



# Statement of Environmental Effects

Use of a Dwelling for DVSM

25 McIntyre Street, Wilcannia 2836

# EXECUTIVE SUMMARY

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Proposal	Dwelling (for Domestic Violence Service Management)
Street Address	25 McIntyre Street, Wilcannia
Formal Land Description	Lot 3 DP 910707
Zone	RU5 - Village
Relevant State Environmental Planning Policies	Not applicable

# SUBJECT SITE AND SURROUNDING AREA

## Site Description

The subject site comprises one parcel of land commonly known as 25 McIntyre Street, Wilcannia and more formally as Lot 3 Deposited Plan 910707. It has an area of approx. 1012 square metres (sqm) and a frontage of 50.29 metres (m) to McIntyre Street and 20.1 metres to Good Street. The site is currently vacant and is unused. No heritage or cultural sensitivities affect the land and there are no environmental constraints or natural hazards.

The site is situated within an established residential area of Wilcannia, at the western edge of the settlement. The surrounding area predominantly consists of single storey dwellings and ancillary development.

An aerial image of the site and surrounding area is contained below.



Figure 1: Subject site and surrounding area (Source: Landchecker Nov 2023)

## PROPOSAL

# DESCRIPTION

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This application proposes the development of a dwelling. The dwelling is single storey and contains two bedrooms (master with WIR and ensuite), open plan kitchen, meals and family area, bathroom and separate WC, laundry, alfresco and double carport.

**The proposed dwelling is to be owned and operated by Domestic Violence Service Management**

The development of the dwelling will be processed via Section 68 of the *Local Government Act 1993*. This will be lodged concurrently with this application.

## PLANNING

# CONTROLS AND ASSESSMENT

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### Central Darling Local Environmental Plan 2012 (LEP)

The Subject site is within the RU5 – Village

The objectives of the zone are:

- *To provide a range of retail, business and community uses that serve the needs of people who live in, work in or visit the area.*
- *To retain and facilitate expansion and redevelopment of the existing centres of Menindee and Ivanhoe and to further strengthen the core commercial functions of those areas.*
- *To ensure that development retains and enhances the existing village character.*

The proposed dwelling is located within the existing township and will support the development of Wilcannia. The dwelling has been designed to meet sustainability targets and is appropriately located so as not to unreasonably impact on the adjoining land. As such, the proposal supports the objectives of the RU5 zone.

### State Environmental Planning Policies (SEPP)

There are no SEPP's applicable to this application.

### General Assessment

#### Visual Impacts

Due to the type of development and location of the dwelling, it is considered that the dwelling will have minimal impacts on the locality

#### Open Space

Not applicable for this application.

### **Overshadowing and Privacy**

As the dwelling is single story and is located centrally on the site, it is considered the dwelling will have no impacts on the adjoining land.

### **Noise**

Only standard domestic mechanical plant will be associated with the proposed building, which will emit noise typical for a residential area.

### **Erosion Control Measures**

No specific erosion control measures are considered necessary for this development. Any minor earthworks will be appropriately battered and retained (if necessary).

### **Economic and Social Impacts**

Albeit minor, the proposed dwelling will contribute to the economic and social wellbeing of the Willcannia township by increasing investment in the local area and social interaction with the local community.

### **Environmental Benefits**

Due to the nature of this development, no significant environmental benefits are envisaged.

### **Disabled Access**

Not applicable for this application. The proposed dwelling will be required to comply with the applicable National Construction Code requirements for disabled access.

### **Security, Site Facilities and Safety**

Not applicable for this application.

### **Waste Management**

Standard domestic waste services will be provided by Council.

### **National Construction Code**

The National Construction Code will be assessed as part of the Section 68 Application.

### **Traffic**

The proposed building will result in standard domestic travel within the existing road network.

### **Stormwater/flooding**

The site is not subject to any identified natural hazards and stormwater will be directed to the legal point of discharge.

## CONCLUSION

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This report demonstrates that the proposal is consistent with the relevant provisions of the *Central Darling Local Environmental Plan 2012*.

The proposed use is appropriate for the site as it:

- Is encouraged in the RU5 Zone;
- Will have minimal impacts on the locality; and
- Will not result in any detrimental impacts on the environment.

It is considered that the proposal is worthy of support, and it is therefore respectfully requested that the 25 Mcintyre Development Consent for the use as described in this report at 25 Mcintyre Street, Wilcannia.