



# Statement of Environmental Effects

Building associated with the Albemarle  
Hotel

38 Menindee Street, Menindee 2879

# EXECUTIVE SUMMARY

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Proposal	Building associated with existing Hotel and associated demolition works
Street Address	38 Menindee Street, Menindee
Formal Land Description	Lot 8 Section 11 DP 758669
Zone	RU5 – Village
Relevant State Environmental Planning Policies	Not applicable

## SUBJECT SITE AND SURROUNDING AREA

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### Site Description

The subject site comprises one parcel of land commonly known as 38 Menindee Street, Menindee and more formally as Lot 2 Section 11 Deposited Plan 758669. It has an area of approx. 2028 m<sup>2</sup> and is located centrally within the Menindee Township. The site is used as an existing Hotel (Albemarle Hotel) which is located over two parcels of land. No heritage or cultural sensitivities affect the land and there are no environmental constraints or natural hazards.

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



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

## PROPOSAL

# DESCRIPTION

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The application proposes the demolition of several smaller buildings associated with the hotel. The main component of the application involves constructing a standard shed to be used for an outdoor area associated with the hotel.

The structure is situated behind the existing main building and measures 18 metres in length, 15 metres in width, and 4.3 metres in total height. The floor area will be open, with no internal rooms planned.

## 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 building will enhance the utilisation of the existing hotel by patrons, thereby boosting the local economy through increased visitor traffic. Positioned at the rear of the site, the new building will not affect the current streetscape character.

### Central Darling Development Control Plan July 2024

#### 4.8 Commercial & Retail Development

##### 4.8.1. Building Setbacks

The building is setback the required distances to meet the requirements of the BCA.

##### 4.8.2. Height

The building is less than the maximum building height of 15 metres.

##### 4.8.3. Outdoor Lighting

No outdoor lighting is proposed in this application. However, requiring compliance with AS4282 for all lighting as a condition on any approval is acceptable.

#### **4.8.4. Outdoor Signage**

Outdoor signage is not proposed as part of this application.

#### **4.8.5. Design**

The proposed building is located directly behind the existing hotel, therefore it is considered that the proposed works will not dominate the existing streetscape.

Despite the building's large walls, the presence of mature trees and shrubbery make the shed's external appearance blend harmoniously with its surroundings. This combination of natural elements effectively minimizes the visual impact of the structure, ensuring that it remains unobtrusive and aesthetically pleasing in the landscape.

#### **4.8.6. Post supported verandahs and balconies**

Not applicable for this application.

#### **4.8.7. Utilities and Services**

All existing services are currently available at the subject site.

#### **4.8.8. Traffic and Access**

Given the nature of the proposed works, the existing vehicle movement and pedestrian access will remain unchanged.

#### **4.8.9. Parking**

No additional units are proposed as part of the application, thus no additional car parks are required.

### **State Environmental Planning Polices (SEPP)**

There are no SEPP's applicable to this application.

## **General Assessment**

### **Visual Impacts**

As previously stated, the proposed works are expected to have minimal visual impacts on the area.

### **Open Space**

Not applicable for this application.

### **Overshadowing and Privacy**

Not applicable for this application.

### **Noise**

**Since this application does not propose any changes to the land use, it is anticipated that there will be no increase in noise impacts as a consequence of this application.**

### **Erosion Control Measures**

No specific erosion control measures are considered necessary for this development. Any minor earthworks will be appropriately dealt with as part of the footings.

### **Economic and Social Impacts**

Albeit minor, the proposed development will contribute to the economic and social wellbeing of the Menindee 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.

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

Not applicable for this application.

### **Waste Management**

Waste management will not be altered as a result of this development.

All demolished materials will be immediately removed from the site, and it is anticipated that conditions will be included on any decision issued to this effect.

### **National Construction Code**

The National Construction Code will be assessed as part of the Construction Certificate.

### **Traffic**

Not applicable for this application.

### **Stormwater/flooding**

All stormwater from the proposed building will be connected to the existing stormwater system.



## 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* and the *Central Darling Development Control Plan July 2024*.

The proposed development is appropriate for the site as it:

- Is encouraged in the RU5 Zone;
- Is appropriately located on the subject site;
- 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 Central Darling Shire Council grant Development Consent for the development as described in this report at 38 Menindee Street, Menindee.