

STATEMENT OF ENVIRONMENTAL EFFECTS

2023

LOT 2 SECTION 17 – DP758669

13 MENINDEE STREET, MENINDEE, NSW, 2879.

FOR

ABORIGINAL HOUSING OFFICE

4 Parramatta Square, 12 Darcy Street Parramatta NSW 2150

October 2023

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1.0 INTRODUCTION

This Statement of Environmental Effects has been prepared to support a dual residency development application for two new residences at Menindee, which is located on Lot 2 Section 17 DP758669. 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

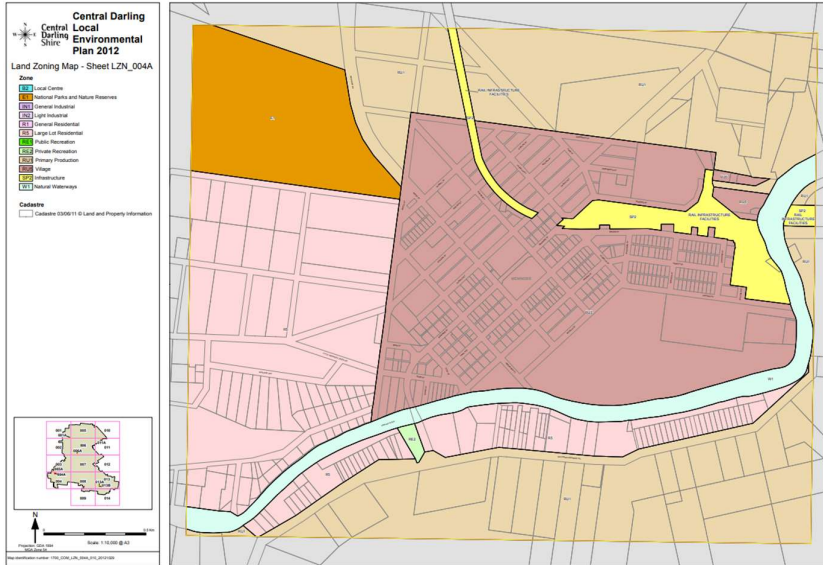
The subject allotment is known as 13 Menindee Street, Menindee, and is legally described as Lot 2 Section 17 DP 758669. The lot is located within the Central Darling Shire Council Local Government Area, the site is zoned RU5 Large Lot Residential zone under the *Central Darling Local Environmental Plan 2012*.

The lot is located within the town of Menindee NSW. The site is not currently known to be subject to flood related development controls.

Figure1:



Figure 2: Identifies the subject site being within the RU5 Large Lot Residential zone within the Central Darling Local Environmental Plan 2012.



3.0 SITE DESCRIPTION

The subject site is located on 13 Menindee Street, Menindee NSW, 2879 and the lot is a rectangular shape; the combined site area is 2031.22m². The site has a frontage width on Menindee Street, Menindee, of 40.31 metres. The site is a relatively flat area of land.

Photo of street and streetscape location for context of development at 13 Menindee Street, Menindee.

Figure 3: Elevation of 13 Menindee Street, looking from the laneway towards the street and opposite the site.



Figure 4: View of the vacant lot from Menindee Street, Menindee.



4.0 SURROUNDING ENVIRONMENT

The site is situated within the well-established RU5 Large Lot Residential zone. The lot is surrounded by residential housing, 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 installation of a manufactured home and associated services, to 13 Menindee Street, Menindee.

- Site area: 2031.22m²
- Floor area of each dwelling: 206m²
- Height of each dwelling from ground to ridge 4.35m
- Total floor area of all buildings on site 412m²
- Landscape area (soil depth of at least 1m) 1475m²
- Total hardsurface coverage of site: 555.4m²

Associated site works (footings and/or piers, sewerage works, stormwater works, plumbing, connection to electrical and other associated services.

The colour scheme of the development is neutral and will not clash with the precinct adjacent to 13 Menindee Street, Menindee.

Proposed floor plan and site plan of 13 Menindee Street, Menindee.

Figure 5: Proposed site plan and works for 13 Menindee Street, Menindee.

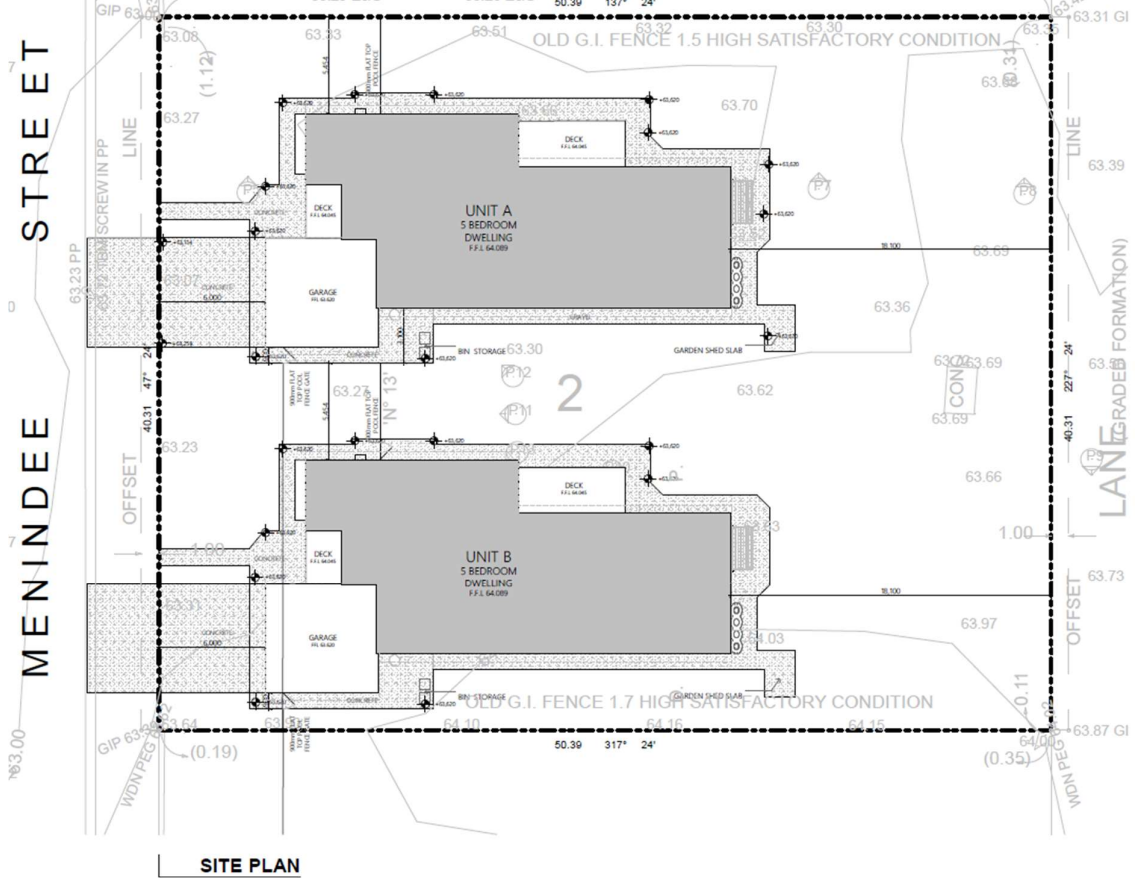
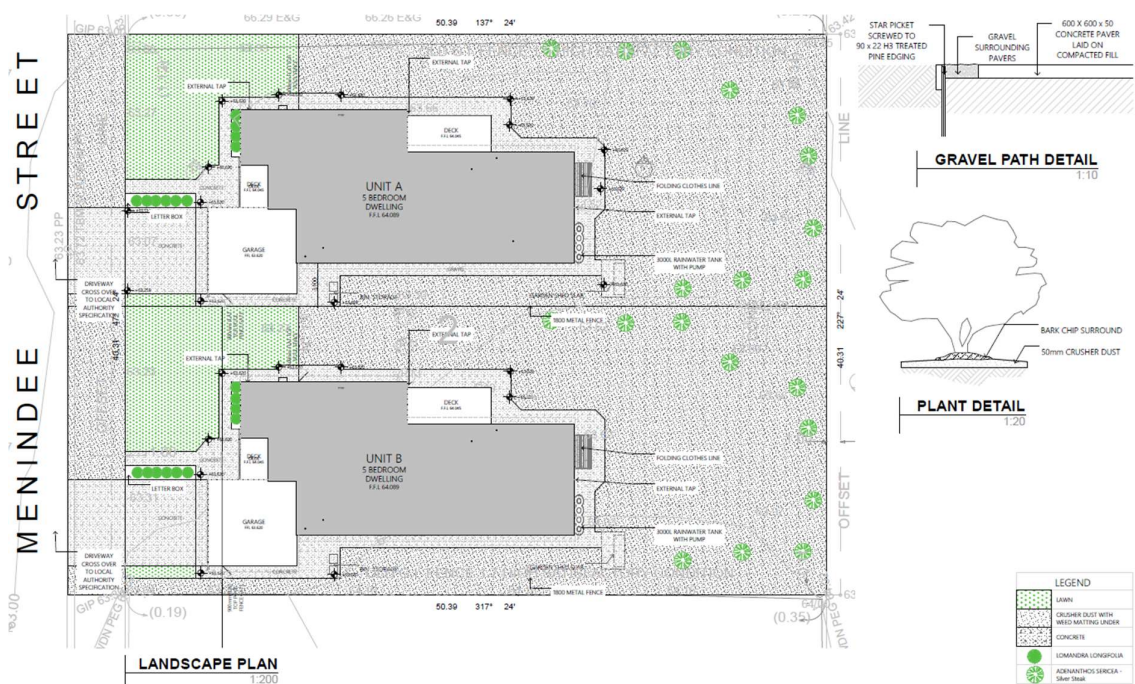
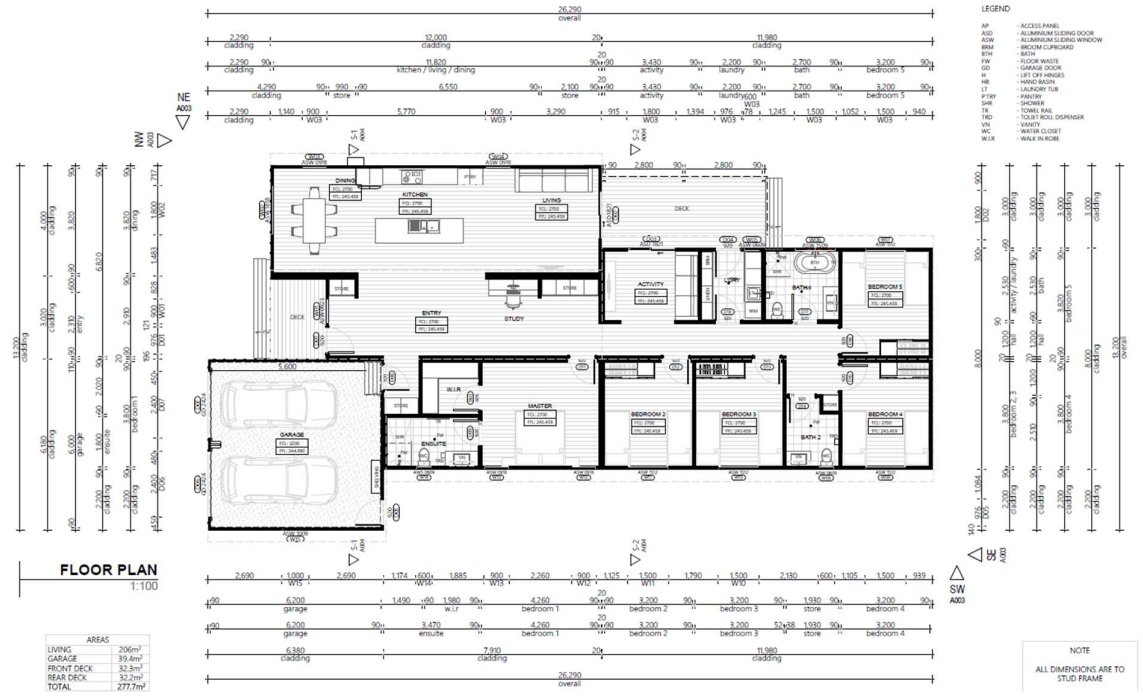


Figure 6: Proposed landscape plan and works for 13 Menindee Street, Menindee.



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Figure 7: Proposed floor plan and works for 13 Menindee Street, Menindee.



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 RU5 Large Lot Residential 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 a RU5 Large Lot Residential 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 - S4.15(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 dual occupancy application, which comprises the installation of two manufactured home 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 RU5 Large Lot Residential zone.

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 residential dwellings.

The proposed works will not cause a result in development of unreasonable bulk or scale as they are residential dwellings, and they 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 dual occupancy proposal, which includes the installation of two manufactured homes and associated site works at 13 Menindee Street, Menindee, NSW 2879, and is legally described as Lot 2, Section 17, in DP758669 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 RU5 Large Lot Residential zone of Menindee.

Accordingly, it is our opinion that the proposed development at 13 Menindee Street, Menindee, as described in the application, is reasonable and supportable and should be approved by Council under delegated authority.