

STATEMENT OF ENVIRONMENTAL EFFECTS

2024

LOT 4 SECTION - DP 660317

100 HOOD STREET, WILCANNIA, NSW, 2836.

FOR

ABORIGINAL HOUSING OFFICE

4 Parramatta Square, 12 Darcy Street Parramatta NSW 2150

October 2024

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1.0 INTRODUCTION

This Statement of Environmental Effects has been prepared to support a development application for a new residence at Wilcannia which is located on Lot 4 Section - DP 660317. 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 100 Hood Street Wilcannia, and is legally described as Lot 4, Section -, DP 660317. The lot is located within the Central Darling Shire Council Local Government Area, the site is zoned a R1 General Residential zone under the *Central Darling Local Environmental Plan 2012*.

The subject lots are located within the town of Wilcannia NSW. The subject site is not affected by Flooding.

Figure 1: Aerial Map



Figure 2: Identifies the subject site being within the R1 General Residential zone within the Central Darling Local Environmental Plan 2012.



3.0 SITE DESCRIPTION

The subject site is located on 100 Hood Street, Wilcannia, NSW 2836 and the lot is a rectangular shape; the combined site area is 1348m². The site has a frontage width on 100 Hood Street Wilcannia of 26.82 metres. The site is a flat area of land.

Photo of street and streetscape location for context of development at 100 Hood Street, Wilcannia.

Figure 3: Hood Street elevation showing street and view opposite the site..



Figure 4: Current dilapidated metal shed that needs to be removed from 100 Hood Street, Wilcannia.



4.0 SURROUNDING ENVIRONMENT

The site is situated within the well-established R1 General Residential Zone. The lot is located opposite residential dwellings and vacant land, within the Central Darling Shire Council area in Far West NSW.

5.0 PROPOSED DEVELOPMENT

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

The installation of manufactured homes and associated services, to 100 Hood Street, Wilcannia.

- Site area: 1341 m²
- Floor area of dwelling: 206 m²
- Height of dwelling from ground to ridge 4.535m
- Total floor area of all buildings on site 206 m²
- Landscape area (soil depth of at least 1m) 856m²
- Total hardsurface coverage of site: 485m²

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

The colour scheme of the development co ordinates with the precinct adjacent to 100 Hood Street, Wilcannia.

Proposed floor plan and site plan of 100 Hood Street, Wilcannia.

Figure 5: Proposed site plan and works for 100 Hood Street, Wilcannia – 1 dwelling.

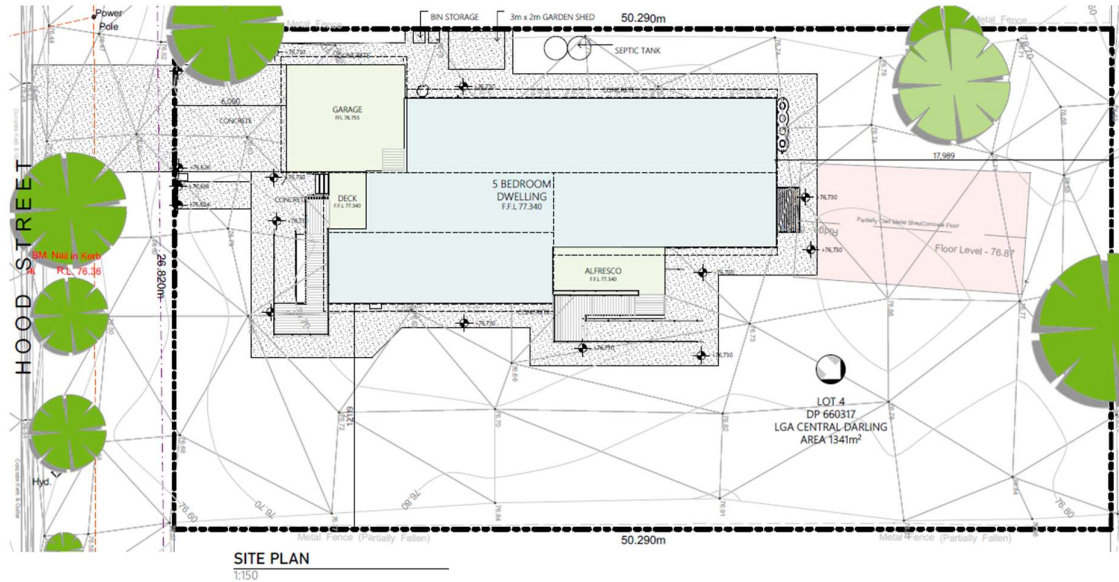
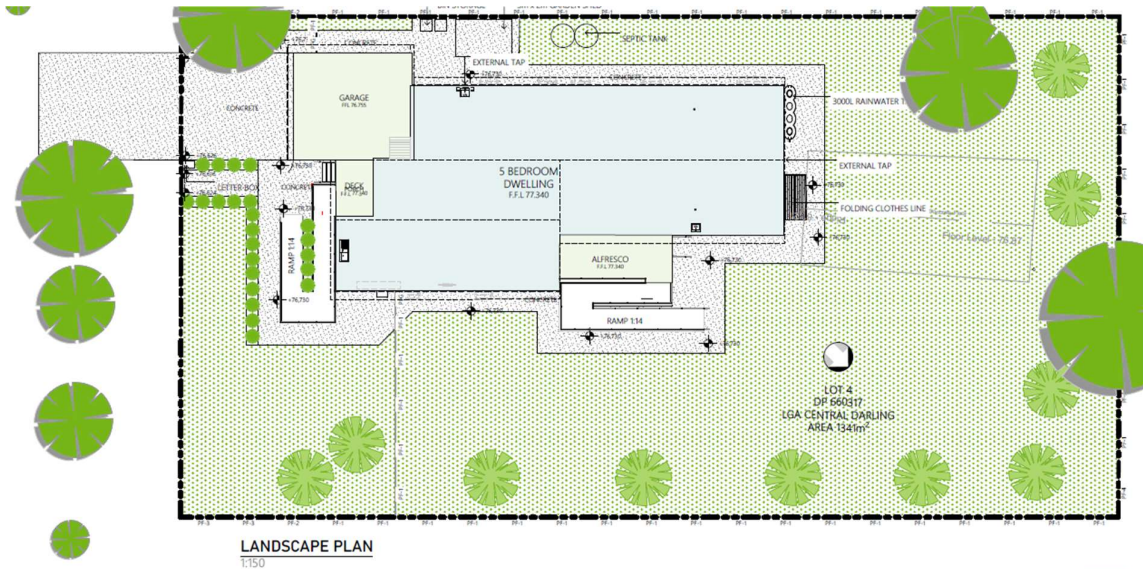
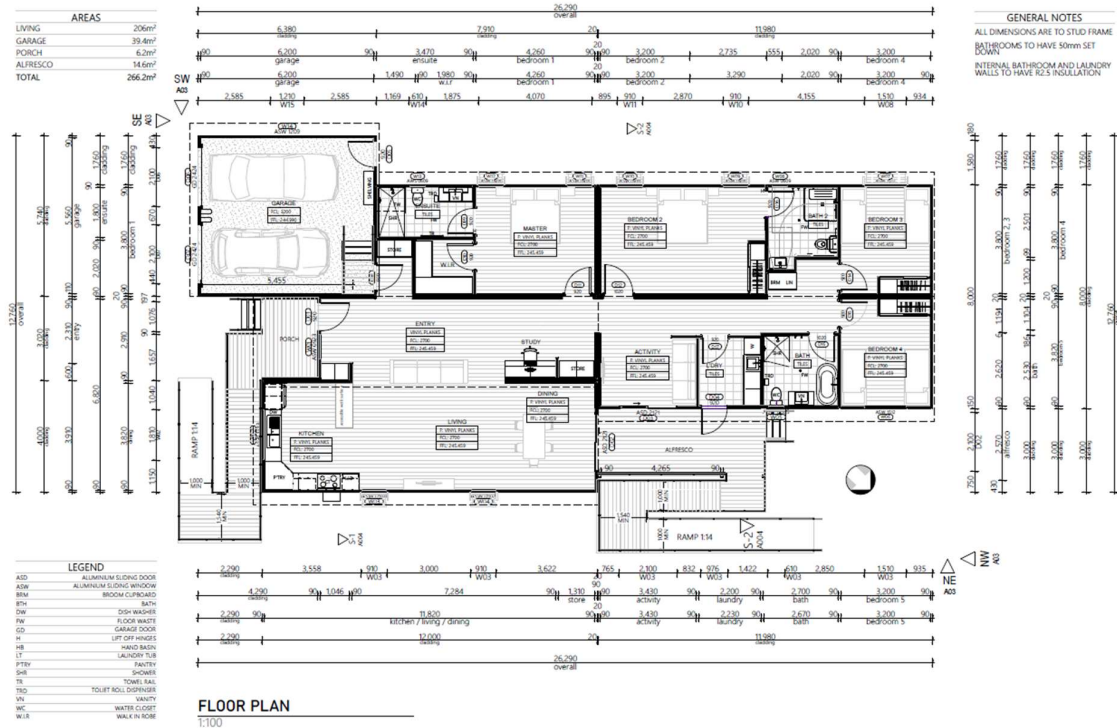


Figure 6: Proposed landscape plan and works for 100 Hood Street, Wilcannia – 1 dwelling.



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Figure 6: Proposed floor plan and works for 100 Hood Street, Wilcannia – 1 dwelling.



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 R1 General Residential 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 a R1 General Residential zone 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 installation of manufactured homes 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 R1 General Residential zone.

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 residential dwellings.

The proposed works will not cause result in development of unreasonable bulk or scale as they are residential dwellings, 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 the installation of a manufactured home and associated site works at 100 Hood Street, Wilcannia, NSW, 2836 and is legally described as Lot 4, Section - in DP 660317, 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.

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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 R1 General Residential zone of Wilcannia.

Accordingly, it is our opinion that the proposed development at 100 Hood Street, Wilcannia as described in the application, is reasonable and supportable and should be approved by Council under delegated authority.