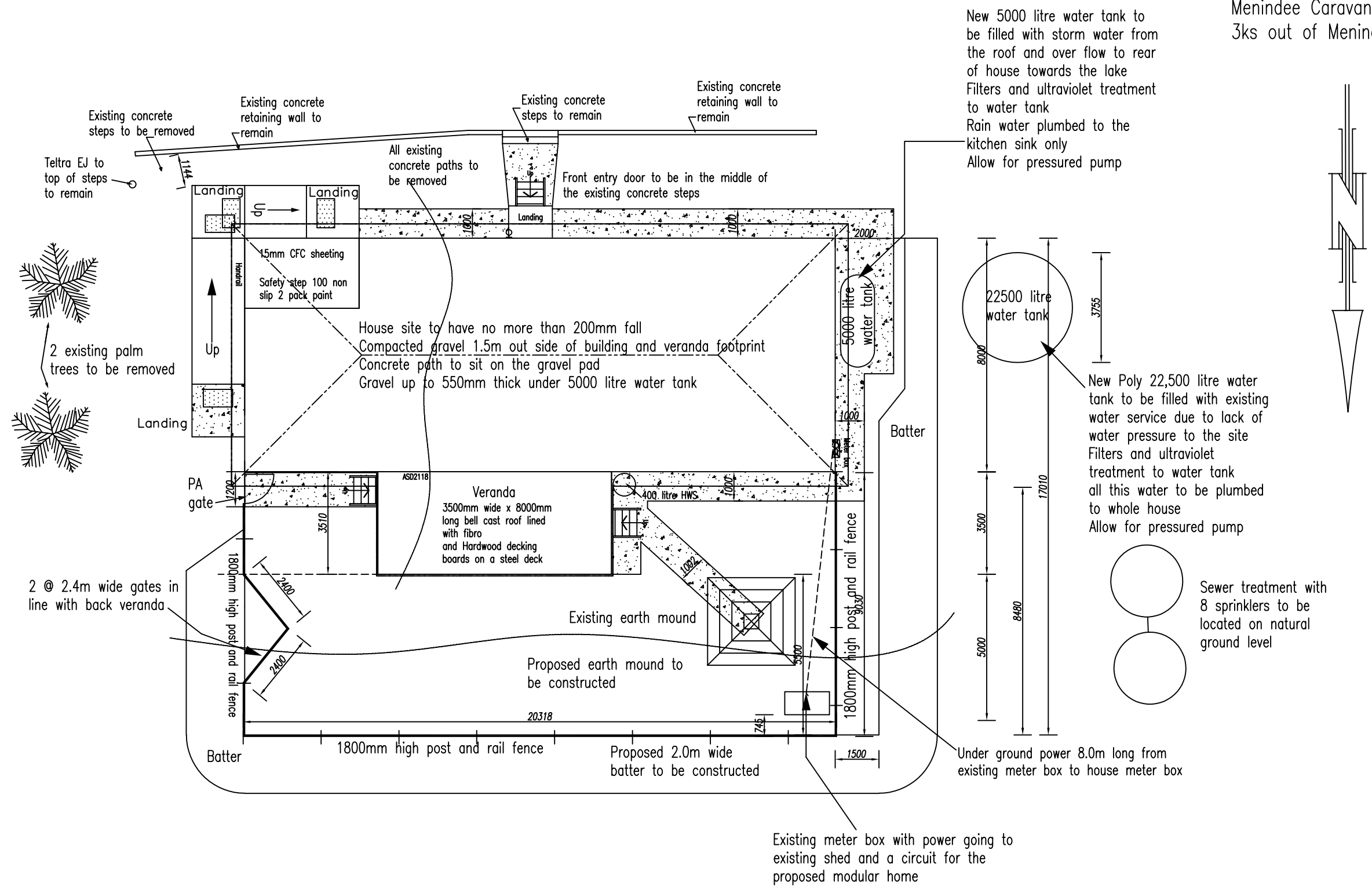
WORKMANSHIP AND MATERIALS ARE TO BE IN ACCORDANCE WITH THE REQUIREMENTS OF THE RELEVANT CURRENT SAA CODES (INCLUDING ALL AMENDMENTS), AND LOCAL & STATUTORY AUTHORITIES, EXCEPT WHERE VARIED BY THE CONTRACT DOCUMENTS

ALL FRAMING, TIE-DOWN DETAILS & BRACING TO COMPLY WITH THE FRAME MAKER'S DETAILS & SPECIFICATION & AS 3623 - Domestic Metal Framing Code

HOLD DOWN DETAILS ARE NOT SUITABLE FOR LOOSE SAND OR SOFT TO FIRM CLAY REFER TO STRUCTURAL ENGINEER IF NECESSARY

SAFETY REQUIREMENTS SHALL BE IN ACCORDANCE WITH THE RELEVANT HEALTH AND SAFETY ACT AS ADMINISTERED BY THE DIVISION OF ACCIDENT PREVENTION

ALL DIMENSIONS ARE IN MILLIMETRES UNLESS NOTED OTHERWISE



NOTE - BOUNDARY DIMENSIONS PROVIDED BY OTHERS AND ARE TO BE CONFIRMED PRIOR TO CONSTRUCTION

SITE PLAN
SCALE 1:150

ALL PLANS REMAIN THE PROPERTY OF
Taylor Made Buildings Pty Ltd

REV	DATE	DETAILS



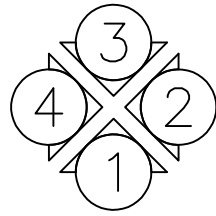
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MODIFIED NAMOI 8

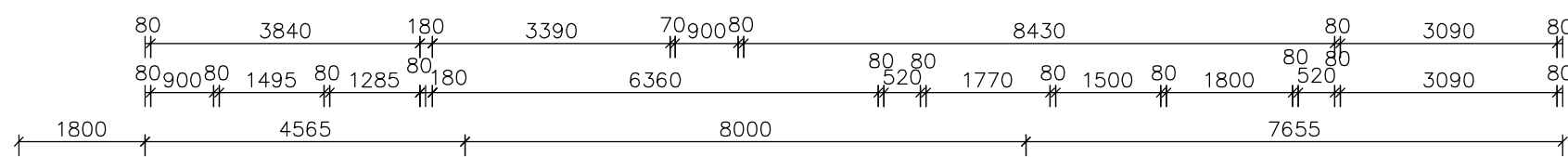
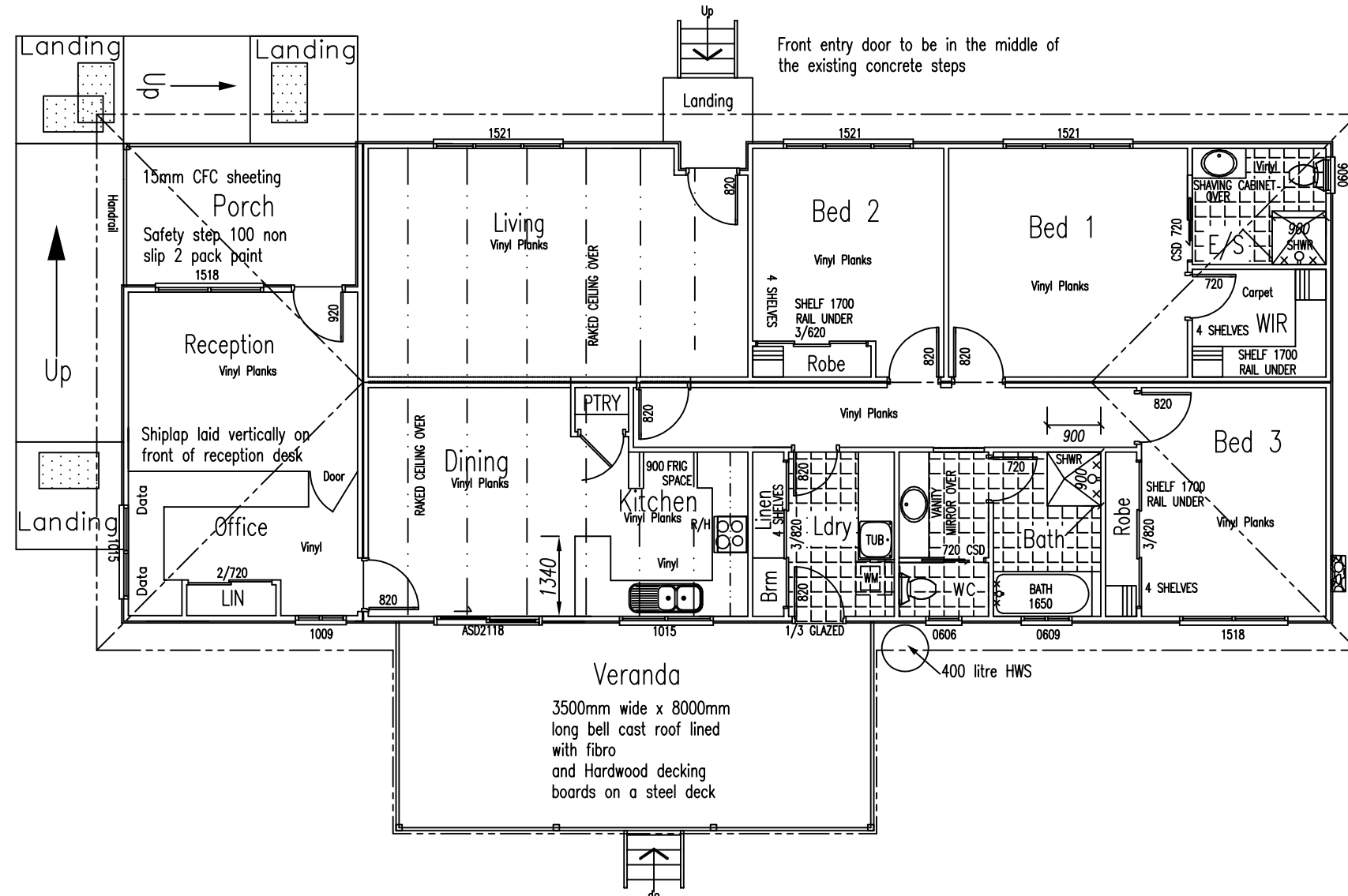
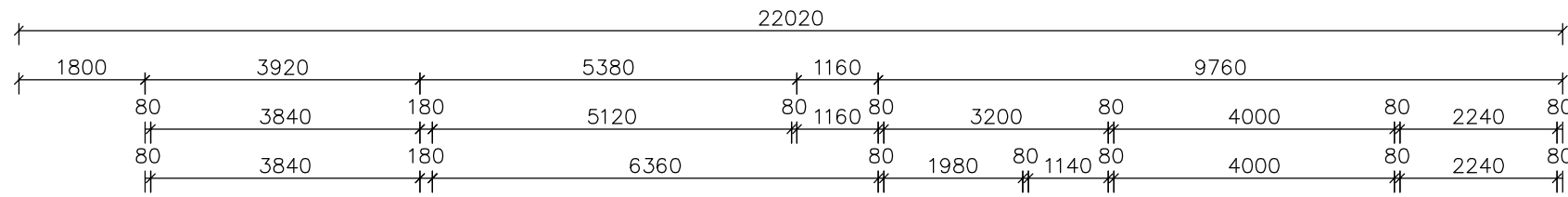
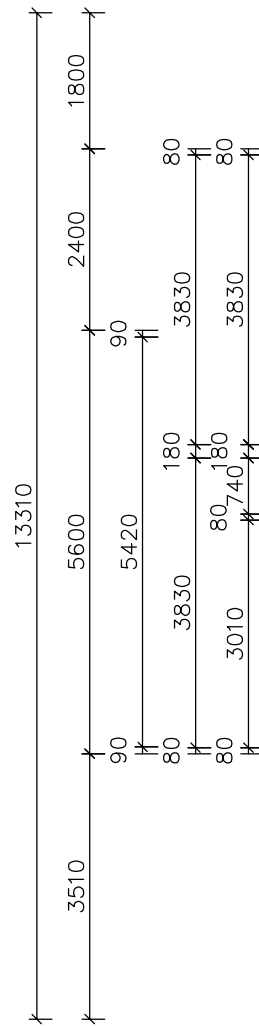
CROWN LANDS DEPARTMENT
MENINDEE CARAVAN PARK
MENINDEE, NSW 2879

TITLE SITE PLAN

DATE	05.12.22	DRWN	22218
REV	PRE	REF	JE 0258



Disable ramp
1:14 with
handrail and
toe rail
to comply with
AS1428.1-2009



COLORBOND CUSTOM ORB ROOF SHEETING
14° PITCH
COLORBOND FASCIA, GUTTERS & DP's
GYPROCK LINING THROUGHOUT
WALL TILES TO 1200mm IN BATHROOM/EN SUITE
ALUMINIUM WINDOWS WITH FLY SCREENS
PAINTED EXTERNAL HARI-PLANK CLADDING
INSULATION TO ROOF & EXTERNAL WALLS
STEEL FLOOR SYSTEM
STEEL FRAME & TRUSSES
COMPRESSED FIBRE-CEMENT SHEET TO SHOWERS
LANDING/STEPS TO ALL EXTERNAL DOORS

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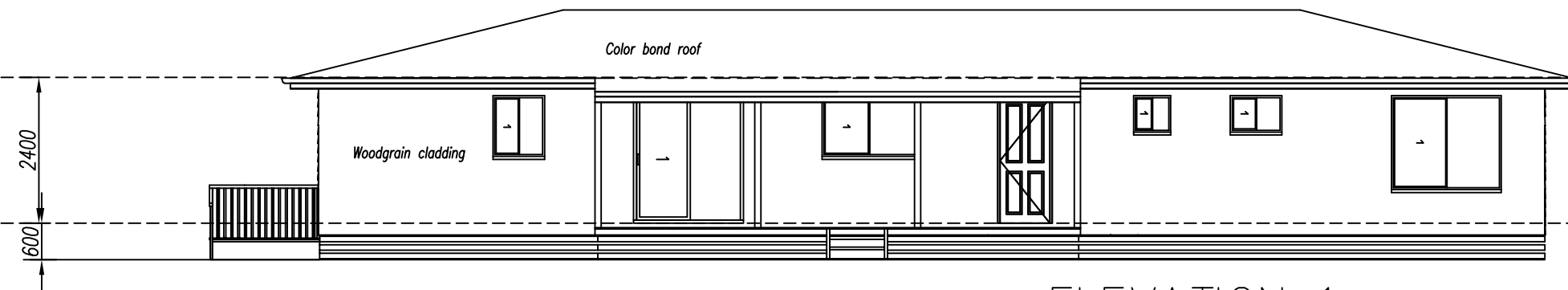
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TITLE FLOOR PLAN

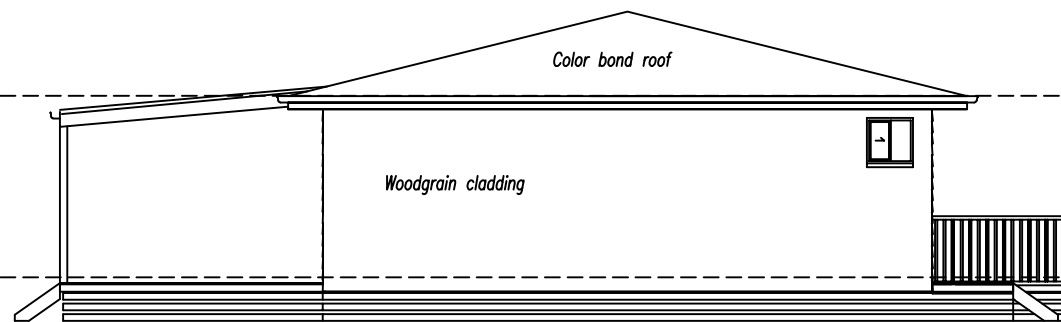
DATE	05.12.22	DRWN	22218
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FLOOR PLAN
SCALE 1:100

LIVING	152.35
VERANDAH	28.08
PORCH	9.41
TOTAL	189.84 sq.m (20.43 sq.)

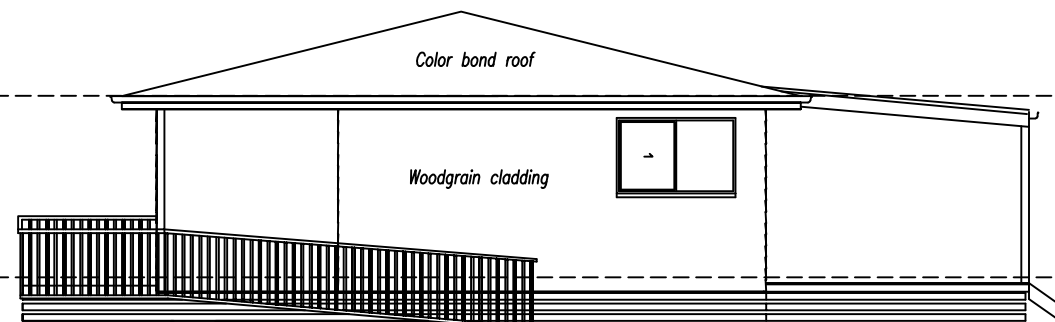


ELEVATION 1

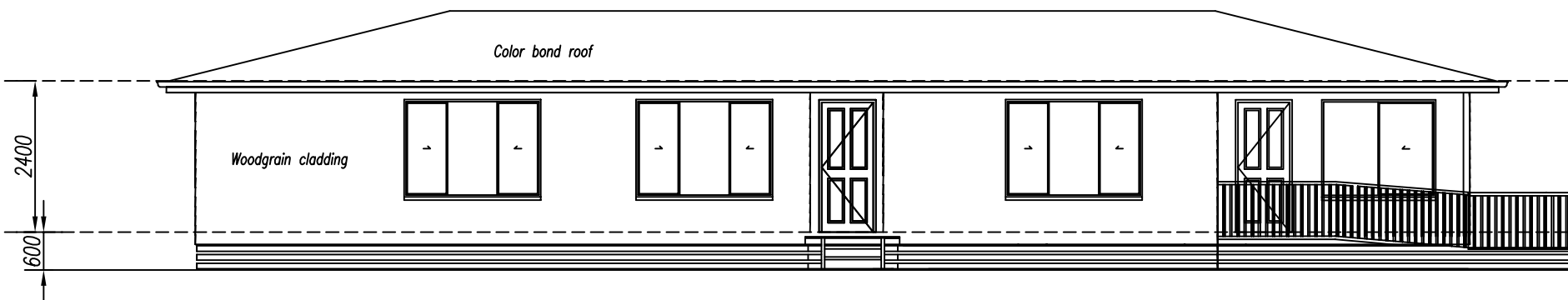


ELEVATION 2

COLORBOND CUSTOM ORB ROOF SHEET
14° PITCH
COLORBOND GUTTER
ALUMINIUM WINDOW WITH FLY SCREENS
FC EXTERNAL LININGS PAINTED
100x25 BASE BOARDS PAINTED



ELEVATION 4



ELEVATION 3

ELEVATIONS
SCALE 1:100

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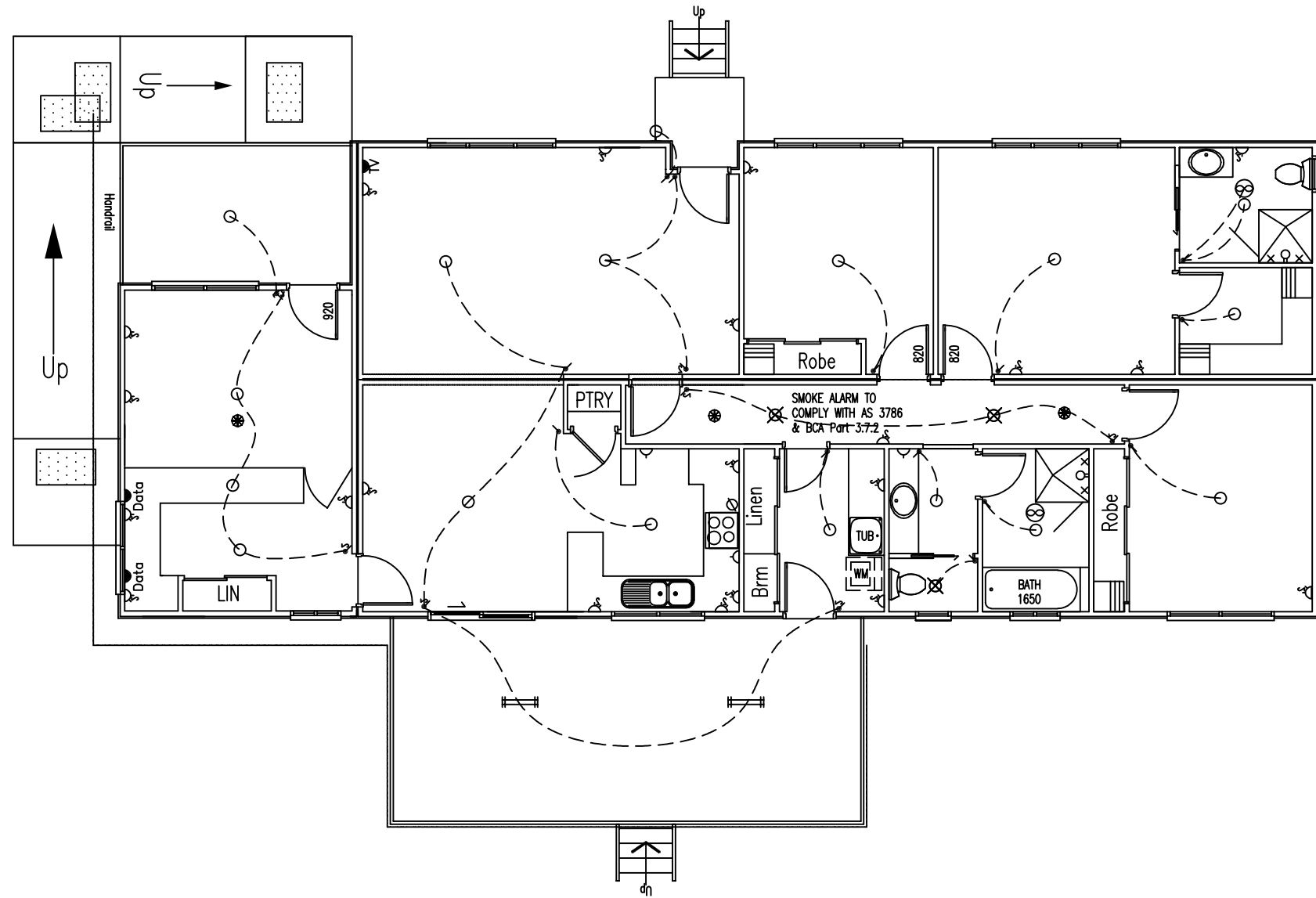
MODIFIED NAMOI 8

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MENINDEE CARAVAN PARK
MENINDEE, NSW 2879

TITLE ELEVATIONS

DATE	05.12.22	DRWN	22218
REV	PRE	REF	JE 0258

Disable ramp
1:14 with
handrail and
toe rail
to comply with
AS1428.1-2009



ELECTRICAL LAYOUT

SCALE 1:100

ELECTRICAL LEGEND					
⎓	FLUORESCENT LIGHT	2	⚡	LIGHT SWITCHES	21
○	CEILING LIGHT POINT	19	☎	TELEPHONE POINT	1
⊙	WALL LIGHT POINT	1	📺	TELEVISION POINT	1
⌞	SINGLE GPO	3	⊕	PERMANENT POWER	1
⌞	DOUBLE GPO	21	⊗	EXHAUST FAN	2
⊙	SMOKE DETECTOR	2	⊗	DOWN LIGHT POINT	3

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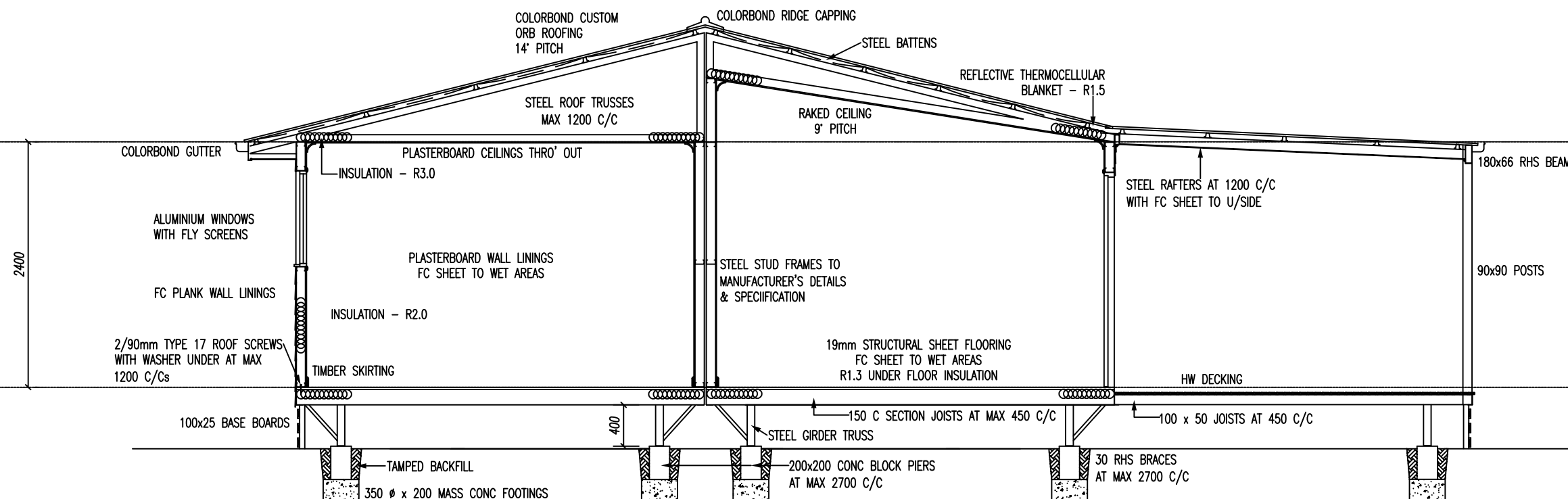
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MODIFIED NAMOI 8

CROWN LANDS DEPARTMENT
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TITLE TYPICAL SECTION

DATE	05.12.22	DRWN	22218
REV	PRE	REF	JE 0258



TYPICAL SECTION
STEEL FRAME - 8000 WIDE
SCALE 1:50

Steel Frame
Wind Classification N3
Ultimate Limit State Wind Speed
50 m/s

* BRACING PANELS, MATERIALS & FIXINGS ALL TO BE IN ACCORDANCE WITH THE CURRENT EDITION OF THE DOMESTIC METAL FRAMING CODE-AS3623
* BRACING TO BE IN ACCORDANCE WITH THE FRAME MAKER'S DETAILS & SPECIFICATIONS
* THIS DRAWING TO BE READ IN CONJUNCTION WITH THE FRAME MAKER'S WIND-BRACING & TIE-DOWN SCHEDULES