

# STATEMENT OF ENVIRONMENTAL EFFECTS

2023

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LOT 1 SECTION 24 DP759091

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**42 ADAM STREET WILCANNIA**

FOR

ABORIGINAL HOUSING OFFICE

9/01/2023

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## 1.0 INTRODUCTION

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This Statement of Environmental Effects has been prepared to support a development application for a new home at 42 Adams St, Wilcannia which is located on Lot 1 Section 24 DP 759091. 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

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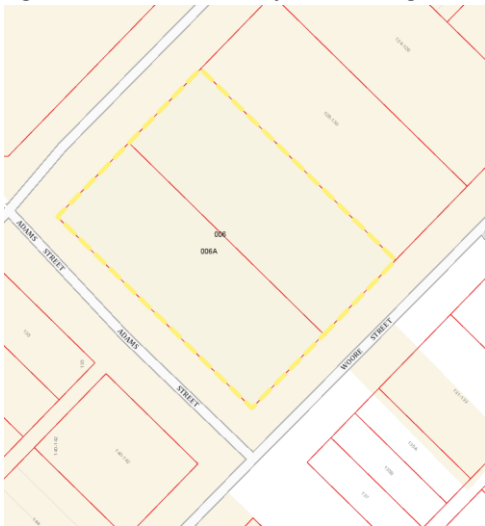
The subject allotment is legally described as Lot 1 S24 DP759091. The lot is/ are located within the Central Darling Shire Council Local Government Area, the site is zoned R1 zone under the *Central Darling Local Environmental Plan 2012*.

The subject lots are located within the town of Wilcannia NSW. The subject site is/ not affected by Flooding.

Figure 1: Extract from 6 maps of site



**Figure 2: Identifies the subject site being within the R1 zone within the Cetnral Darling Local Environmental Plan 2012.**



### 3.0 SITE DESCRIPTION

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The subject site is located on 42 Adam St, Wilcannia NSW 2836 and all the lots are rectangular shape the combined site area is 759m<sup>2</sup>. The site has a frontage width on Street Wilcannia of 17m. The site is a flat area of land.

**Figure 3: North facing view**



## 4.0 SURROUNDING ENVIRONMENT

The site consists of light scattered grass and weed cover with mature trees outside the proposed building location. The site is relatively flat. The block has existing buildings and established houses in the vicinity.

## 5.0 PROPOSED DEVELOPMENT

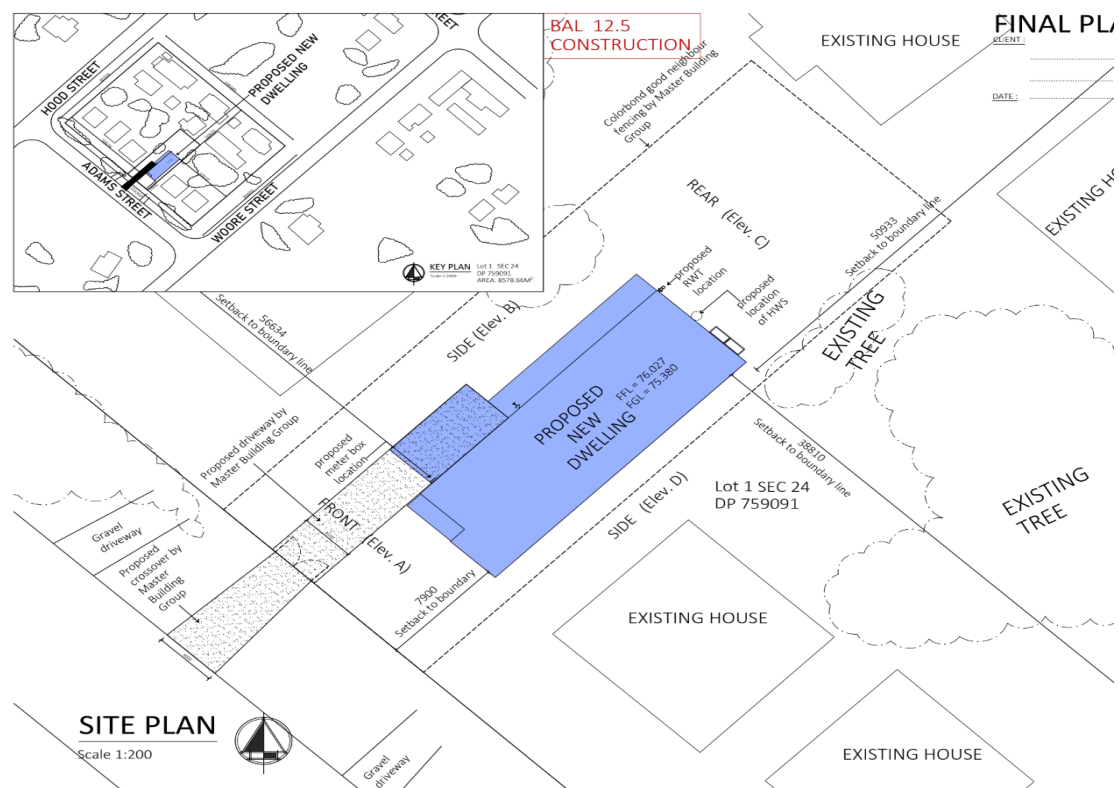
As detailed in the accompanying architectural plans the proposal seeks approval for the following works:-

The erection/ construction of the modular home:

- Site area: 759m<sup>2</sup>
- Floor are of each dwelling: 205.92m<sup>2</sup>
- Height of each dwelling: 2700mm
- Total floor area of all buildings on site 205.92m<sup>2</sup>
- Landscape area ( soil depth of at least 1m) 553.08m<sup>2</sup>
- Total hardsurface coverage of site: 553.08m<sup>2</sup>

Associated site works (footing, sewerage works, stormwater works, plumbing, connection to electrical and other services

Figure 4: Site Plan



## 6.0 RELEVANT STATUTORY CONTROLS

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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

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#### Clause 2.1 – Land Use Zone

The subject property is included within the **R1 zone** 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 R1 zone 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)

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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)

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There are no draft Environmental Planning Instruments in force at the present time.

### 7.3 Any development control plan - S4.15(1)(a)(iii)

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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)

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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)

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It is considered that this application, which comprises the construction of a 4-bedroom modular home plus site works is reasonable and achieves the objectives of the relevant planning controls.

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)**

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It is considered the subject site is suitable for the proposed development as it is zoned R1 and is surrounded by development of a similar character and scale. The site is of a sufficient area and dimensions to accommodate the proposed additions to the existing dwelling.

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

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This is a matter for Council in the consideration of this proposal.

### **7.9 The Public Interest - Section 4.15(1)(e)**

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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**

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This proposal, which includes the construction of the 4 bedroom modular home and associated site works at 42 Adam St, Wilcannia NSW 2836 and is legally described as Lot 1 in dp 759091 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.

Accordingly, it is our opinion that the proposed development at 42 Adams St, Wilcannia as described in the application, is reasonable and supportable and should be approved by Council under delegated authority.