

# STATEMENT OF ENVIRONMENTAL EFFECTS

2022

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LOT 4 DP 757028

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**26068 BARRIER HIGHWAY WILCANNIA**

FOR

NEW AMENITIES BLOCK AT VICTORY CARAVAN PARK  
WILCANNIA

November 2022

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## 1.0 INTRODUCTION

This Statement of Environmental Effects has been prepared to support a development application for a new amenities block within Victory Caravan Park at 26068 Barrier Highway Wilcannia which is a Crown Reserve and is located on Lot 4 DP 757028. 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 Victory Caravan Park and is the Crown Reserve 1004988 with the purpose –“public recreation”, and is legally described as Lot 4 DP 757028. The subject lot is located within the Central Darling Shire Council Local Government Area, the site is zoned RE2 Private Recreation zone under the *Central Darling Local Environmental Plan 2012*.

The subject lots are located within the town of Wilcannia NSW. The subject site is affected by Flooding.

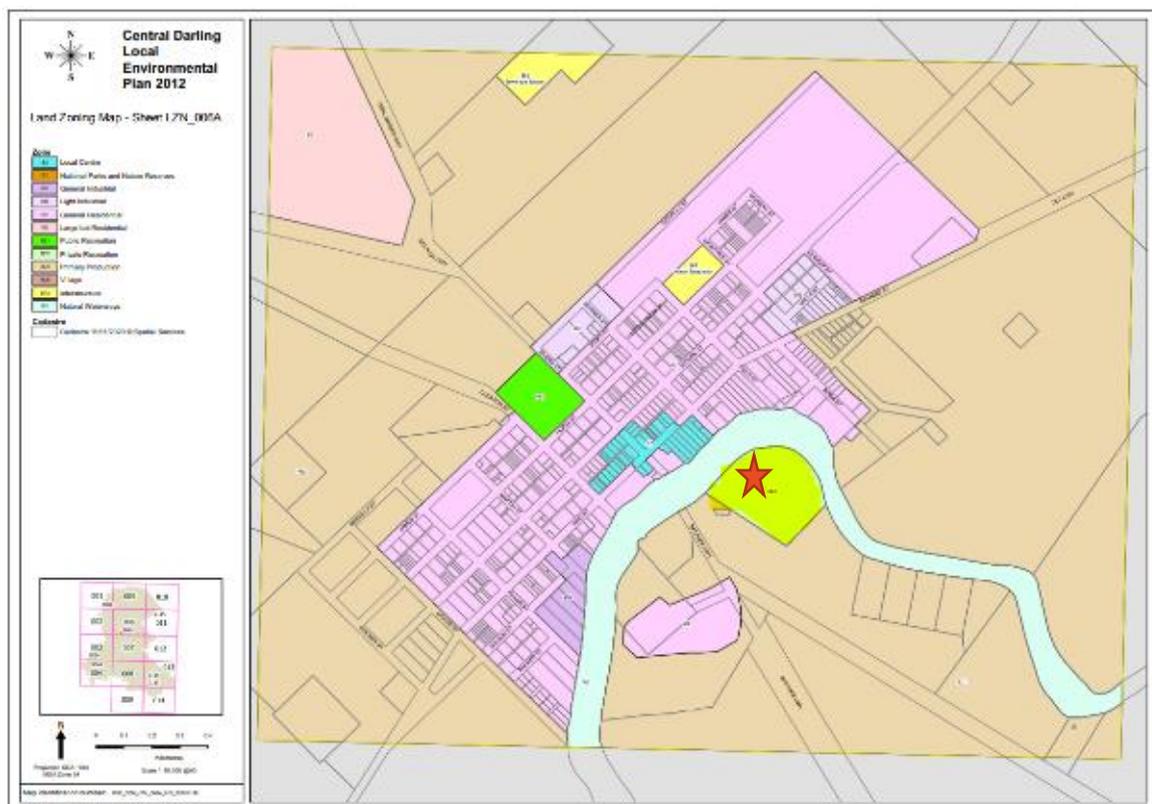


Figure 1: Zone map from Central Darling Local Environmental Plan 2012 – site highlighted in yellow.

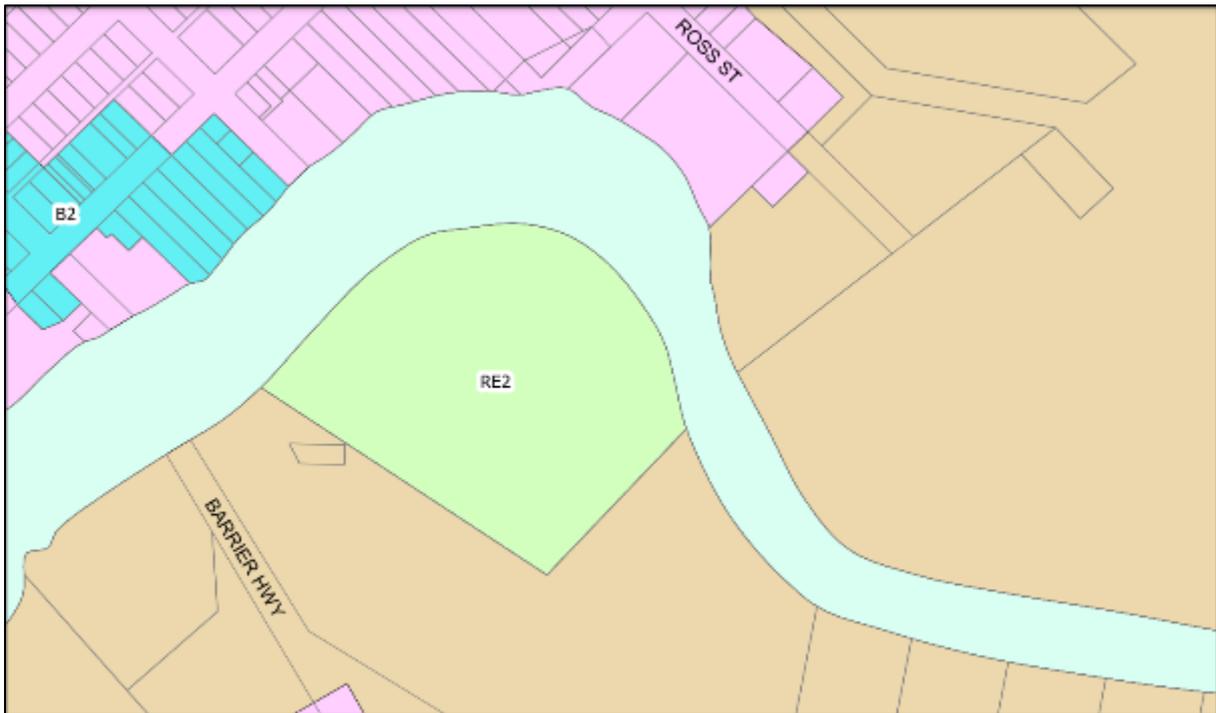


Figure 2: Zone map for Victory Caravan Park from Central Darling Local Environmental Plan 2012

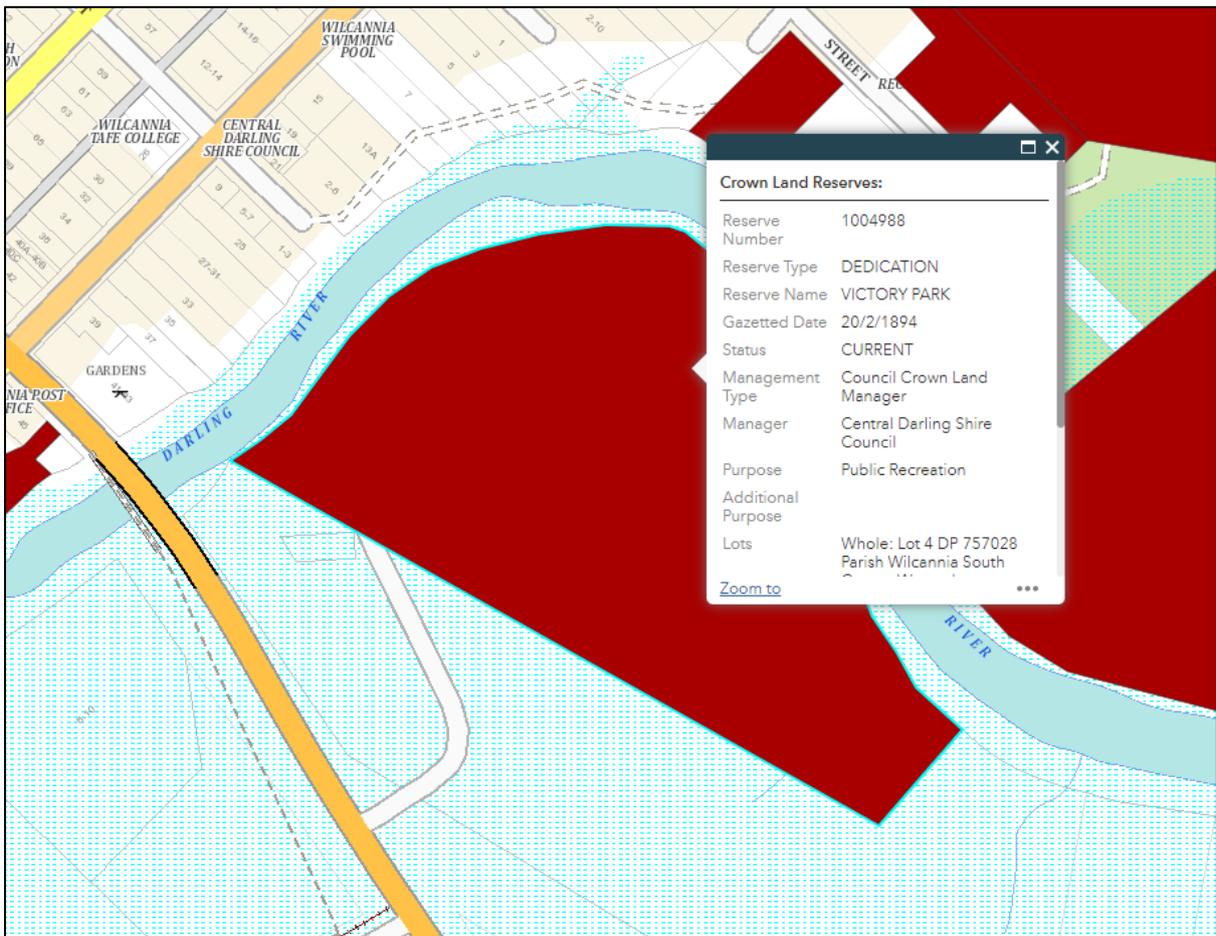


Figure 3: Crown Reserve map from Crown Reserve Manager portal - Victory Caravan Park 1004988 (source : Crown Reserve portal 2022)

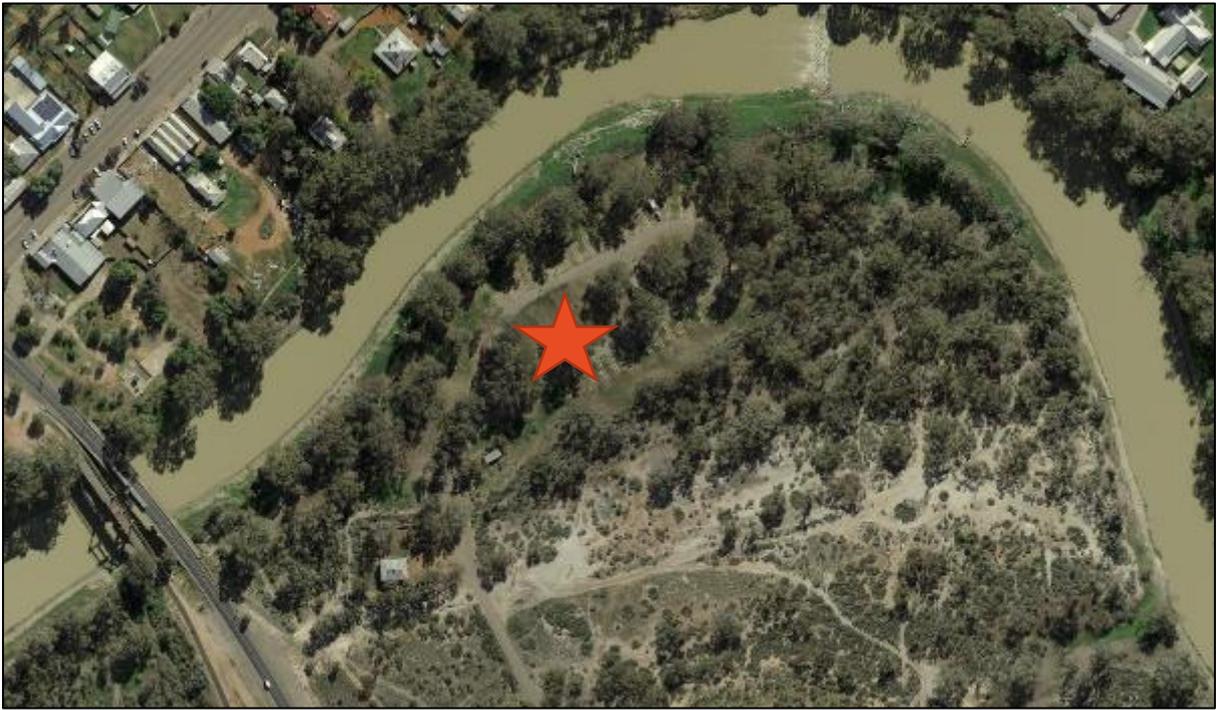


Figure 4: Proposed location of new amenities block in front of existing amenities block, Six map view of Victory Caravan Park from Central Darling Local Environmental Plan (Source: 6 maps 2022)

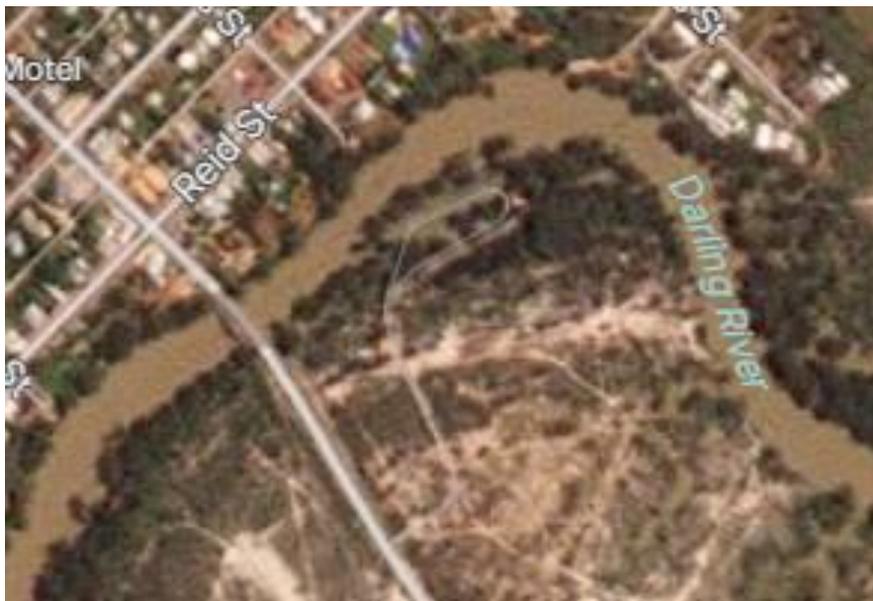


Figure 5: Satellite image of Victory Caravan Park showing flooding 28 October 2022 (Source: Planet scope satellite image 28 10 2022)

### 3.0 SITE DESCRIPTION

The subject site is located off the Barrier Highway, on the otherside of Darling River from the town of Wilcannia, the lot is legally described as Lot 4 DP 757028.

The proposed development activity involves minor earthworks, construction of a new amenities block, Male, Female and unisex disabled toilets and showers, laundry facilities, associated outdoor lighting and associated infrastructure works. The proposed works shall support the Victory Park Caravan Park. The proposed development is being carried out by the Central Darling Shire Council (Public Authority) and is therefore permitted by development consent under the *Environmental Planning and Assessment Act 1979*.

The site proposed formal address is **26068** Barrier Highway the access is a driveway from Barrier Highway into the Victory Caravan park.

Council is the land manager for the Crown Reserve **1004988**, a **development approval is required for works to a crown reserve.**

This statement is for the proposed activity involves that includes the following work:

1. minor earthworks,
2. construction of a new development which will be utilised for amenities (including male/female, and unisex toilets and showers) and laundry room, and
3. associated infrastructure works.

The proposed activity shall support the Victory Park Caravan Park.

The subject site is located has an area of approximately 12.84ha. The site will have improved facilities with the proposed new amenities block.for regular users ( the Barkjindji people whom have historically used the area of Victory Park Caravan Park as a camp ground and tourists visiting Wilcannia. The site is popular as it is located along the Darling River.

The site has an overall area of approximately 12.84ha. The south-eastern portion of the site is largely undeveloped, with an abundance of native vegetation throughout. The north-western portion of the site is primarily used for Caravan parking . This area is predominantly vacant with an existing amenity building which is typical of a caravan park land use.

### Land Use

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The subject site has been used as the Victory Park Caravan Park for an extended period of time. Surrounding land uses include vacant rural land with scattered vegetation, and the Darling/ Baaka River. The existing amenities block which is located adjacent the proposed building envelope is being retained for future refurbishment.

### Topography and Soils

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The site is relatively flat throughout and the soils appear to be stable.

## Flora and Fauna

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The site contains large amounts of vegetation, mostly consisting of trees scattered throughout the wider locality of varying sizes. The site is managed given the land use. The property is mapped on the Biodiversity Values Map according to the *Central Darling Local Environmental Plan 2012*, as shown in below. The biodiversity mapping is predominantly within the water course (Darling River) and does not encroach the proposed building envelope.

## Noise Environment

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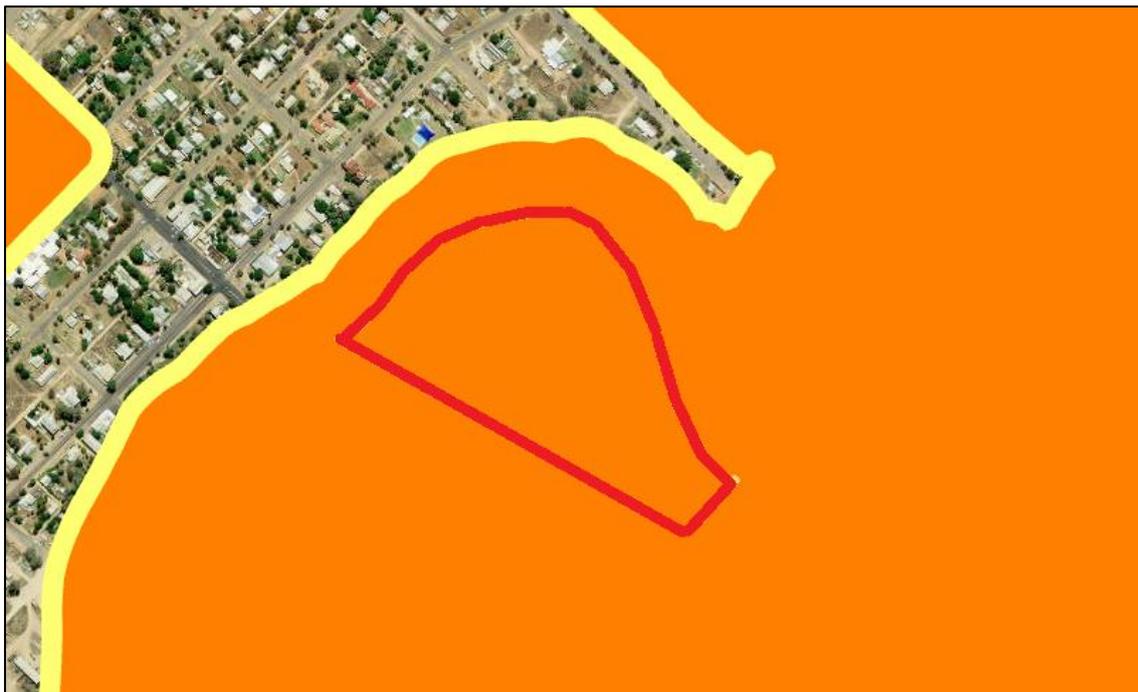
Noise in the vicinity is relatively low, with the major noise contributor being the operation of the Victory Park Caravan Park and traffic along the local roads and on the subject site.

## Natural Hazards

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The site is mapped as being Bushfire Prone Land via the *Central Darling Local Environmental Plan 2012*, and the ePlanning Spatial Viewer as shown in **Figure 4** below.

The proposed development involves a non-habitable building and therefore is unlikely to pose any significant bushfire risk.



**Figure 5: Bushfire prone land (Source: Barnson 2022)**

The *Central Darling Shire Council* and ePlanning Spatial Viewer do not have available information regarding Flood Prone Land in the Central Darling Shire Local Government Area. The site adjoins the Darling River-bank and the locality is known to experience flooding.

Historical records provided by the Central Darling Shire Council depict the relevant flood levels for the Wilcannia township from 1879-2001 (Records for recent years were unavailable).

One of the more significant flood events to occur at Wilcannia was in 1976.. The 1976 flood height at the site was marked on the existing amenities. This flood height is approximately 1.5m above surrounding ground level.

### Services

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The site is connected to the required services and has suitable road access.

### Access and Traffic

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A vehicular access crossover provides access to the site.

The type of traffic accessing the site are typically cars with trailers or caravans in tow.

### Heritage

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The site is not identified as containing a heritage-listed item under the State Heritage Register or Schedule 5 of the *Central Darling Local Environmental Plan 2012*.

A search of the *Aboriginal Heritage Information Management System (AHIMS)* using a 50m radius of the subject lot depicted three (3) aboriginal sites within the sites boundaries, and one (1) in close proximity. The Aboriginal sites depicted are located on the bank of the Darling River, well away from the proposed development site, which is in the central portion of the subject site. After the identification of said Aboriginal items, an extensive search was conducted on AHIMS, which provided further information on the identified items:

- Old Wilcannia weir canoe tree 1
- Old Wilcannia weir canoe tree 2
- Old Wilcannia weir canoe tree 3
- Wilcannia weir fishtrap

The four (4) items are located near the weir within the Darling River, which is approximately 150m from the development site. it is considered that the proposed amenities block will not impact on the sites identified.



Photo 1: Amenities block existing in Victory Caravan park (Source Barnson 2022)..



Photo 2: Proposed location of new Amenities block in front of existing amenities block (Source: Barnson 2022).



Photo 3: Proposed site for new amenities block in Victory Caravan Park. (Source: Barnosn 2022)



Photo 4: Flood level of Victory Caravan Park on 7 November 2022 (Source : CDSC 7 November 2022).



**Photo 5: Flood level of proposed site of new amenities block to the right of the current amenities block within Victory Caravan Park on 7 November 2022 (Source : CDSC 7 November 2022).**

## 4.0 SURROUNDING ENVIRONMENT

The site is situated within the well-established caravan park. The surrounding area is the Darling / Baaka River and riverine vegetation.

## 5.0 PROPOSED DEVELOPMENT

The Central Darling Shire Council intends to carry out upgrades to the existing Victory Park Caravan Park.

The proposed development activity looks to provide the Caravan Park with a much-needed amenities upgrade providing male; female & accessible toilets, as well as an associated laundry.

It is intended to raise the proposed amenity block 0.95m above the surrounding site level to minimise flood impact and allow an open handrail system. The development will be accessed via a proposed 1:14 ramp on the western façade for the disabled toilets, and two (2) set of staircases. The proposed development shall include the following works:

- Female Amenities accessed from the western façade:
  - Four (4) toilets;
  - Four (4) hand basins;
  - Four (4) showers;
- Male Amenities accessed from the western façade:

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- Three (3) toilets;
- One (1) urinal trough;
- Four (4) hand basins;
- Four (4) showers;
- One (1) unisex accessible shower, and one (1) unisex accessible toilet;
  - An accessible circulation space has been provided for both to comply with AS1428.1
- A laundry can be accessed from the eastern façade;
  - two (2) sinks;
  - Provision for three (3) machines; and
- Services room;
  - Two (2) hot water units.

The proposed activity shall support the continued use of the Victory Park Caravan Park.

The proposed development is outlined in the Architectural drawings below.



Figure 6: Location plan and graphic representation of the proposed amenity block at Victory Caravan Park ( Source: Barnson 2022).







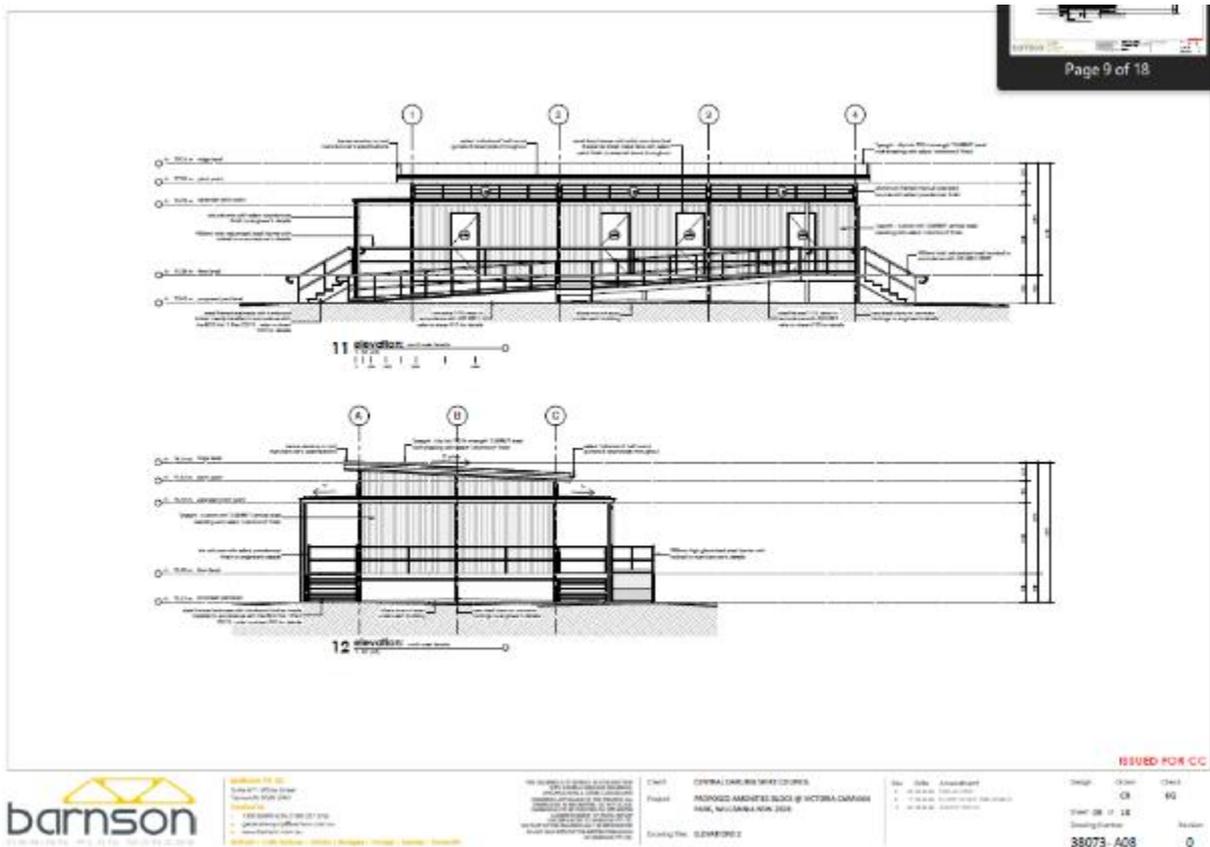


Figure 13: Elevations of the proposed amenity block at Victory Caravan Park ( Source: Barnson 2022).

## 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.

## PLANNING AND ASSESSMENT ACT 1979

### 7.1 The provisions of any environmental planning instrument - S41.5(1)(a)(i)

#### Central Darling Local Environmental Plan 2012

##### Land Use Table

The subject site is zoned RE2 Private Recreation pursuant to the provisions under the *Central Darling Local Environmental Plan 2012* (the LEP). The objectives of the RE2 Zone are:

- *To enable land to be used for private open space or recreational purposes.*
- *To provide a range of recreational settings and activities and compatible land uses.*
- *To protect and enhance the natural environment for recreational purposes.*

**Comment:** The LEP mapping zones the site as RE2 (Private Recreation). The proposed development activity is in association with the existing caravan park undertaking, which is permissible and consistent with the zone's objectives, as listed above.

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.

The site is zoned RE2: Private Recreation pursuant to the provisions under the *Central Darling Local Environmental Plan 2012* (the LEP).

The relevant objectives of the RE2 Private Recreation Zone are provided below:

- *To enable land to be used for private open space or recreational purposes.*
- *To provide a range of recreational settings and activities and compatible land uses.*
- *To protect and enhance the natural environment for recreational purposes.*

The proposed development is for the construction of an amenity block and associated works to be used in association with the existing Victory Park Caravan Park. The proposed development is considered consistent with the Zone Objectives under the LEP.

#### Flood Planning

Clause 5.21 of the LEP states development consent must not be granted for development in a flood planning area unless the consent authority is satisfied that:

- (a) Is compatible with the flood function and behaviour on the land, and*
- (b) Will not adversely affect flood behaviour in a way that results in detrimental increases in the potential flood affectation of other development or properties, and*
- (c) Will not adversely affect the safe occupation and efficient evacuation of people or exceed the capacity of existing evacuation routes for the surrounding area in the event of a flood, and*
- (d) Incorporates appropriate measures to manage risk to life in the event of a flood; and*
- (e) will not adversely affect the environment or cause avoidable erosion, siltation, destruction of riparian vegetation or a reduction in the stability of riverbanks or watercourses.*

**Comment:** The subject site is prone to flooding as it adjoins the Darling River. The ground level at the proposed building envelope is several metres above the height of the riverbank. In the absence of any flood planning level a minimum floor level was considered based on known significant events at the site and the fact the building is a non-habitable structure to be constructed mostly of flood compatible materials. A minimum floor level 0.95m above surrounding ground level has been designed which is considered appropriate given that very few flood events have exceeded this height. It is recommended that the building is structurally engineered to withstand flood velocities equivalent to a 1% Annual Exceedance Probability.

## Earthworks

Clause 6.1 'Earthworks' applies to the subject application as minor earthworks are required as part of the development works. The proposed structure will require earthworks to allow the development to proceed. The site and surrounding locality are relatively flat throughout and it is considered that there would be no significant disruption or detrimental effect on existing drainage patterns, soil stability or any cultural heritage items or features on the site or within proximity. Appropriate erosion and sediment controls will be undertaken on the site during development works to prevent and reduce any soil erosion that could occur on the site.

## Essential Services

Clause 6.4 'Essential Services' states the following:

*Development consent must not be granted to development unless the consent authority is satisfied that any one of the following services that are essential for the development are available or that adequate arrangements have been made to make them available when required –*

- (a) The supply of water;*
- (b) The supply of electricity;*
- (c) The disposal and management of sewerage;*
- (d) Stormwater drainage or on-site conservation,*
- (e) Suitable vehicular access.*

The required services including water, electricity, sewerage management, stormwater drainage, and suitable road access are available to the site and development thereon. The proposed development activity shall be connected to the abovementioned existing services where necessary. No stormwater from the proposed development will be directed to the nearby river system.

## Bushfire

The Planning for Bush Fire Protection Guide 2019 does not specifically capture buildings, of this nature however it does state that consideration should be given to other development (not residential) as raised in *Section 8.3 Other non-residential development* for the purposes of appropriate access, water supply and services, and emergency and evacuation planning in bush fire prone areas:

- *to provide safe access to/from the public road system for firefighters providing property protection during a bush fire and for occupant egress for evacuation;*  
**Comment:** The proposed development is accessible by a sealed road suitable for egress in the event that evacuation is required.
- *to provide suitable emergency and evacuation (and relocation) arrangements for occupants of the development;*  
**Comment:** Occupants of the development site should be informed of required emergency evacuation procedures by the workers where required.
- *to provide adequate services of water for the protection of buildings during and after the passage of bush fire, and*

**Comment:** It is likely that equipment would be relocated in the event of a fire. The amenity block itself is likely to survive an attack without requiring defending.

- *to locate gas and electricity so as not to contribute to the risk of fire to a building; and provide for the storage of hazardous materials away from the hazard wherever possible.*

**Comment:** Gas and electricity are not major considerations. No hazardous materials are known to be part of this development.

*Note. The general fire safety construction provisions of the NCC are taken as acceptable solutions however construction requirements for bush fire protection will need to be considered on a case-by-case basis.*

### Biodiversity Conservation Act 2016

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The impacts to threatened species and threatened ecology communities listed under the *Biodiversity Conservation Act 2016* (BC Act) are required to be assessed in accordance with Section 7.3 of the Act. If the activity is likely to have a significant impact or will be carried out in a declared area of Outstanding Biodiversity Value, the proponent must either apply the Biodiversity Offsets Scheme (or Biodiversity Assessment Method) or prepare a Species Impact Statement. There is no significant vegetation located within the building envelope to be cleared or likely to be part of an endangered ecological community and therefore unlikely that any threatened species would be affected. As the proposed development is not likely to significantly affect threatened species, a Biodiversity Development Assessment Report (BDAR) using the BAM, or Species Impact statement (SIS) is not required in this instance.

### Environmental Planning & Assessment Act 1979

#### Application of Biodiversity Conservation Act 2016 & Fisheries Management Act 1994

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Section 1.7 of the *Environmental Planning and Assessment Act 1979* (EP&A Act) identifies that Part 7 of the BC Act and Part 7A of the FM Act relate to the operation of the EP&A Act in relation to the terrestrial and aquatic environment. The proposed development does not impact and will not require assessment under the above Acts.

#### Duty to Consider Environmental Impact

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Section 5.5 of the EP&A Act (as amended) states the following:

- (1) *For the purpose of attaining the objects of this Act relating to the protection and enhancement of the environment, a determining authority in its consideration of an activity shall, notwithstanding any other provisions of this Act or the provisions of any other Act or of any instrument made under this or any other Act, examine and take into account to the fullest extent possible all matters affecting or likely to affect the environment by reason of that activity.*
- (3) *Without limiting subsection (1), a determining authority shall consider the effect of an activity on any wilderness area (within the meaning of the Wilderness Act 1987) in the locality in which the activity is intended to be carried on.*

*It is considered that there is no effect in this instance as the site and surrounding areas are not within a wilderness area pursuant to the Wilderness Act 1987.*

### Environmental Planning Instruments

#### State Environmental Planning Policy (Transport and Infrastructure) 2021

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Division 12 *Parks and Other Public Reserves* of *State Environmental Planning Policy (Transport and Infrastructure) 2021* permits a range of activities under the 'development permitted without consent' pathway that can be carried out by or on behalf of a Public Authority.

#### **7.2 Any draft environmental planning instrument - S4.15(1)(a)(ii)**

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There are no draft Environmental Planning Instruments in force at the present time.

#### **7.3 Any development control plan - S4.15(1)(a)(iii)**

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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)**

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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)**

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It is considered that this application, which comprises the construction of an amenities block 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 Victory Caravan Park amenities.

The proposal will have an acceptable impact on the environment and the amenity currently enjoyed by the neighbouring area. 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)**

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The subject site is considered to be suitable in size and will not be affected by the construction of the amenities block as the proposed work takes into consideration the flooding of the park.

The proposed works will not cause result in development of unreasonable bulk or scale as the proposed work for the amenities block is small in scale, and is 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)

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This is a matter for Council in the consideration of this proposal.

## 7.9 The Public Interest - Section 4.15(1)(e)

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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

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This proposal, which includes the construction of amenity block and associated site works at 26068 Barrier Highway Wilcannia which is a Crown Reserve and is located on Lot 4 DP 757028. 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 Wilcannia.

Accordingly, it is our opinion that the proposed development at 26068 Barrier Highway Wilcannia within Victory Caravan Park as described in the application, is reasonable and supportable and should be approved by Council under delegated authority.

It is recommended that Central Darling Shire Council proceed with the proposed development activity, subject to the following recommendation: