

STATEMENT OF ENVIRONMENTAL EFFECTS

2022

20 ETHEL STREET WHITE CLIFFS
Lot 1, Section 5 DP 759084

FOR

A PUMP TRACK (BIKE TRACK)

October 2022

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1.0 INTRODUCTION

This Statement of Environmental Effects has been prepared to support a development application for a pump track (bike track) at the White Cliffs sportsground that is Crown Land its purpose is Club House – recreation for a sportsground, it is located at 20 Ethel Street White Cliffs NSW 2836.

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 White Cliffs sportsground that is Crown Land its purpose is Club House – recreation for a sportsground, it is located at 20 Ethel Street White Cliffs, Lot 1 Section 5 DP 759084. This lots are located within the Central Darling Shire Council Local Government Area, the site is zoned RU5 Village zone and under the *Central Darling Local Environmental Plan 2012*.

The subject lot is located within the town of White Cliffs NSW. The subject site is not affected by flooding or bushfire where the pump track/ bike track is to be located.



Figure 1: location of pump track/ bike track within White Cliffs Club House – sportsground –, 20 Ethel Street White Cliffs, Source CDSC – website 2022.



Figure 2: NSW Crown of pump track/ bike track within White Cliffs Club House – sportsground –, L1 S5 DP 75908 20 Ethel Street White Cliffs (2022)



Figure 3: location of pump track/ bike track within White Cliffs Club House – Golf Course Recreation, 20 Ethel Street White Cliffs



Figure 4: location of pump track/ bike track within White Cliffs Club House – Golf Course Recreation, 30 Ethel Street White Cliffs

3.0 SITE DESCRIPTION

The subject site is located a pump track (bike track) at the White Cliffs sportsground that is Crown Land its purpose is Club House – recreation for a sportsground, it is located at 20 Ethel Street White Cliffs, Lot 1 Section 5 DP 759084.

The site area is 2.558 ha. The site is not square with the pump / bike track located in the wedge addition to a square site.

The pump track aligns with Ethel and Beth Street White Cliffs. The block that is the White Cliffs community sportsground is bordered by Ethel, Beth, Evelyn and McKenzie Streets White Cliffs. The lot currently has a community centre and sound dome.

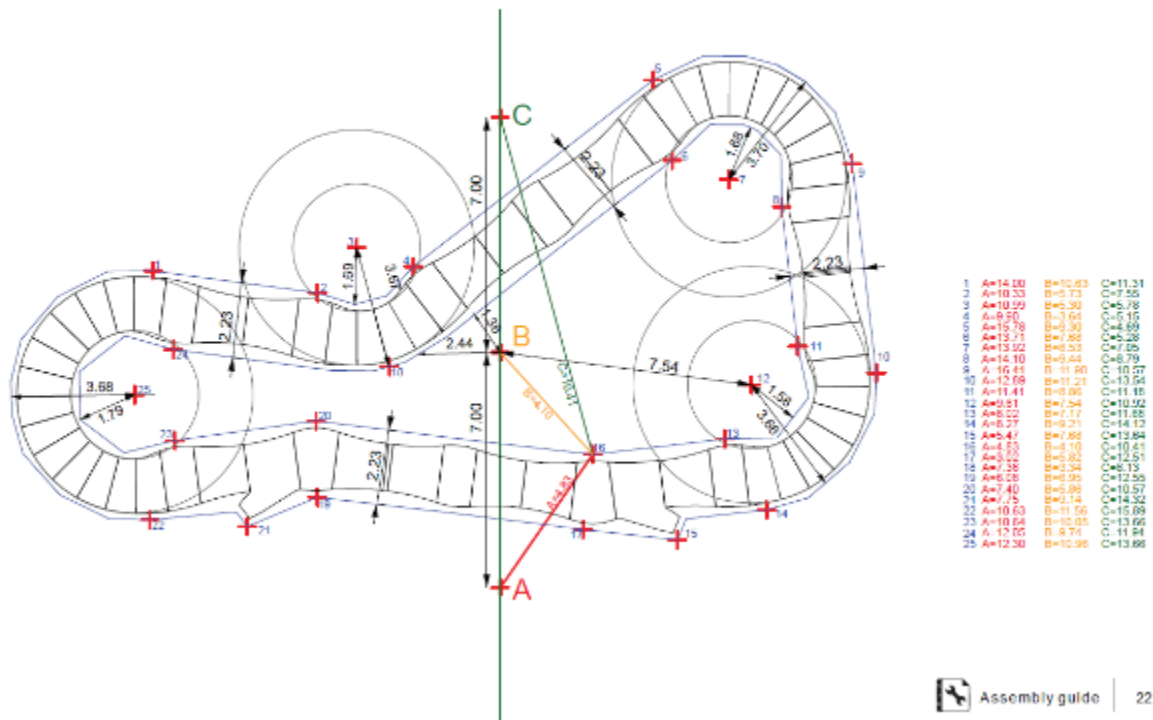


Photo 1 : view from Beth street White Cliffs where the pump track bike track is to be located. (Source: CDSC 2022)

4.0 SURROUNDING ENVIRONMENT

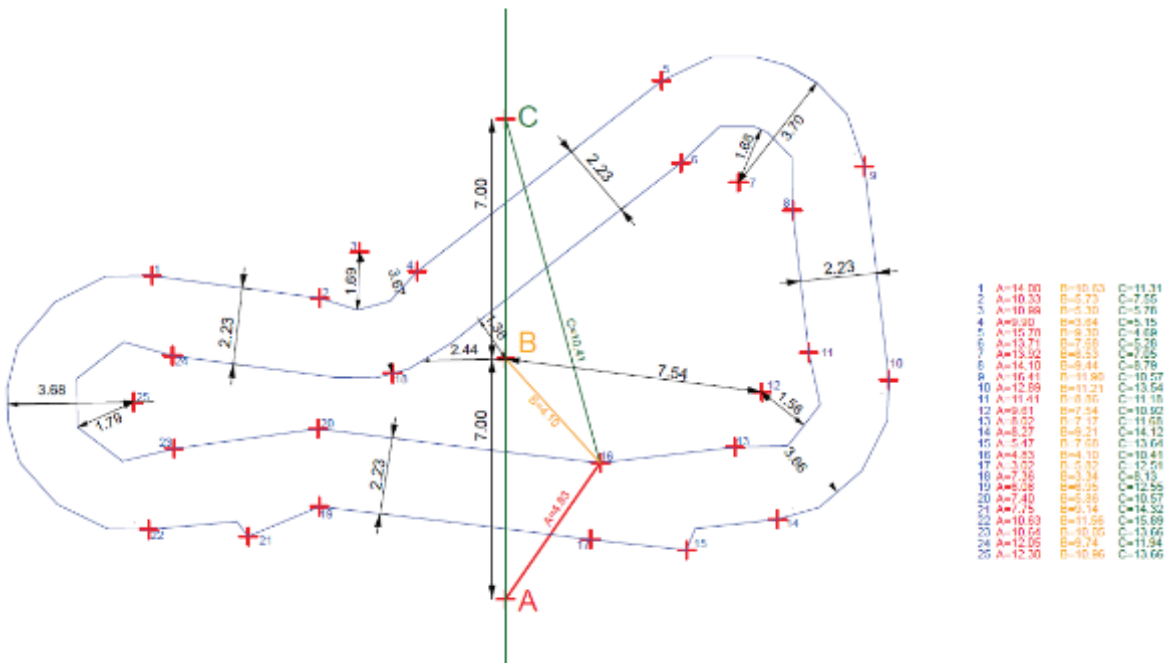
The site at is situated on the south eastern area of White Cliffs. The site is on Crown land, the Central Darling Shire Council is the land manager. The White Cliffs community recreational and Sports Ground – is located near the White Cliffs Solar array and the White Cliffs Water Treatment Plant.

Foundation Plan



Proposed site plan for the proposed pump track/ bike track.

Foundation Plan



Proposed site plan for the proposed pump track/ bike track.

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



Figure 5: location of pump track/ bike track within White Cliffs Club House – Golf Course Recreation, 20 Ethel Street White Cliffs

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 White Cliffs town area.

The following is an excerpt from the Central Darling Local Environmental Plan 2012 showing the objectives of the RU5 Village zone and the development controls for this zone for development.

Zone RU5 Village

1 Objectives of zone

- To provide for a range of land uses, services and facilities that are associated with a rural village.

- To retain and facilitate expansion and redevelopment of the existing central business districts 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.

2 Permitted without consent

Environmental protection works; Home-based child care; Home occupations; Roads; Water reticulation systems

3 Permitted with consent

*Air transport facilities; Centre-based child care facilities; Community facilities; Dwelling houses; Liquid fuel depots; Neighbourhood shops; Oyster aquaculture; Places of public worship; Recreation areas; Recreation facilities (indoor); **Recreation facilities (outdoor)**; Respite day care centres; Schools; Tank-based aquaculture; Any other development not specified in item 2 or 4*

4 Prohibited

Agriculture; Airstrips; Cellar door premises; Electricity generating works; Extractive industries; Farm buildings; Farm stay accommodation; Forestry; Heavy industrial storage establishments; Heavy industries; Marinas; Mooring pens; Moorings; Open cut mining; Roadside stalls; Rural workers' dwellings; Waste disposal facilities; Wharf or boating facilities

7.0 SECTION 4.15(1) OF THE ENVIRONMENTAL PLANNING AND ASSESSMENT ACT 1979

7.1 The provisions of any environmental planning instrument - S4.15(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)

The draft Environmental Planning Instruments in force does not affect the proposed development as the zoning remains RU5 Village zone for the sportsground.

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 construction of pump track bike track 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 sports play field at the White Cliffs sportsground.

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 pump track/ bike track.

The proposed works will not cause result in development of unreasonable bulk or scale as the bike track is low scale 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 development application for a pump track (bike track) at the White Cliffs sportsground that is Crown Land is its purpose is Club House – recreation for a sportsground, it is located at 20 Ethel Street White Cliffs NSW 2836, 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 this area of White Cliffs.

Accordingly, it is our opinion that the proposed development at 20 Ethel Street White Cliffs NSW 2836, as described in the application, is reasonable and supportable and should be approved by Council under delegated authority.