

STATEMENT OF ENVIRONMENTAL EFFECTS

LOT 751, DP 761876,

111 WILCANNIA ROAD MENINDEE

FOR

WAYNE & WENDY WOODBERRY

March 2024

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1.0 INTRODUCTION

This Statement of Environmental Effects has been prepared to support a development application for consolidated Lot 751 DP 761876 Wilcannia Rd Menindee NSW 2879. 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: -

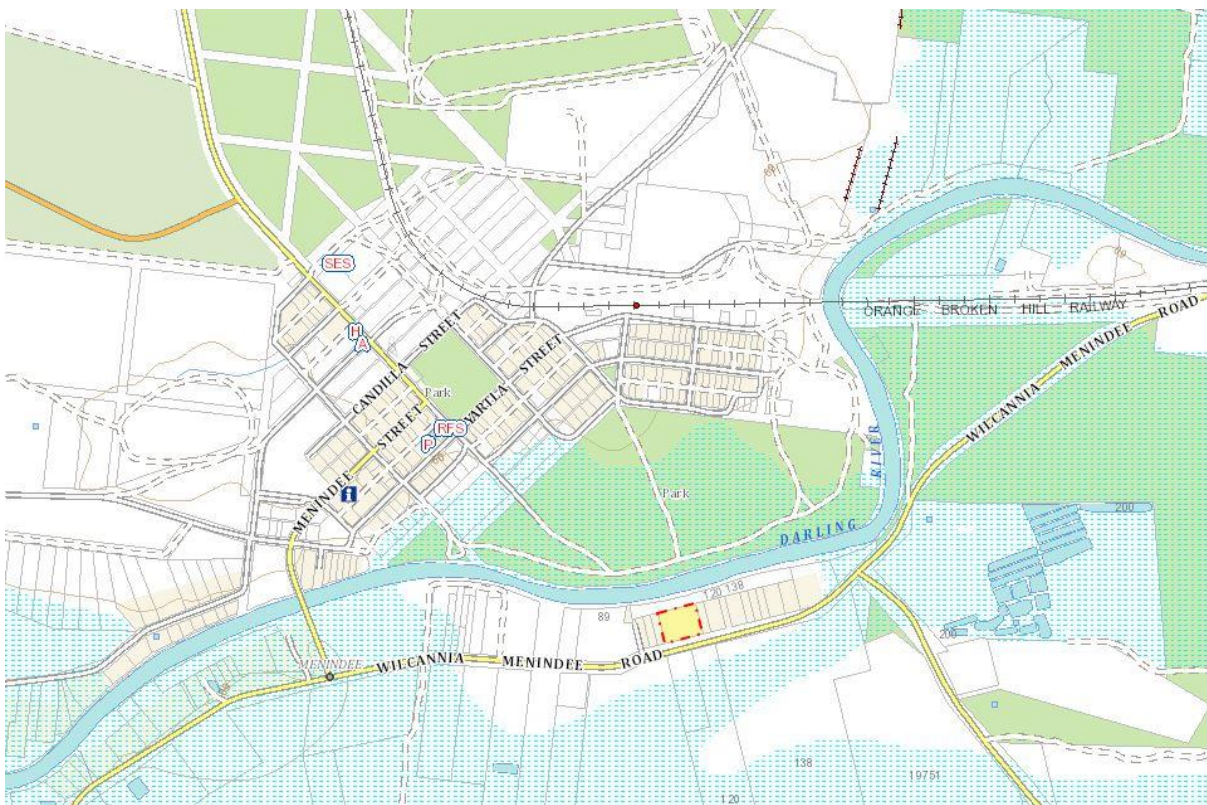
- *Central Darling Local Environmental Plan 2012*

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 751 DP 761876 Wilcannia Rd Menindee known as 111 Wilcannia Rd Menindee.

The consolidated lot is located within the Central Darling Shire Council Local Government Area, the site is zoned R5 Large Lot Residential under the Central Darling Local Environmental Plan 2012.



The subject lot is located south of the main Menindee Township on the Menindee Wilcannia Road. It is known as 111 Wilcannia Rd.

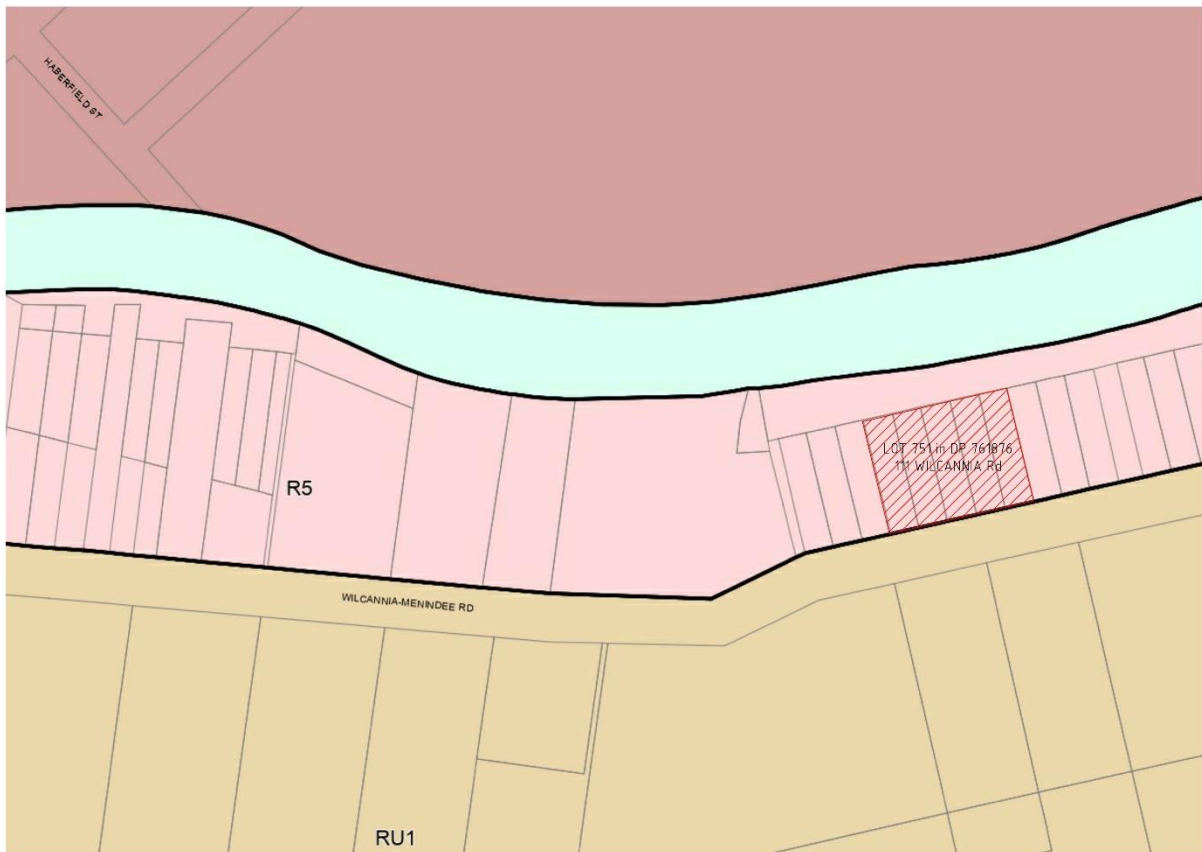


Figure 1: Zoning Extract R5 Large Lot Residential



Figure 2: six maps aerial view of the site on the Darling River .

3.0 SITE DESCRIPTION

The subject site Lot 751 DP 761876 Wilcannia Rd Menindee is a rectangular shaped allotment with a site area is 12640 m². The site has a frontage width on Wilcannia Menindee Road of 125.70 metres with a depth of 100.585 metres. The site has a slight slope towards the Darling River.

Photo of street



Figure 3: Adjoining Site and Wilcannia Rd Eastern View

Aerial Photo of Site



Extract from Six Maps NSW

Photo of Site



Figure 4: Photo of Lot 751 in DP 761876 from Wilcannia Rd looking North

Photo of Adjoining Premises



View of adjoining site looking North West

Photo of Premises opposite the site



Premises opposite the site Wicannia Menindee Road Looking South

4.0 SURROUNDING ENVIRONMENT

The site is situated south of the main Menindee Township adjacent to the Darling River on the Wicannia Menindee Rd ,within the Central Darling Shire Council area in Far West NSW. The area is characterised with village type developments with former agriculture opposite to the south of the site

5.0 PROPOSED DEVELOPMENT

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

The Demolition of existing shed and erection/construction of a new shed and carport

- Site area: 12640 m²
- Floor area of new shed & carport 142.37 m²
- Height of shed is 3.658 metres at gutter height
- Total floor area of all buildings including this development on site is 360 m²
- Total hardsurface coverage of site: buildings 360 m² with the stormwater diverted to on site rainwater tanks

Associated site works (footing, connection to electrical and other services and the construction of a shed and carport)

The colour scheme of zincalume co ordinates with the buildings in the adjacent to site

Site plan .

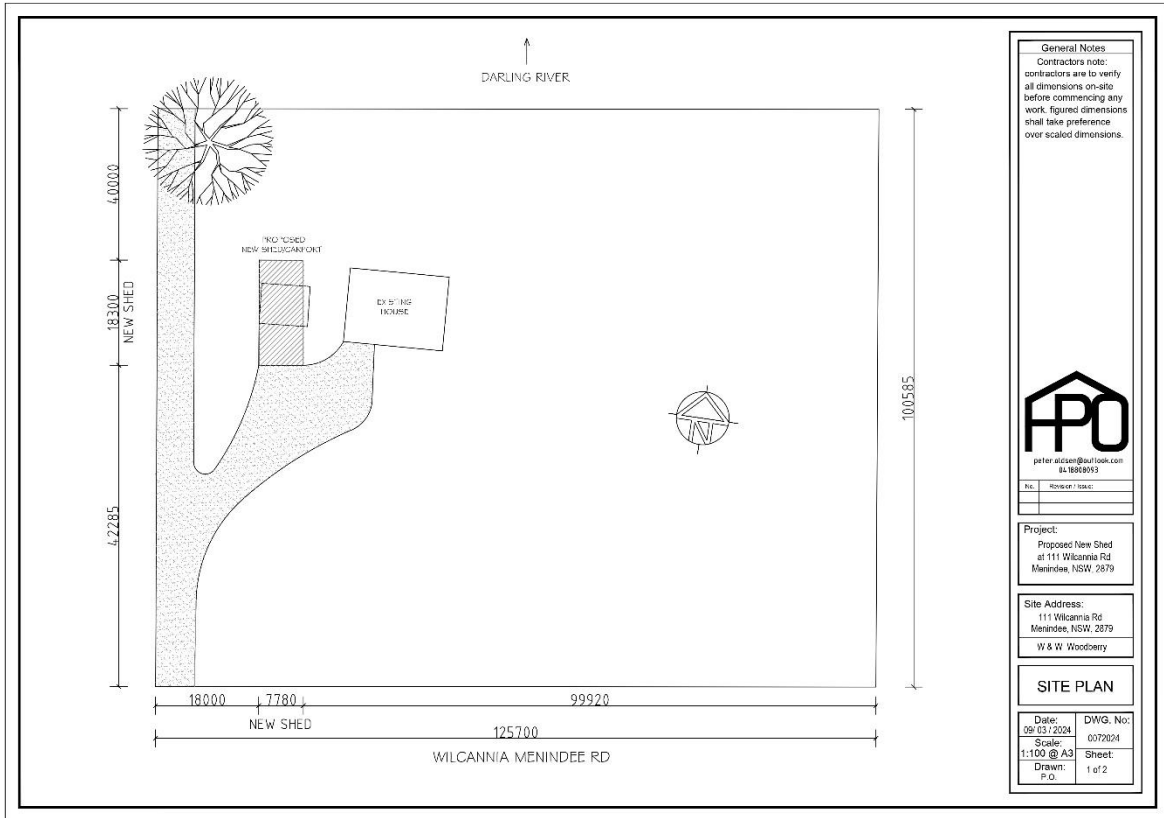


Figure 5: Site Plan Proposed Shed & Carport Lot 751 in DP 761876 Wilcannia Road Menindee

Elevations & Floor Plan

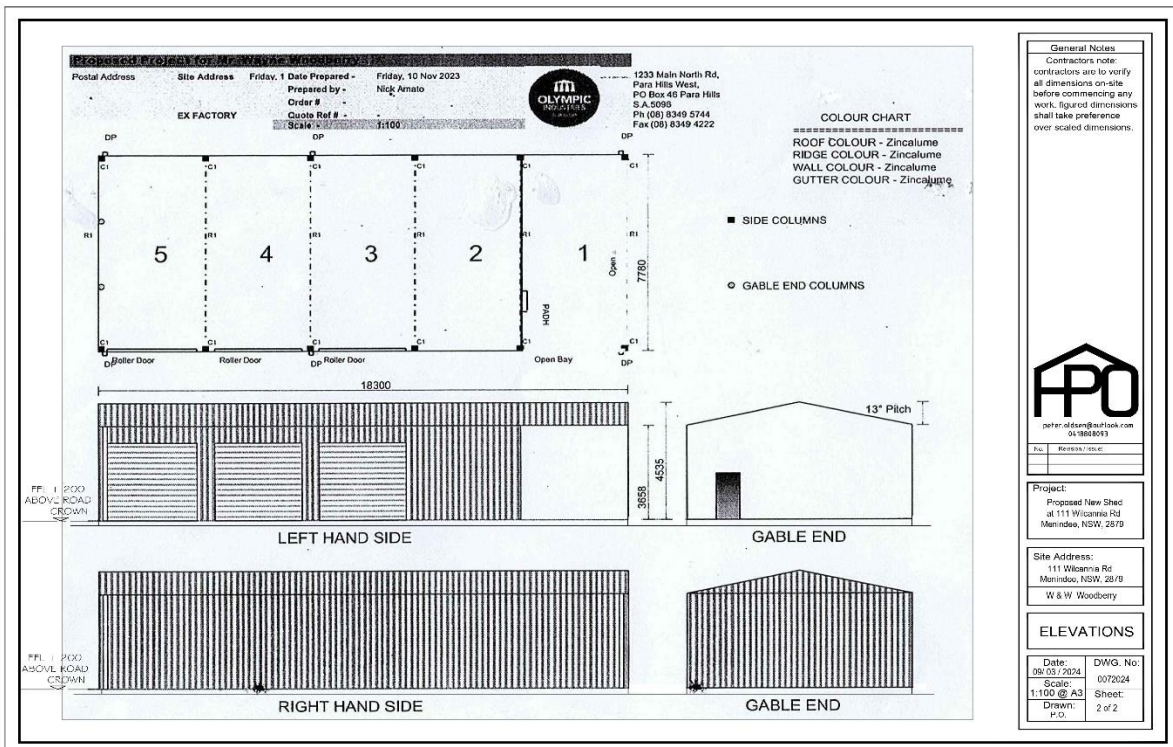


Figure 6: Elevations Proposed Shed & Carport Lot 751 in DP 761876 Wilcannia Road Menindee

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 R5 Large Lot Residential 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 Menindee 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 carport 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 Menindee 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 and carport.

As site is located within an area that may be subjected to flooding in extreme events, the owner proposes that the finished floor level (FFL) of the shed will be 200mm above the crown of the adjoining road.

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.²

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 demolition of an existing shed and the construction of a new shed/carport and associated site works at Lot 751 In DP 761876, 111 Wilcannia Rd Menindee NSW 2879 and is legally described as Lot 751 in DP 761876 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 Menindee Central Darling Shire

Accordingly, it is our opinion that the proposed development at Lot 751 DP 761876, 111 Wilcannia Rd Menindee as described in the application, is reasonable and supportable and should be approved by Council under delegated authority.