

STATEMENT OF ENVIRONMENTAL EFFECTS

LOT 88, DP 757488,

BETH ST WHITE CLIFFS

FOR

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1.0 INTRODUCTION

This Statement of Environmental Effects has been prepared to support a development application for Lot 88 DP 757488 Beth St White Cliffs NSW 2836. 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 Lot 88 DP 757488 Beth St White Cliffs NSW 2836.

This lot is located within the Central Darling Shire Council Local Government Area, the site is zoned R5 Village zone under the Central Darling Local Environmental Plan 2012.



The subject lot is located within the town of White Cliffs NSW in Beth St. There is no official street number yet allocated to the lot.

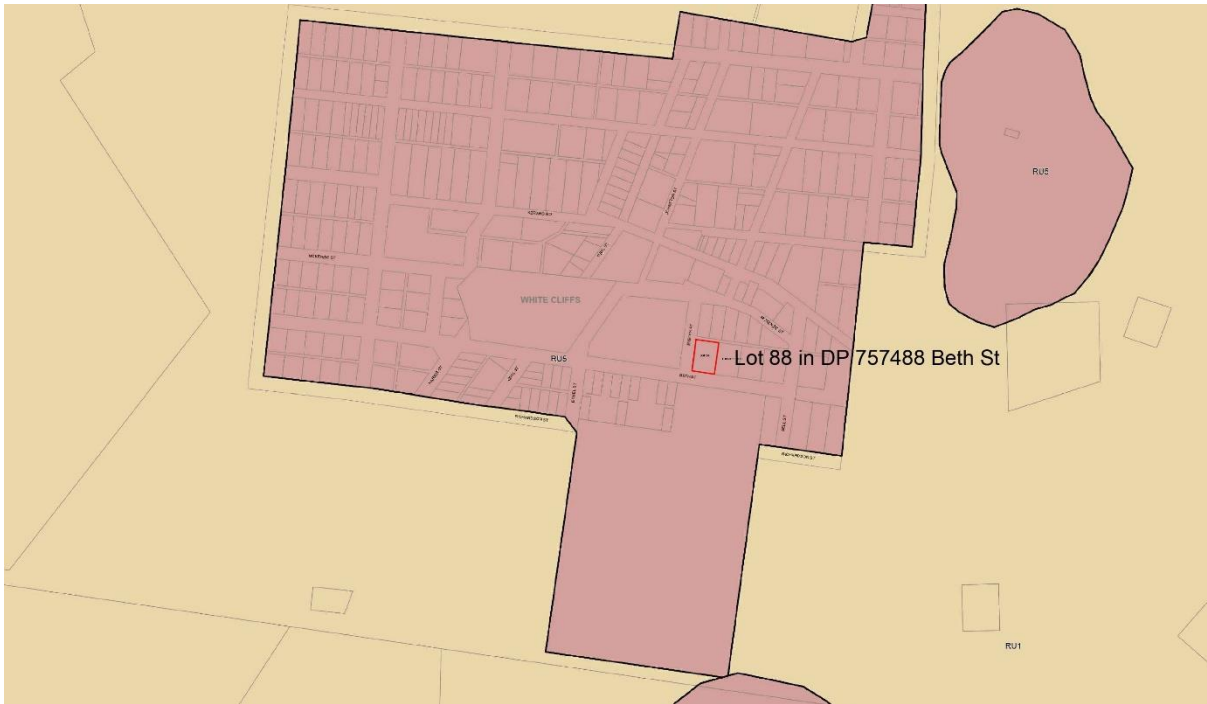


Figure 1: Extract from zone R5 Village zone Town of White Cliffs



Figure 2: Near map aerial view of the site in the Town of White Cliffs

3.0 SITE DESCRIPTION

The subject site is located on Lot 88 DP 757488 Beth St White Cliffs a regular shaped allotment with a site area is 3535 m². The site has a frontage width on Beth St White Cliffs of 50.25 metres and a depth of 70.35 metres. It is located on the corner of Beth and Evelyn Streets The site has a slight slope towards the rear of the allotment.

Photo of street



Figure 3: Beth St White Cliffs

Photo of Site



Figure 4: Photo of Lot 88 in DP757488 from Beth St looking north west

Photo of Adjoining Premises



Figure 5 View of adjoining site White Cliffs Sporting Club looking north west

Photo of Solar Installation opposite the site



Figure 6 Solar Installation opposite the site Beth St in Foreground

4.0 SURROUNDING ENVIRONMENT

The vacant site is situated south of the main White Cliffs Township on the Beth St, within the Central Darling Shire Council area in Far West NSW. The area is characterised with village type developments with the White Cliffs Sporting Club to the west of the site the other side of Evelyn St which is an unformed road and the Solar Installation to the south of the site on the opposite side of Beth St. There is vacant land to the east of the site in Beth St

5.0 PROPOSED DEVELOPMENT

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

The erection/ construction of a Shed Building for storage.

- Site area: 3535 m²
- Floor area of new shed 288 m²
- Height of shed is 4.928 metres at the ridge
- Total hard surface coverage of site: buildings 288 m² all weather driveway 120 m²

Associated site works footing, sewerage works, stormwater works, plumbing, connection to electrical and other services and the construction of a shed.

The colour scheme of grey colorbond is complimentary with the buildings in the adjacent to site

Site Plan .

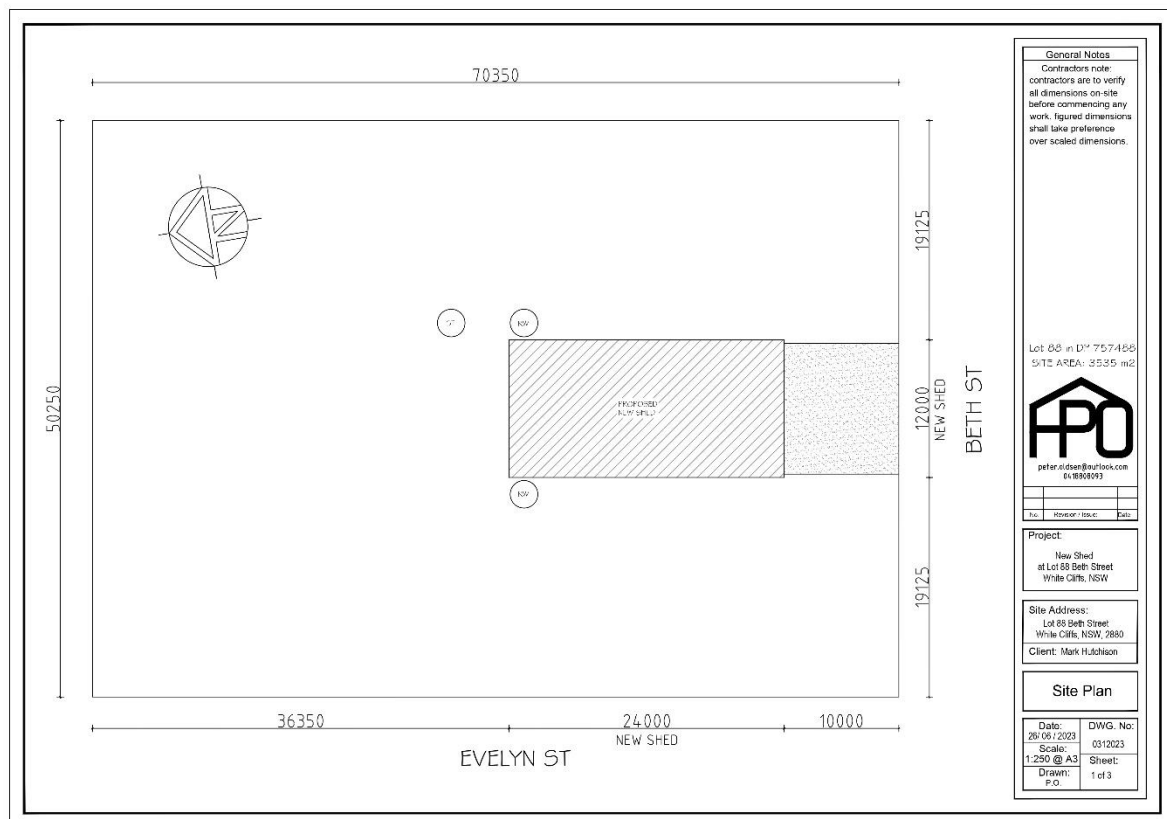


Figure 7: Proposed site plan new shed M Hutchison Lot 88 in DP 757488 Beth St White Cliffs

Floor Plan

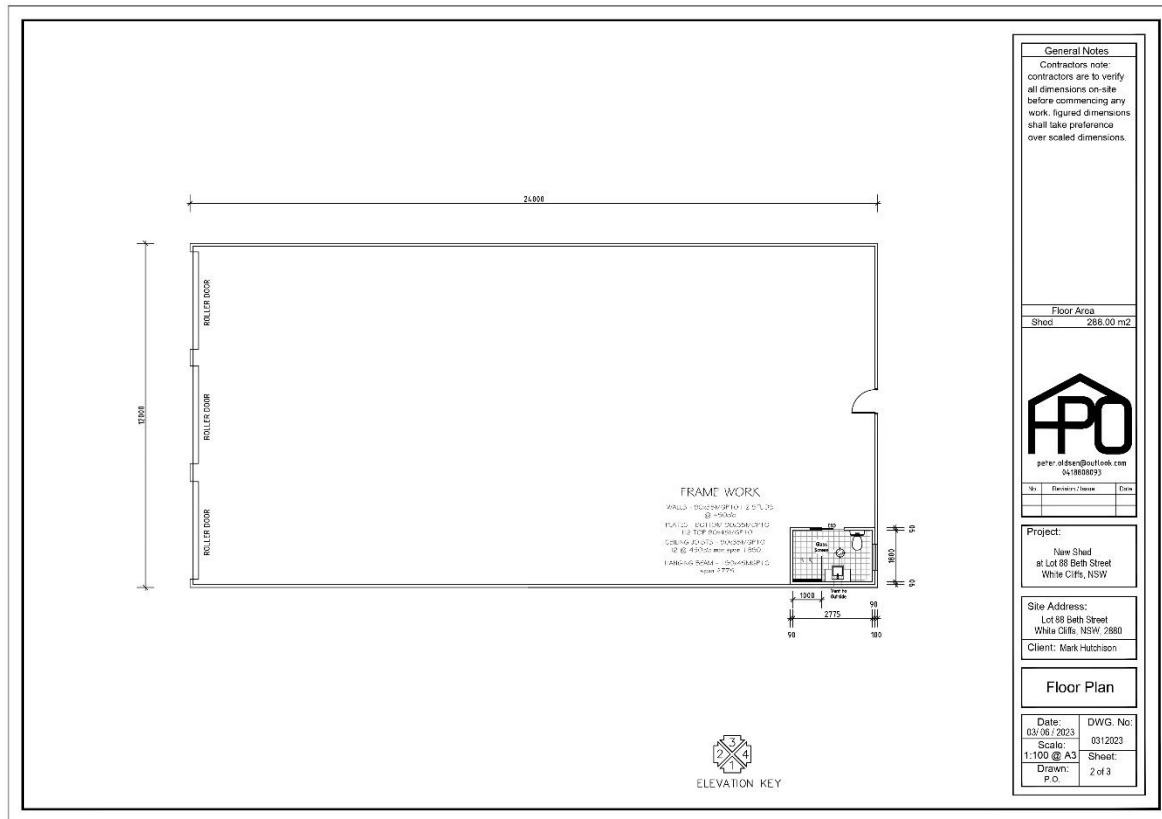


Figure 8: Proposed floor plan new shed M Hutchison Lot 88 in DP 757488 Beth St White Cliffs

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 R5 Village 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 White Cliffs Village 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 new shed and 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 development in White Cliffs NSW

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 shed.

The proposed works will not cause result in development of unreasonable bulk or scale and are similar to other structures in the general area, 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 new shed and associated site works at Lot 88 In DP 757488 Beth St White Cliffs NSW 2836 and is legally described as Lot 88 in DP 757488 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 Township of White Cliffs, Central Darling Shire

Accordingly, it is our opinion that the proposed development at Lot 88 DP 757488 Beth St White Cliffs as described in the application, is reasonable and supportable and should be approved by Council under delegated authority.