

STATEMENT OF ENVIRONMENTAL EFFECTS

LOT 32, DP 1064321,

43 YARTLA STREET MENINDEE

FOR

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1.0 INTRODUCTION

This Statement of Environmental Effects has been prepared to support a development application for Lot 32 DP 1064321, 43 Yartla Street 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: -

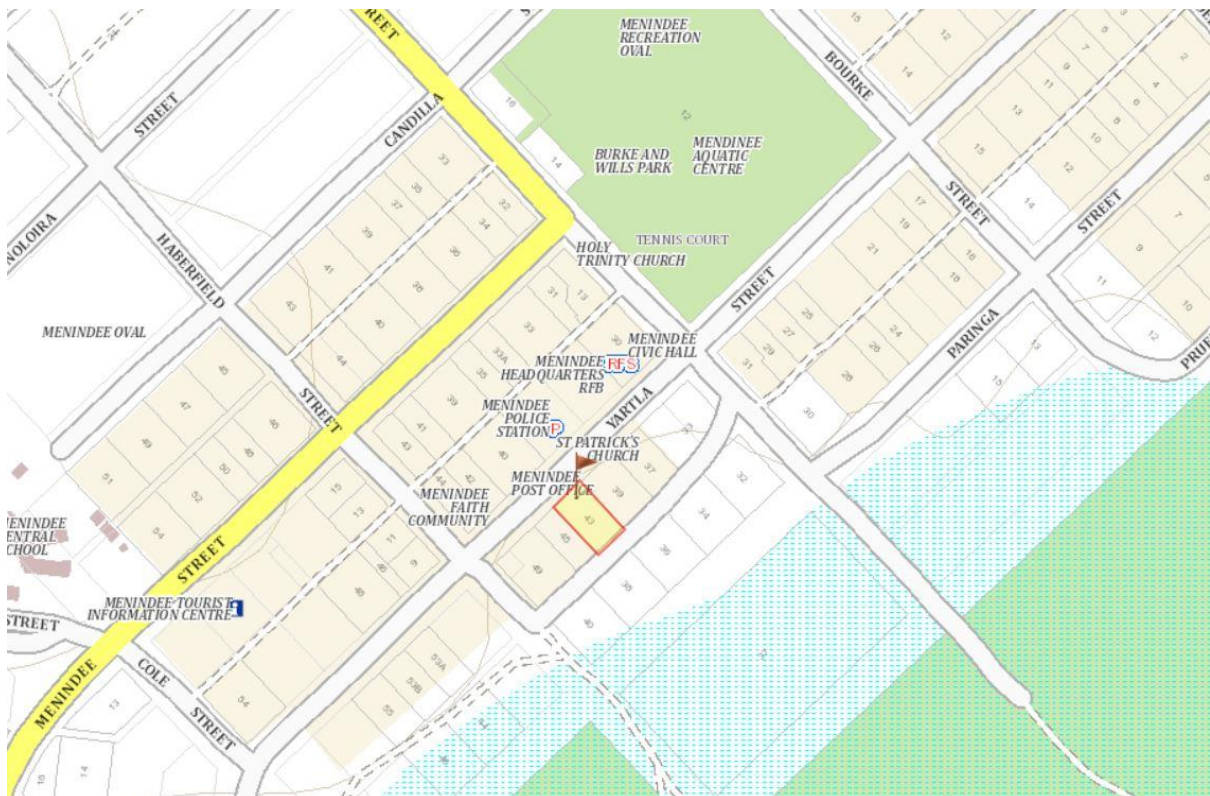
- *Central Darling Local Environmental Plan 2012*

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 Lot 32 DP 1064321, Menindee known as 43 Yartla Street Menindee.

The lot is located within the Central Darling Shire Council Local Government Area, the site is zoned RU5 Village under the Central Darling Local Environmental Plan 2012.



The subject lot is located within the town of Menindee NSW. It is known as 43 Yartla Street Menindee.

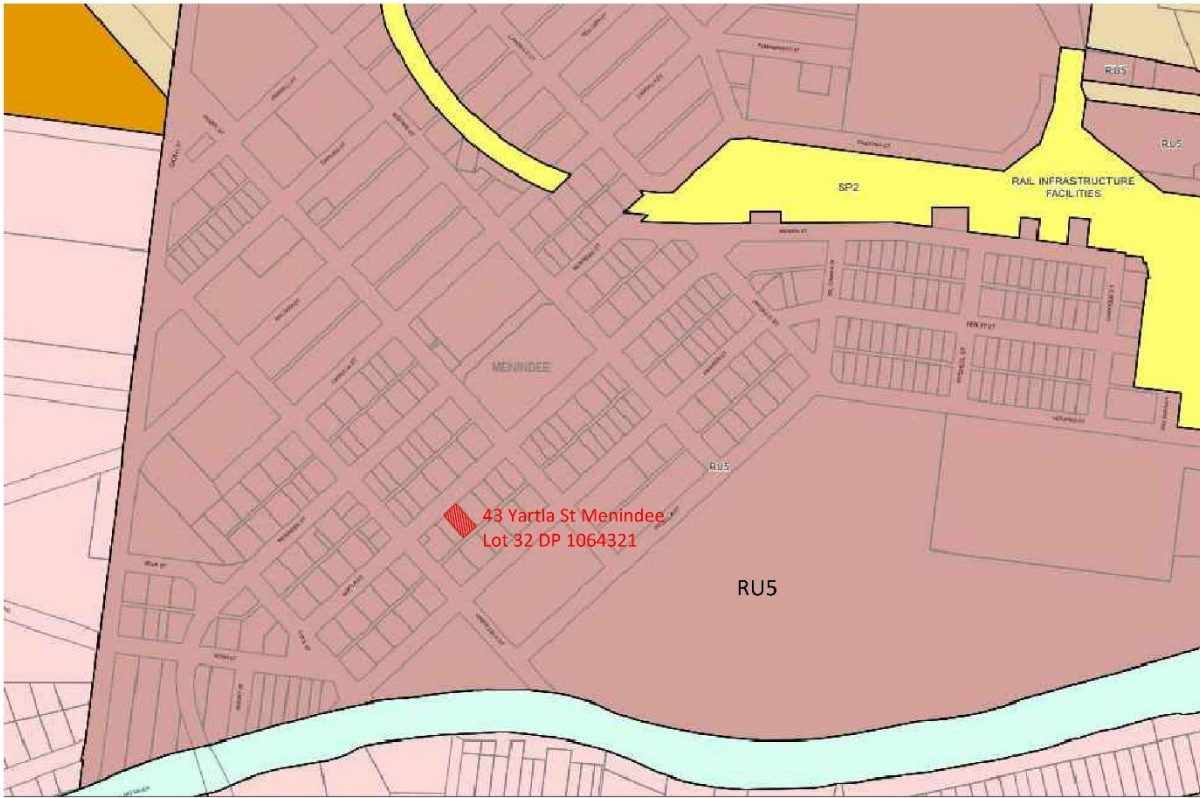


Figure 1: Zoning Extract RU5 Village Zone



Figure 2: six maps aerial view of the site.

3.0 SITE DESCRIPTION

The subject site is located on Lot 32 DP 1064321 43 Yartla Street Menindee a rectangular shaped allotment with a site area is 1413 m². The site has a 28.25 metre frontage on Yartla St Menindee with a depth of 50.37 metres The site has a slight slope towards the Darling River.

Photo of street



Figure 3: 43 Yartla Street North Eastern View

Aerial Photo of Site



Figure 4 Aerial view of the site

Photo of Site



Figure 5: Photo of Lot 32 DP 1064321 from Yartla Street looking South East

Photo of Adjoining Premises



Figure 6 View of vacant adjoining site looking South East

Photo of Premises opposite the site



Figure 7 Premises opposite the site Menindee Post Office Yartla Street Menindee Looking North West

4.0 SURROUNDING ENVIRONMENT

The site is situated in the main Menindee Township adjacent to the Darling River, within the Central Darling Shire Council area in Far West NSW. The area is characterised with village type developments with the Menindee Post Office, Police Station, Church, Tourist Association and Supermarket in the surrounding area.

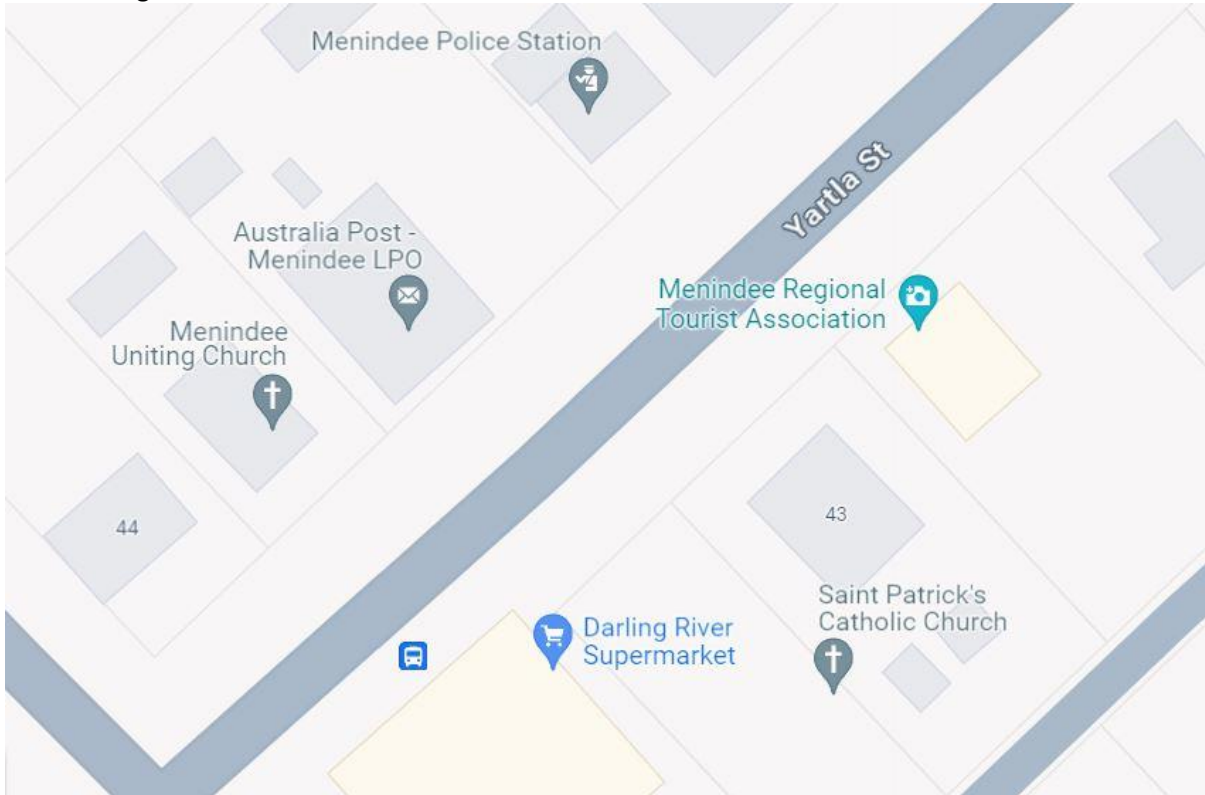


Figure 8 Surrounding Area Google Maps

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 at the rear of the site and relocation of existing carport to the front of the site

- Site area: 1413m²
- Floor area of new shed 84 m²
- Height of shed is 3.6 metres at gutter height
- Floor area of relocated carport is 36 m²
- Total floor area of all buildings including this development on site is 271 m²

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

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

Site Plan

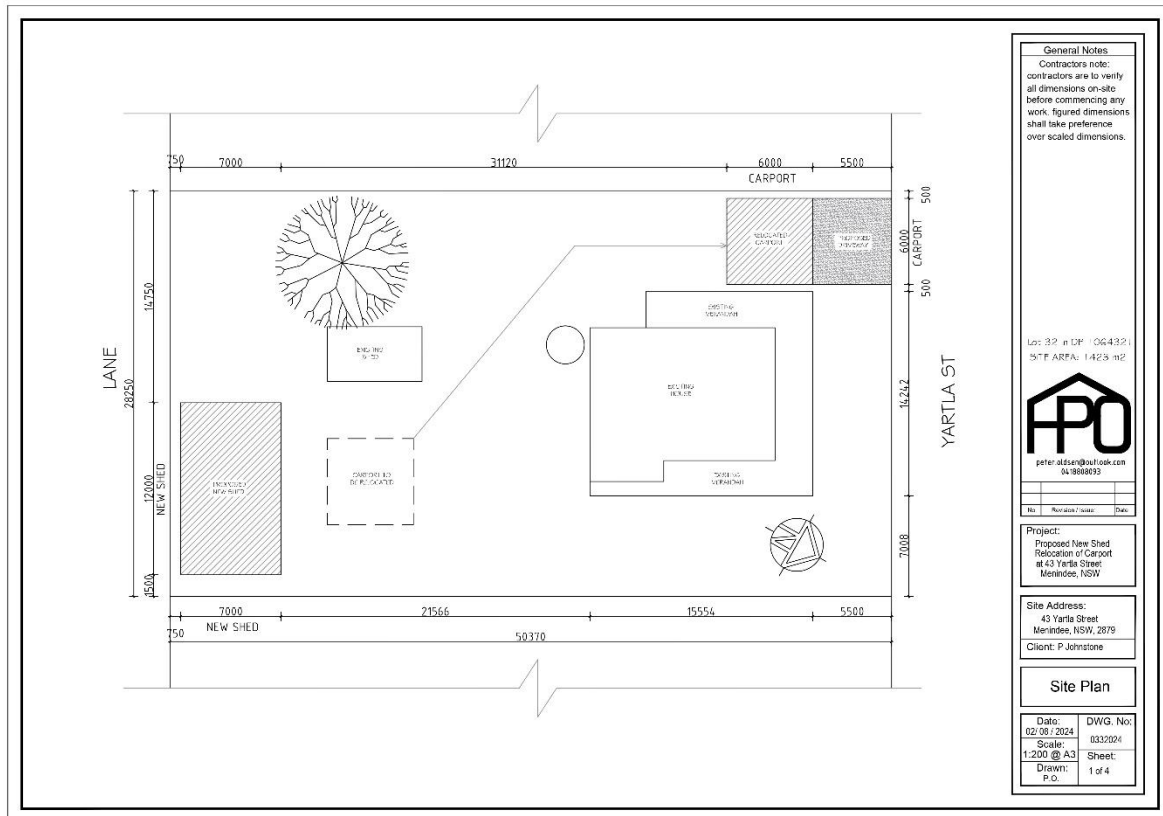


Figure 9: Proposed site plan new shed & carport relocation Lot 32 DP 1064321, 43 Yartla St Menindee



Figure 10 Location of new shed in rear yard

Shed Elevations

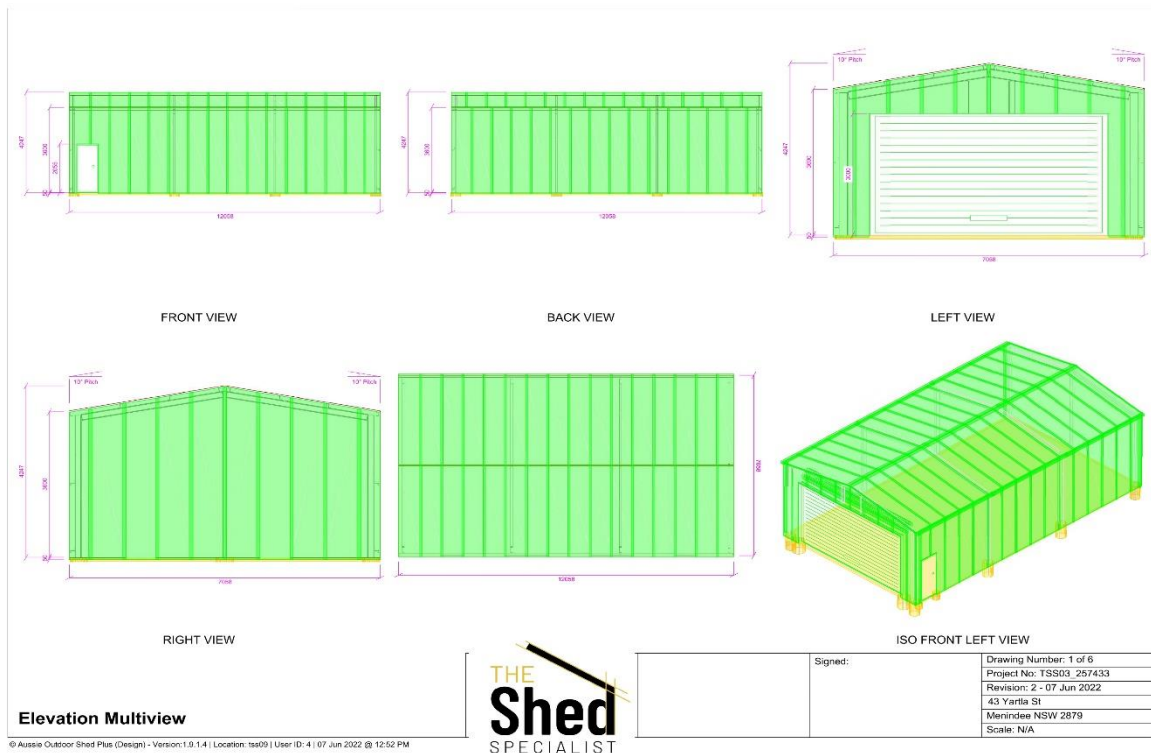


Figure 11: Proposed Elevations new shed Lot 32 DP 1064321. 43 Yartla St Menindee

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 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 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 relocation of the existing carport 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 relocated carport

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 the relocation of the carport at 43 Yartla St Menindee 2879 and is legally described as Lot 32 In DP 1064321 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 32 DP 1064321, 43 Yartla St Menindee 2879 as described in the application, is reasonable and supportable and should be approved by Council under delegated authority.