

# STATEMENT OF ENVIRONMENTAL EFFECTS

2022

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**LOT 1 DP 92445**

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**42 LEICHHARDT STREET IVANHOE**

Proposed address –

30 LEICHHARDT STREET IVANHOE

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**FOR**

**CANTEEN AT IVANHOE SPORTSGROUND**

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 canteen building within Ivanhoe Sports Ground which is a Crown Reserve – 79392 – Ivanhoe Recreational and Sports Ground, and is located on Lot 1 DP 92445 at 42 Leichhard Street Ivanhoe NSW 2878 (proposed address 30 Leichhard Street Ivanhoe NSW 2878. 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 Ivanhoe Sports Ground which is a Crown Reserve – 79392 – Ivanhoe Recreational and Sports Ground, and is located on Lot 1 DP 92445 at 42 Leichhard Street Ivanhoe NSW 2878. This lot is located within the Central Darling Shire Council Local Government Area, the site is zoned RU5 Village zone under the *Central Darling Local Environmental Plan 2012*.



Figure 1: Extract from 6 maps of lot where the canteen will be erected. (Source: six maps November 2022)

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Figure 2: Extract from google maps of lot where the canteen will be erected. (Source: google maps November 2022)



Figure 3: Extract from Central Darling Local Environmental Plan 2012 zone map for Ivanhoe with the RU5 Village zone where the canteen will be erected. (Source: CDLEP 2012 November 2022)

### 3.0 SITE DESCRIPTION

The subject site is located on Ivanhoe Sports Ground which is a Crown Reserve – 79392 – Ivanhoe Recreational and Sports Ground, and is located on Lot 1 DP 92445 at 42 Leichhard Street Ivanhoe NSW 2878.. The site is a flat area of land.



Photo 1: Site location lot where the canteen will be erected. (Source: google street view November 2022)



Photo 2: Site location lot where the canteen will be erected. (Source: google street view November 2022)



Photo 3: Site location lot where the canteen will be erected. (Source: google street view November 2022)



Photo 4: Site location lot where the canteen will be erected. (Source: google street view November 2022)



Photo 5: Site location lot where the canteen will be erected. (Source: google street view November 2022)

## 4.0 SURROUNDING ENVIRONMENT

The site is situated within the well-established Crown Reserve sportsground, the lot is flat ground within the village of Ivanhoe 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 erection/ construction of canteen, constructed of metal walls (colourbond orb cladding (walls and roof). With timber modwood flooring. The structure is 2m long screw piles. The area of the proposed canteen is 65 square metres.

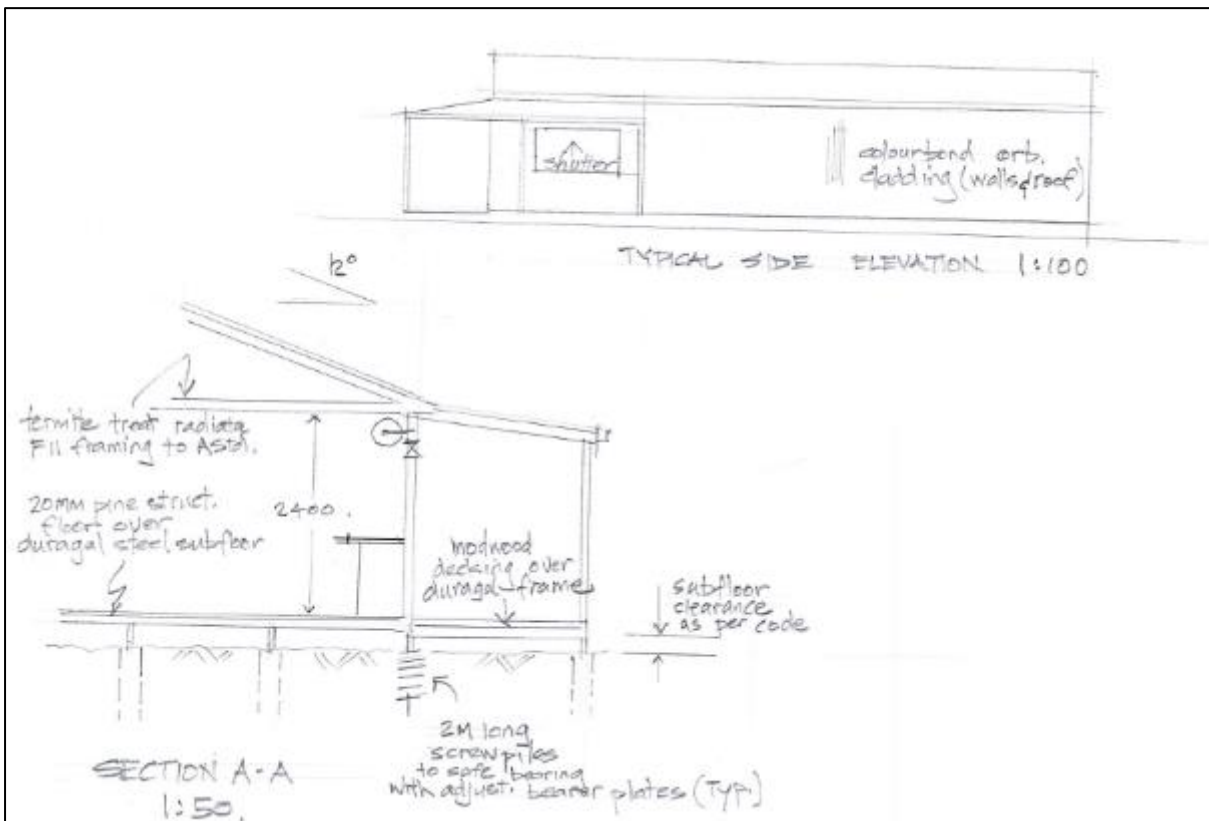


Figure 4: Details of canteen structure.

Associated site works - footing, sewerage works, stormwater works, plumbing, connection to electrical and other services and the construction the canteen.

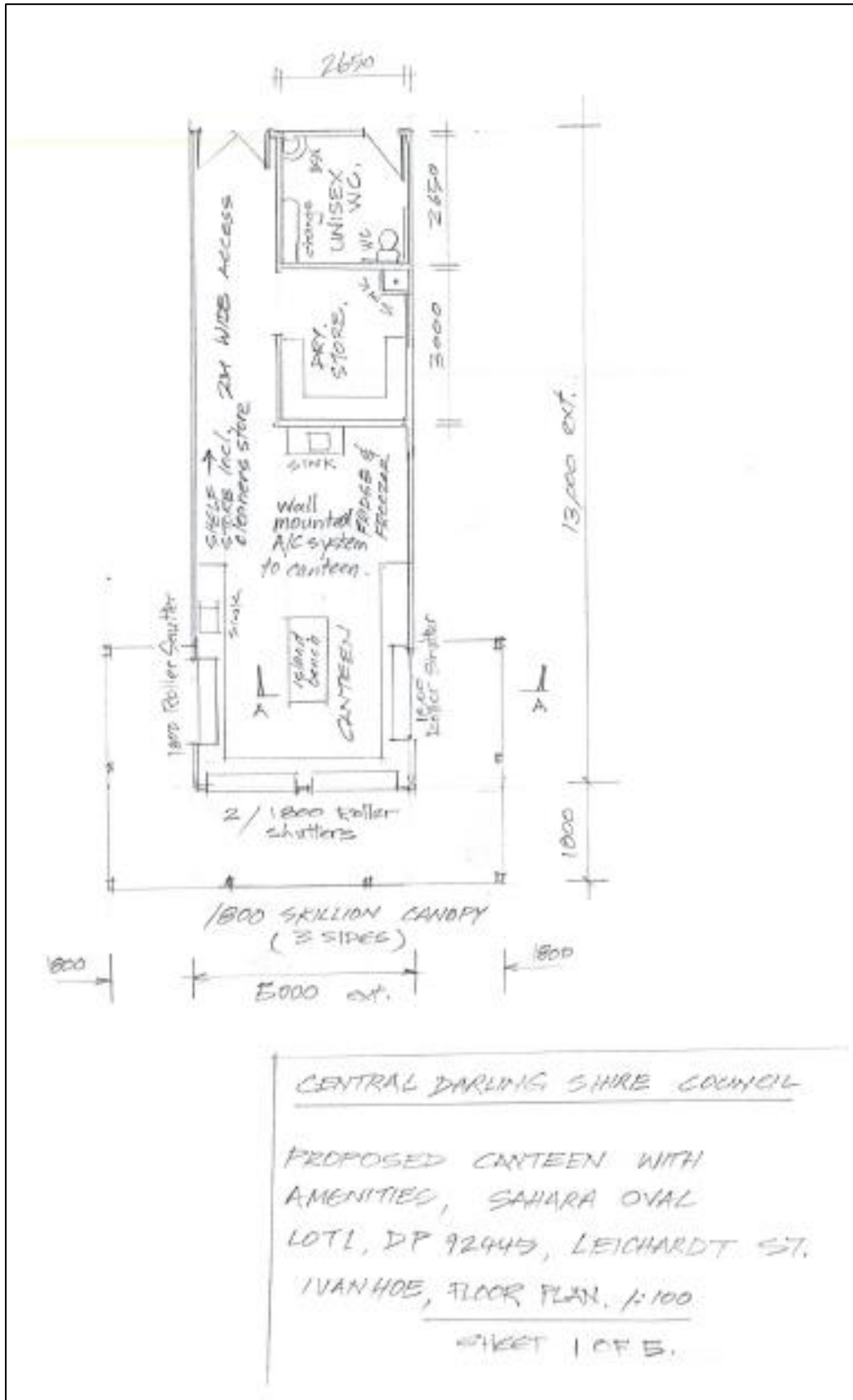


Figure 5: Details of canteen structure.

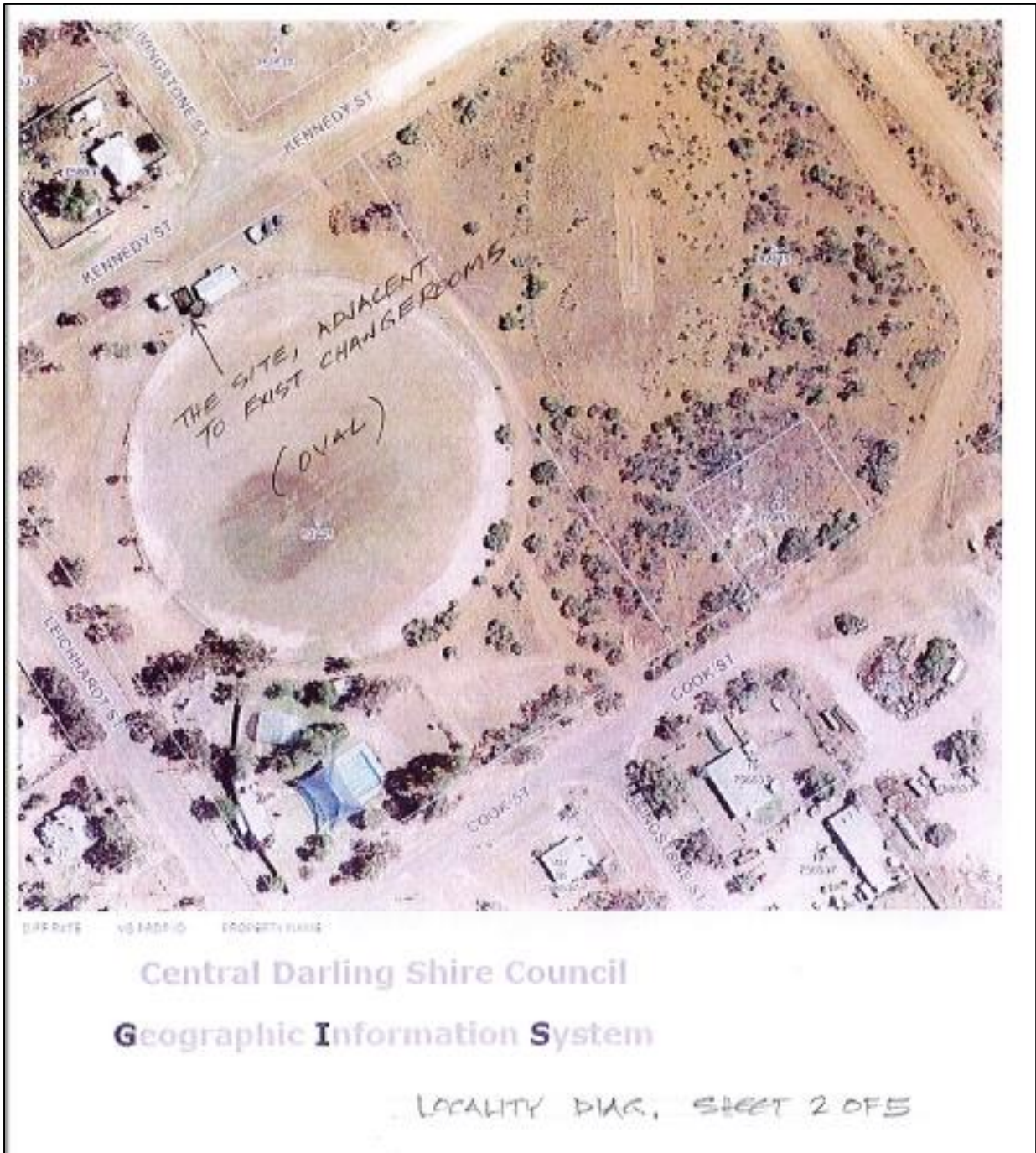


Figure 6: Details of canteen structure.



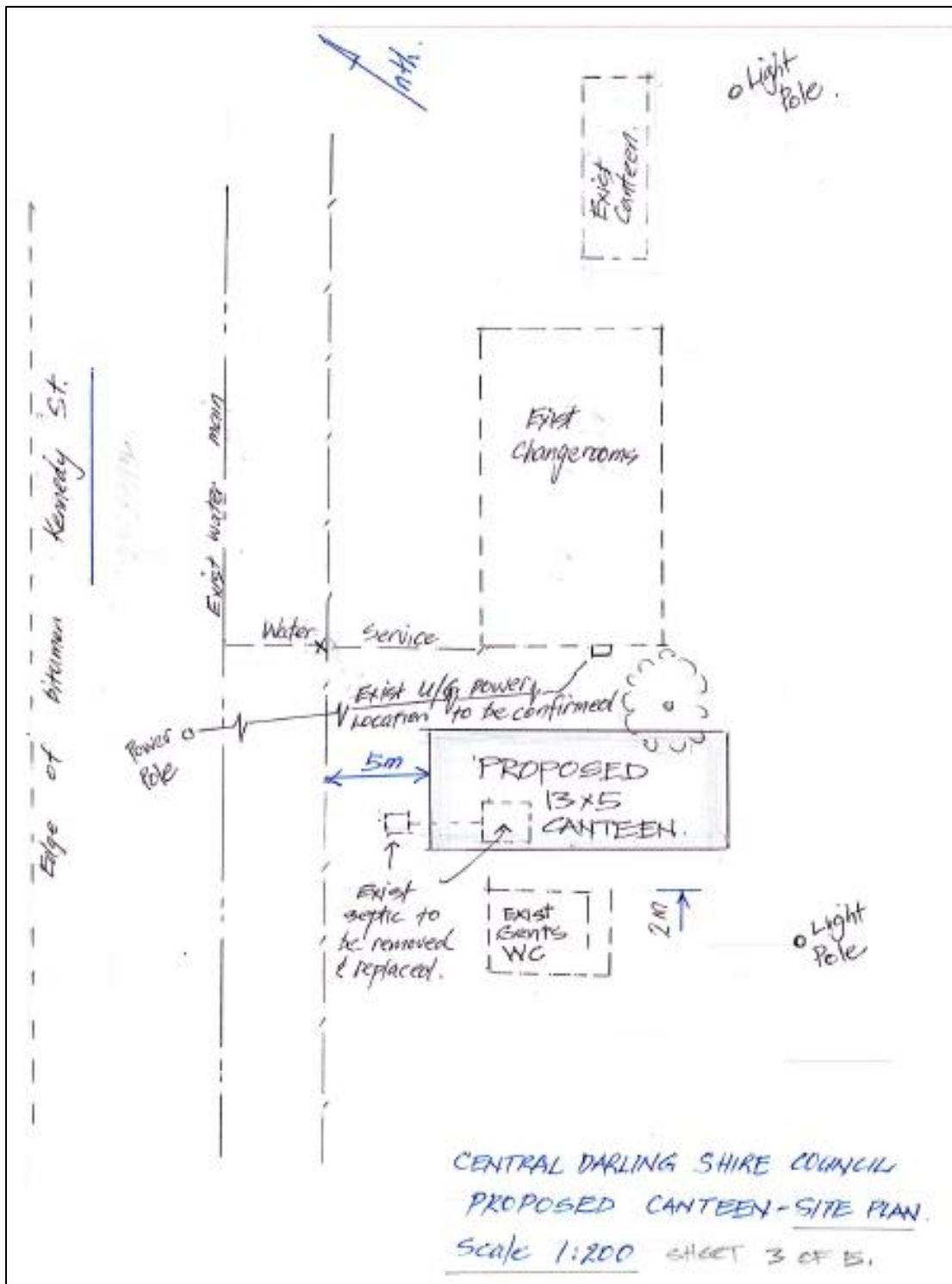


Figure 7: Location site plan of new canteen structure.

## 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

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### Clause 2.1 – Land Use Zone

The subject property is included within the **RU 5 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 Ivanhoe sportsground and 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)

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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)

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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 a new canteen 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 facilities within the sportground in Ivanhoe.

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)

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The subject site is considered to be suitable in size and will not be affected by the construction of the canteen as it is adjacent to the existing sportsground facilities.

The proposed works will not cause result in development of unreasonable bulk or scale as they area as the development is single storey, 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)**

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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 the canteen and associated site works at Ivanhoe Sports Ground which is a Crown Reserve – 79392 – Ivanhoe Recreational and Sports Ground, and is located on Lot 1 DP 92445 at 42 Leichhard Street Ivanhoe NSW 2878.. 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 Ivanhoe sportsground area.

Accordingly, it is our opinion that the proposed development at 42 Leichhard Street Ivanhoe NSW 2878 as described in the application, is reasonable and supportable and should be approved by Council under delegated authority.