



CK Design & Drafting

# **Statement of Environmental Effects**

**Proposed 4 Bedroom Transportable Dwelling**

**to replace an existing Dwelling**

**1963 Opal Miners Way, Wilcannia NSW 2836**

**Lot 7 / DP 757434**

**For: Willoway Farming**

The following report is intended to outline how the proposed development attempts to fulfil the requirements and suggestions of Central Darling Shire Council, Town Planning and LEP Controls.

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## Description of Development

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The proposed development comprises a new 4 Bedroom Class 1A Transportable dwelling to replace an existing dwelling which is to be demolished, on a RU1 (Primary Production) zoned holding.

The Transportable Dwelling will be constructed using the following materials:

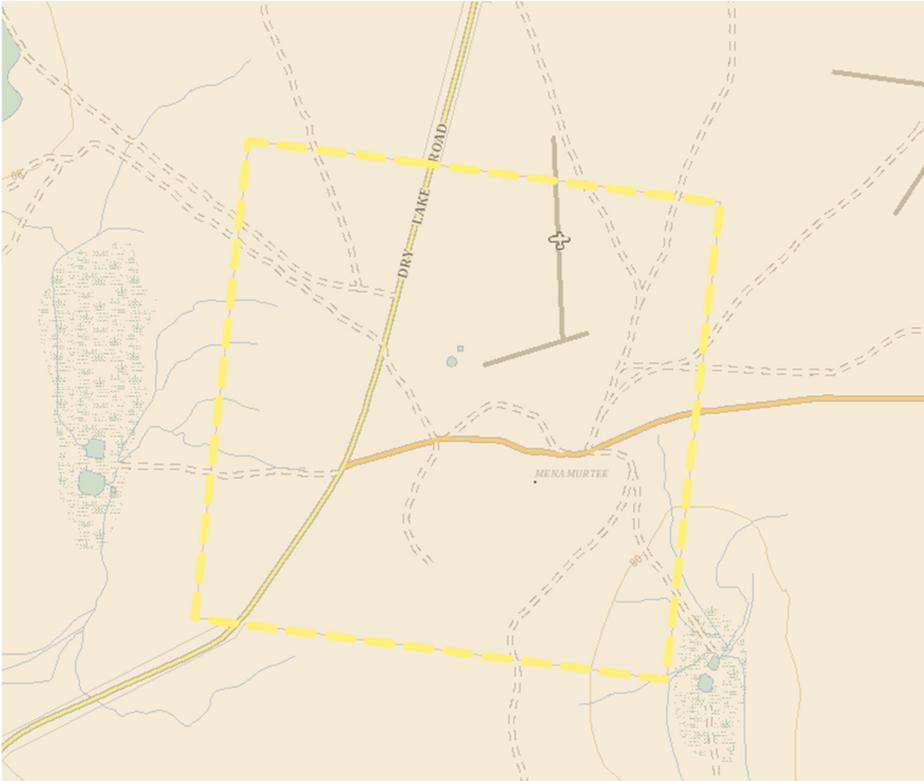
- Timber framed construction
- Colorbond roof sheeting, fascia & gutter
- James Hardie Primeline Heritage Weatherboard wall cladding
- Aluminium framed window
- Steel Posts

The proposed dwelling will be connected to a new Septic System & Rainwater Tanks as indicated on the submitted Site Plan.

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## Description of Site

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The Subject Site is zoned RU1 Primary Production. The proposed dwelling is permitted with consent within this land zoning under Central Darling Local Environmental Plan 2012 (2013 EPI 33).

The subject land has an area of 257.3ha & is located on Mena Murtee Station within a large farming property. The site has no street frontage & is located approximately 4.5km from the nearest main road being Opal Miners Way. The site is a flat area of land meaning no significant earthworks will be required for the development.

Council mapping shows the subject site to not be within a bushfire zone.

Council mapping shows the subject site to not be within a flood zone.

### **Planning Controls**

Central Darling Local Environmental Plan (LEP) 2012 (2013 EPI 33)

### **Site Suitability**

The site is suitable for the development as it is zoned RU1 Primary Production. Under Central Darling LEP the proposed dwelling is permissible on this zoned land with consent.

The proposal will be consistent with other dwellings within the surrounding area.

### **Bushfire & Flooding**

Council mapping shows the subject site is not within a Bushfire or Flood Zone.

### **Demolition Management**

The existing dwelling is to be demolished as per council regulations.

### **Surrounding Environment**

The site is situated within the well-established pastoral and grazing region of the Western Lands Division with nearby Stations including Momba, Tillenbury and Purnawilla. The lot is located adjacent Opal Miners Way, a made road providing access in a north and south direction. The property is in the Central Darling Shire Council area in Far West NSW.

### **Economic Impacts**

The proposal will have a positive impact due to local tradespersons being employed to carry out the works.

### **Pedestrian and Vehicle Movements**

All vehicle access to the site will remain from Opal Miners Way.

Pedestrian movement is unaffected.

### **Privacy, Views and Overshadowing**

The proposed structures will have no impact on neighbouring dwellings as the site is vast.

The site has views to all orientations which the proposed dwelling will take advantage of.

### **Soil and Water**

1. No earthworks are required as the site is flat.
2. All stormwater will be connected to the proposed rainwater tanks
3. All sewer will be connected into the proposed septic system
4. Sediment control measures will be installed for the duration of the construction period as required.

### **Energy Efficiency**

Refer to submitted Basix Letter.

### **Waste**

All Building waste material will be either stockpiled within a secure fenced area or within a skip bin. All waste disposal to Central Darling Shire Council guidelines.



Example of the proposed dwelling showing external colours for council reference.

### **Conclusion:**

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 Wilcannia District.

The material, style and finish of the proposed dwelling will fit in well amongst many other similar dwellings in the surrounding area & will only further enhance the area surrounding the proposed development.

I would request that Central Darling Shire Council consider the application for the Proposed 4 Bedroom Transportable Dwelling to replace an existing dwelling to be demolished.

This Statement of Environmental Effects has been prepared by CK Design & Drafting & must be read in conjunction with all other documentation submitted as part of the Development Application.

Regards

*C Kendall*

Chris Kendall