

STATEMENT OF ENVIRONMENTAL EFFECTS

LOT 1, DP 906421, & LOT B, DP 312008

40A-40B REID STREET WILCANNIA

FOR

GEORGE MORKOS AND MARIAN WALAAN

October 2024

Table of Contents-

Table of Contents-.....	2
1.0 INTRODUCTION.....	3
2.0 PROPERTY DESCRIPTION.....	3
3.0 SITE DESCRIPTION.....	5
4.0 SURROUNDING ENVIRONMENT.....	7
5.0 PROPOSED DEVELOPMENT.....	9
6.0 RELEVANT STATUTORY CONTROLS.....	12
6.1 Central Darling Local Environmental Plan 2012.....	12
7.0 SECTION 4.15(1) OF THE ENVIRONMENTAL PLANNING AND ASSESSMENT ACT 1979.....	12
7.1 The provisions of any environmental planning instrument - S4.15(1)(a)(i).....	12
7.2 Any draft environmental planning instrument - S4.15(1)(a)(ii).....	12
7.3 Any development control plan - S4.15(1)(a)(iii).....	12
7.5 Any matter prescribed by the regulations that apply to the land- S4.15(1)(a)(iv).....	12
7.6 The likely impacts of that development - Section 4.15(1)(b).....	13
7.7 Suitability of the Site - Section 4.15(1)(c).....	13
7.8 Submissions made in accordance with this Act or the regulations - Section 4.15(1)(d)	13
13	
7.9 The Public Interest - Section 4.15(1)(e).....	13
8.0 CONCLUSION.....	13

1.0 INTRODUCTION

This Statement of Environmental Effects has been prepared to support a development application for Lot 1 in DP 906421 & Lot B in DP 312008, 40A-40B Reid Street Wilcannia NSW 2836. 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: -

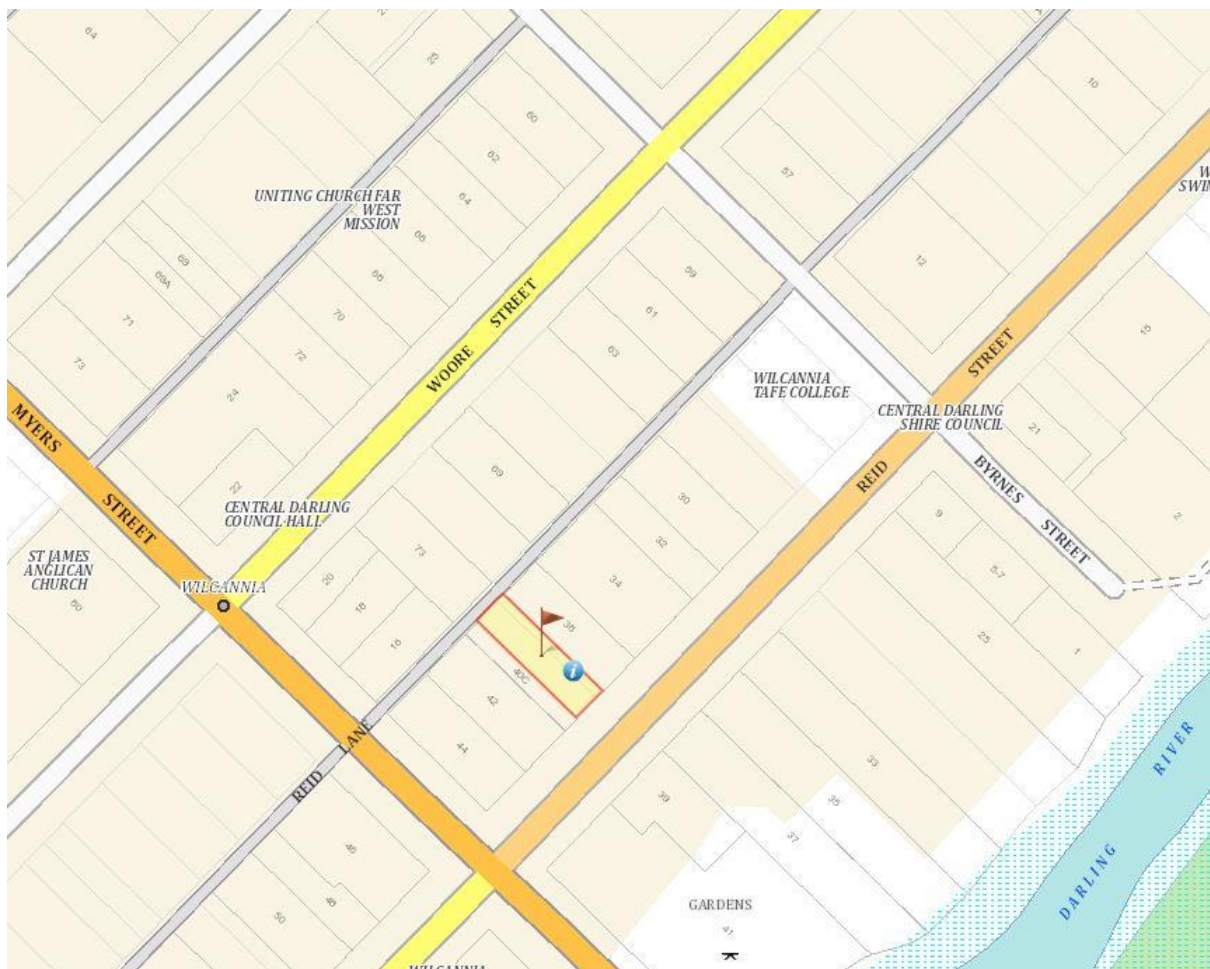
- *Central Darling Local Environmental Plan 2012*

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 1 in DP 906421 & Lot B in DP 312008, 40A-40B Reid Street Wilcannia

The lot is located within the Central Darling Shire Council Local Government Area, the site is zoned R5 Village Zone under the Central Darling Local Environmental Plan 2012.



The subject lot is located within the town of Wilcannia NSW 2836. It is known as 40A-40B Reid St Wilcannia.



Figure 1: Zoning Extract B2 Local Centre (Amended to R5 Village Zone) Maps currently not updated



Figure 2: Aerial view of the site - Six Maps NSW.

3.0 SITE DESCRIPTION

The subject site is located on Lot 1 in DP 906421 & Lot B in DP 312008, 40A-40B Reid Street Wilcannia a rectangular shaped allotment with a site area is 682 m². The site has a 13.57 metre frontage on Reid St Wilcannia with a depth of 50.292 metres The site has a slight slope towards Reid St.

Photo of Street



Figure 3: Reid Street North Eastern View (Google Street View)

Photo of the Street



Figure 4: Reid Street South Western View (Google Street View)

Photo of the Site



Figure 5: Photo of Lot 1 in DP 906421 & Lot B in DP 312008, 40A-40B Reid Street looking North West

Photo of Adjoining Premises



Figure 6 View of adjoining site southern side looking North West

Photo of Adjoining Premises



Figure 7 View of adjoining site northern side looking North West

Photo of Premises opposite the site



Figure 8 Premises opposite the site - Reid Street Wilcannia Looking South West

4.0 SURROUNDING ENVIRONMENT

The site is situated in the main Wilcannia 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 in the general area

Photo of General Area



Figure 9 Aerial View Surrounding Area Six Maps NSW

5.0 PROPOSED DEVELOPMENT

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

1. The demolition of the partially demolished existing shop and verandah on the southern part of the site
2. Removal of existing tree adjacent to the northern boundary of the site.
3. The erection/ construction of two shops at the front of the site. The northern shop is proposed to be located on the front boundary of the site and incorporates a street verandah. The second shop is set back 5900 mm from the front boundary of site, to permit a garden to be established in the front yard along with a matching verandah.
4. The erection/ construction of a new caretakers residence immediately behind the proposed shops.

Details

- Site area: 682m²
- Floor areas
 - Caretakers Residence - 75m²
 - Shop 1 - 59m²
 - Shop 2 - 29.5m²
 - Verandahs - 2x15m²
 - Total - 193.5 m²
- Height of Caretakers Residence 2680 mm
- Height of shop parapets 4680

Associated site works (footing, sewerage works, stormwater works, plumbing, connection to electrical and other services)

A heritage colour scheme will be used for the front of the shops incorporating Indian red for posts and trim, bleached cotton wall colour

Site Plan

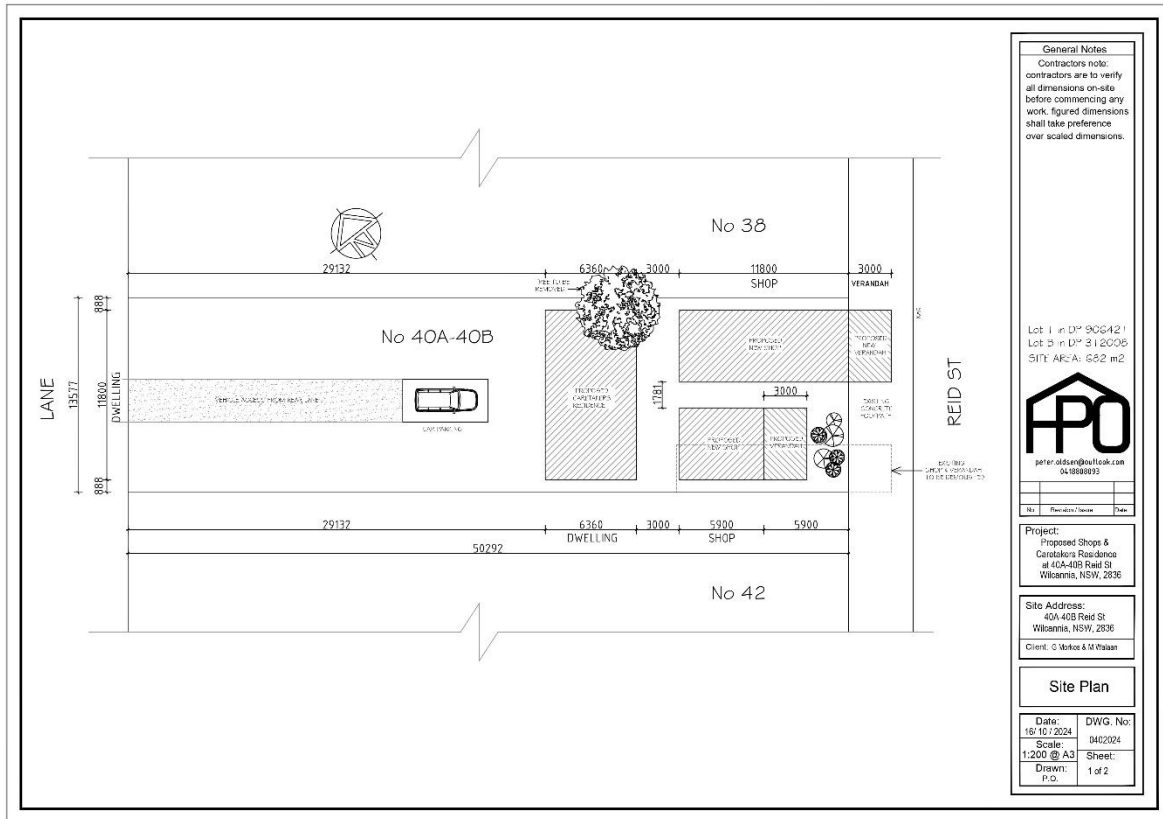


Figure 10: Proposed site plan new shops & caretakers residence 40A-40B Reid St Wilcannia

Caretakers Residence & Shop Elevations

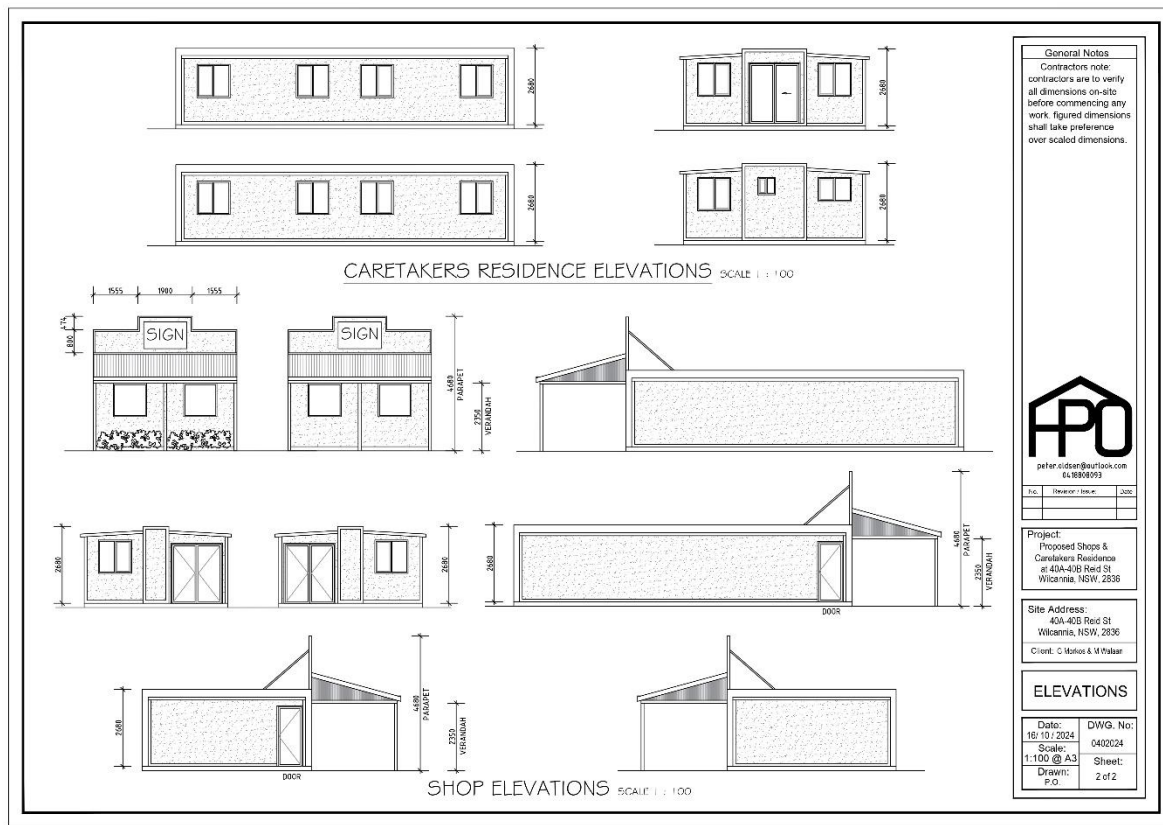


Figure 11: Proposed Elevations New Shops & Caretakers Residence 40A- 40B Reid St Wilcannia

Floor Plans

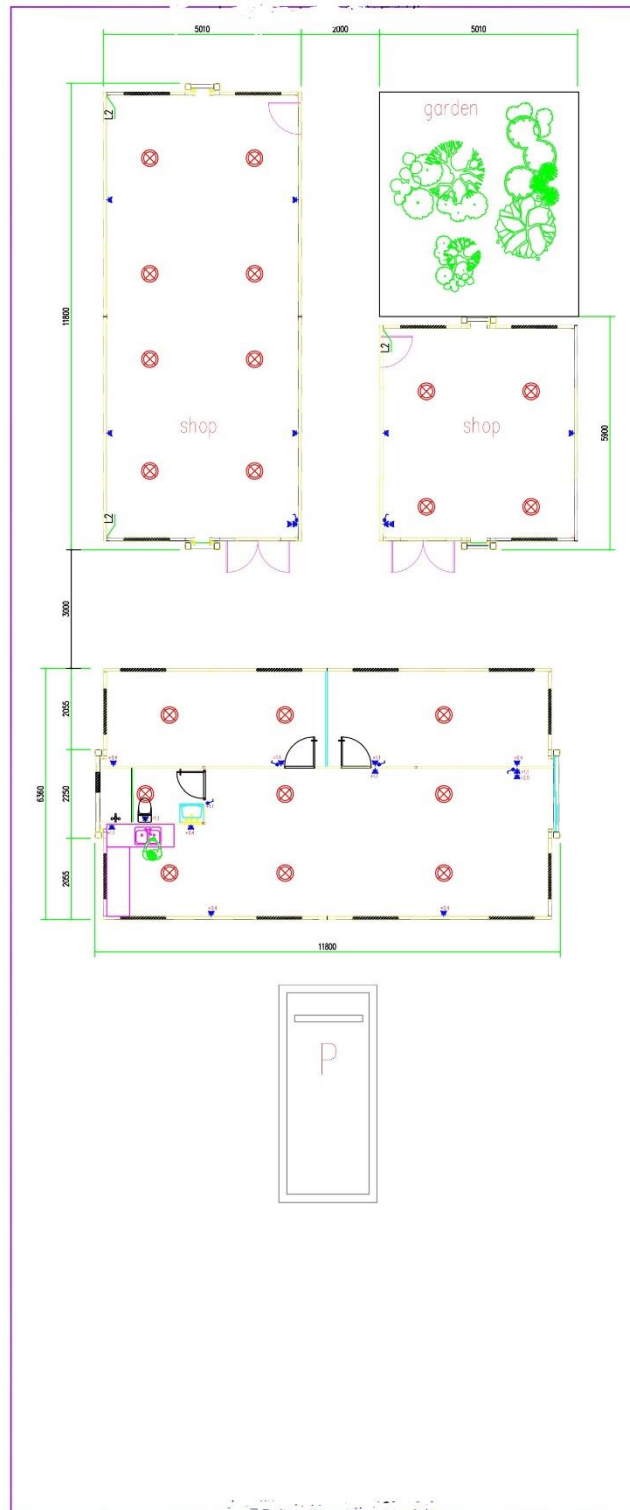


Figure 12: Proposed Floor Plans New Dwelling & Shops 40A- 40B Reid St Wilcannia

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 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 the Wilcannia Village Area

Heritage Provisions

The subject site is located within the Wilcannia Heritage Conservation Zone and is listed as item I44 (row of shops). Advice has been provided by Councils Heritage Advisor in relation to this development which has been attached for reference. These recommendations have been incorporated within the architectural plans being the façade treatment and incorporation of a street verandah.

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)

Central Darling Development Control Plan 2024 applies to this development. Commercial & Retail Development Section 4.8 and Heritage Section 4.9. These sections have been reviewed as a part of preparing the SEE and appropriate recommendations included.

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 caretakers residence and two shops, demolition of partially demolished former shop and removal of an existing tree 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 Wilcannia 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 these new structures

The proposed works will not cause or result in development of unreasonable bulk or scale and is similar to other structures in the general area, it 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 caretakers residence and two shops, demolition of partially demolished former shop and removal of an existing tree at 40A-40B Reid St Wilcannia and is legally described as Lot 1 in DP 906421 & Lot B in DP 312008 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 Wilcannia Central Darling Shire

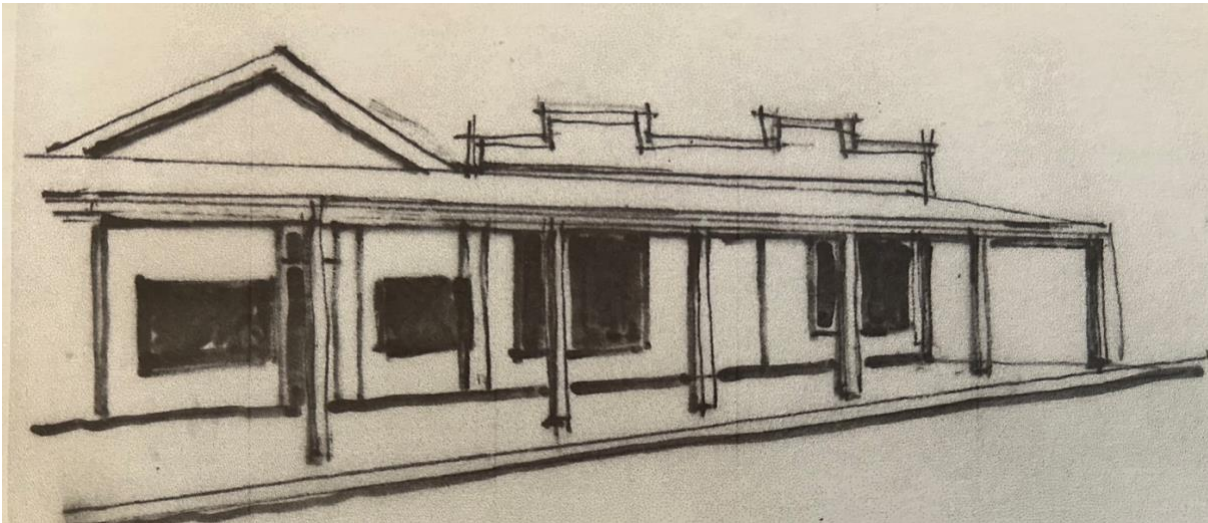
Accordingly, it is our opinion that the proposed development at Lot 1 in DP 906421 & Lot B in DP 312008 40A-40B Reid St Wilcannia 2836 as described in the application, is reasonable and supportable and should be approved by Council under delegated authority.

NEW CHEMIST BUILDING, 40A – 40B REID STREET, DESIGN IDEAS , WILCANNIA

CONTACT PERSON George Morkos 0438360279 Georgeawny@hotmail.com

The advisor discussed with George on site that she would prepare schematic design ideas. The small deteriorated section of the building appears to be on the land that George has purchased. It is beyond repair and could and should be demolished as part of new building work. Recommend that clarification is sought with council whether there can be the new building constructed immediately abutting the existing adjacent building or if one metre gap is required between the retained building and a new building. Recommend simple building design similar to that shown in an example below in Broken Hill and continuation of the verandah across the frontage. There would then be a 1 metre gap between the new building and the eastern boundary.

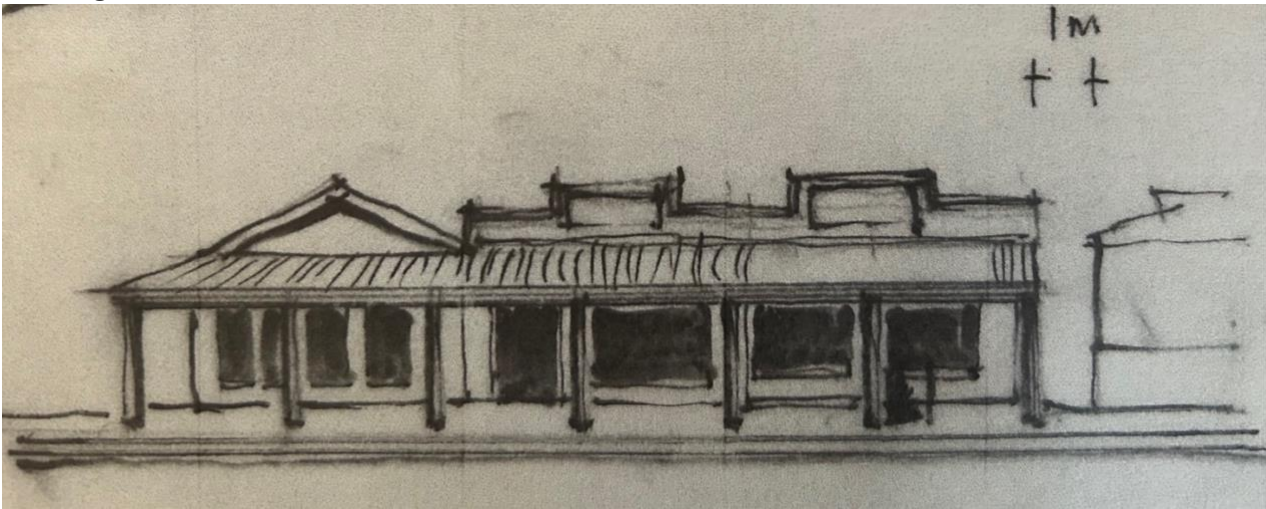
Elizabeth Vines, Heritage Advisor , Wilcannia, 1 April 2024



Similar new building in Broken Hill in Oxide Street



Existing



Proposed



Existing



Similar building in Oxide Street, Broken Hill, but longer



Rear of building section to be demolished.



Simple shop front in new building in Broken Hill. Could also be constructed in masonry block eg hebel block.