

STATEMENT OF ENVIRONMENTAL EFFECTS

2022

30 LEICHHARDT STREET IVANHOE
Lot 1 DP 92445

FOR

A PUMP TRACK (BIKE TRACK)

September 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 Crown Reserve 79392 Ivanhoe Recreational and Sports Ground – purposes public recreation at 30 Leichardt Street Ivanhoe NSW 2878 .

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 Recreational and Sports Ground 30 Leichardt Street Ivanhoe NSW 2878 and is legally described as Crown Reserve 79392, Lot 1 DP 92445. 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 Ivanhoe NSW. The subject site is not affected by flooding or bushfire where the pump track/ bike track is to be located.

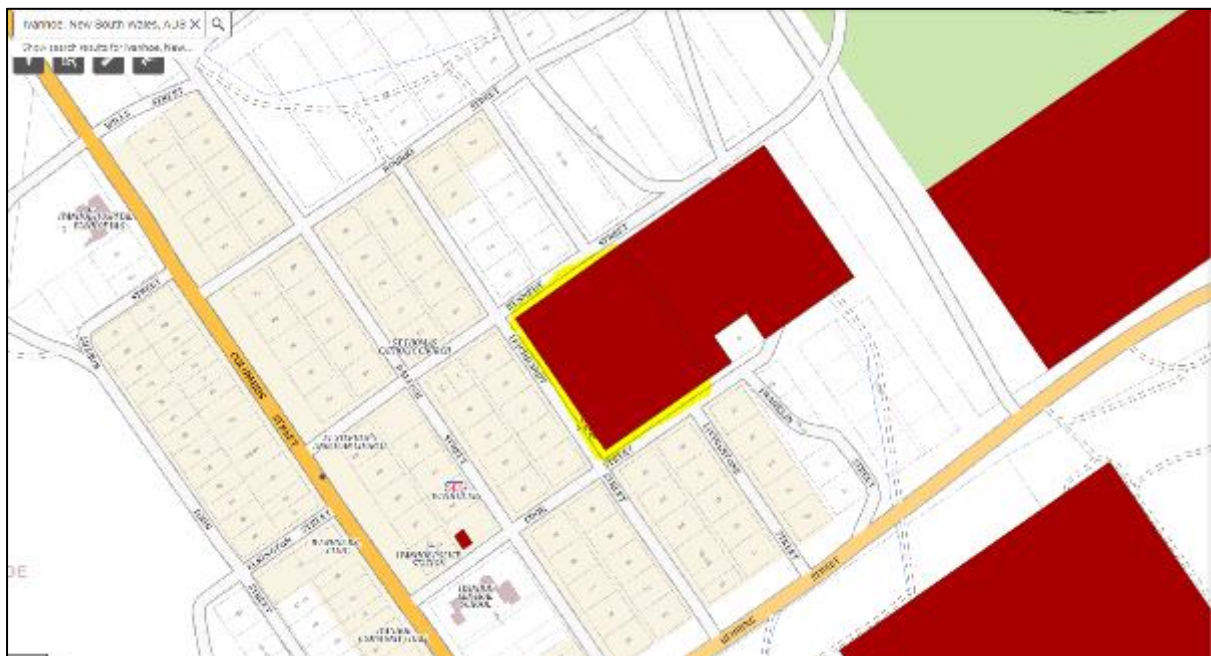


Figure 1: NSW Crown Reserve Land Manager Portal – Ivanhoe Recreational and Sports Ground 30 Leichardt Street Ivanhoe NSW 2878 (source : Crown Reserve Portal September 2022)



Figure 2: location of pump track/ bike track within Ivanhoe Recreational and Sports Ground 30 Leichardt Street Ivanhoe

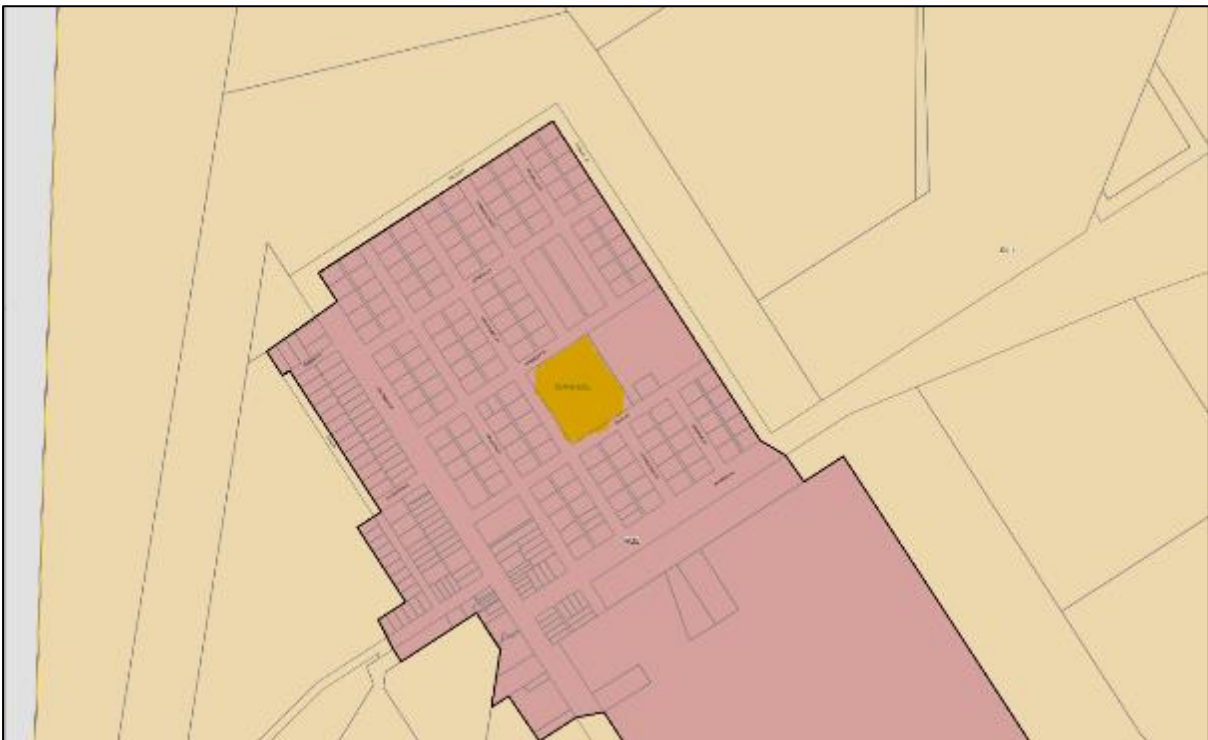


Figure 3: location map showing land use zoning of land that the pump track/ bike track is to be installed within Ivanhoe Recreational and Sports Ground 30 Leichardt Street Ivanhoe



Figure 4: location of the Crown Reserve Ivanhoe Recreational and Sports Ground - 30 Leichardt Street Ivanhoe NSW 2878 (source : 6 maps 2022) Available area for pump/ bike track is 40m x 15m, with the preferred layout being the : World Cup layout.

3.0 SITE DESCRIPTION

The subject site is located a pump track (bike track) at the Crown Reserve 630012, Lot 1 DP 92445 Ivanhoe Recreational and Sports Ground - 30 Leichardt Street Ivanhoe NSW 2878.

The site area is 3.253 ha. The site is square where the pump track bike track and oblong shape in the natural area.

The site has a frontage width Cook Street and Leichardt and Kennedy Streets Ivanhoe. The site is a flat area of land with small trees next to each boundary.

The pump track aligns with Cook Street Ivanhoe.



Photo 1 : view from Cook street Ivanhoe where the pump track bike track is to be located. (Source: Google street view 2022)



Photo 2 : view from Cook street Ivanhoe where the pump track bike track is to be located. (Source: Google street view 2022)

4.0 SURROUNDING ENVIRONMENT

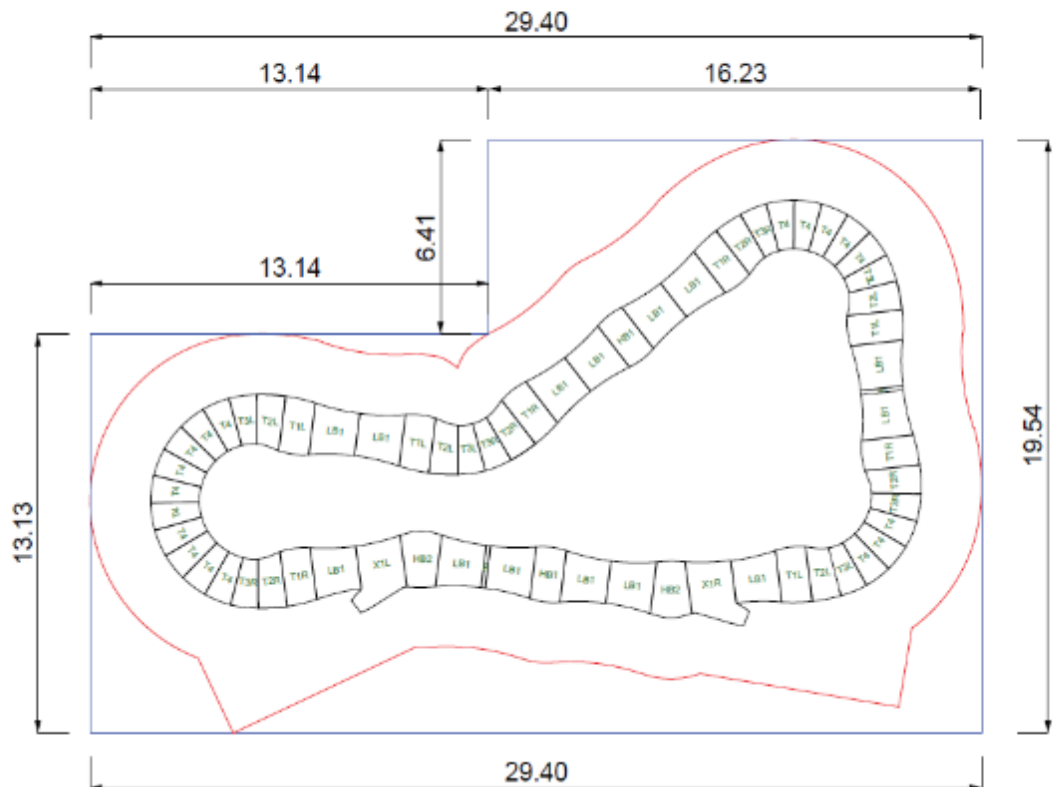
The site at is situated on the eastern border of Ivanhoe. The site is on the Crown Reserve 630012 Ivanhoe Recreational and Sports Ground - 30 Leichardt Street Ivanhoe NSW 2878.

5.0 PROPOSED DEVELOPMENT

As detailed in the accompanying architectural plans the proposal seeks approval for the following works:- For the world cup layout for the pump track.

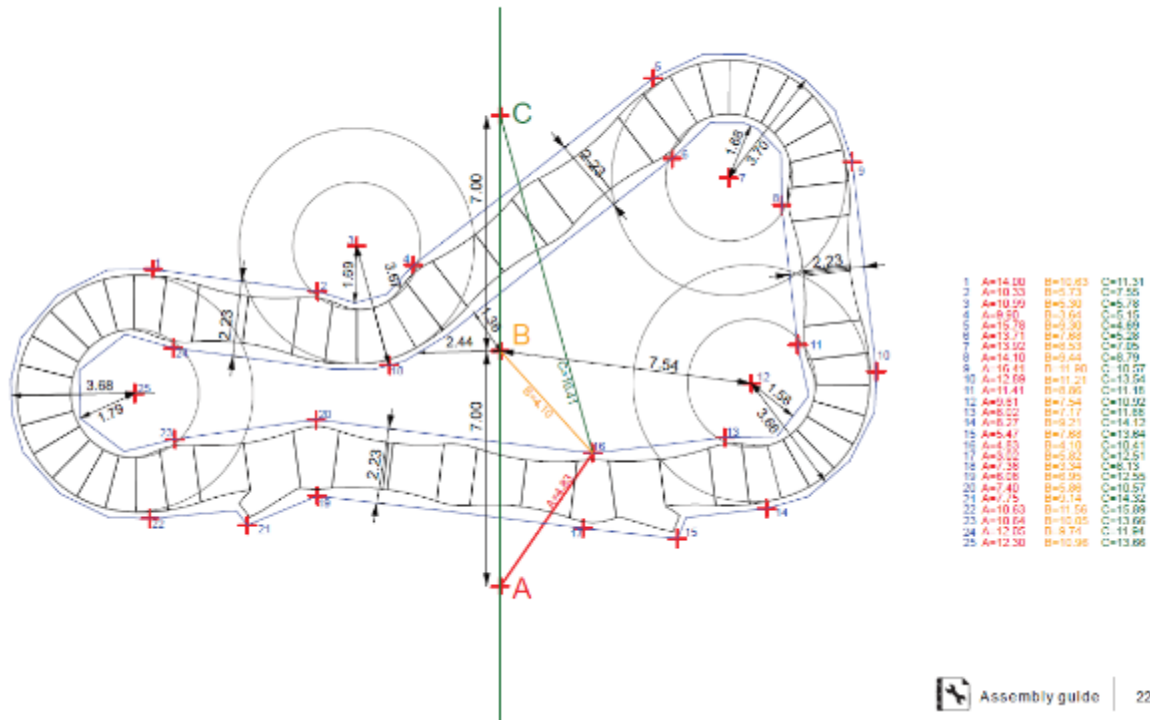
The erection/ construction of a pump track/ bike track and associated works.

Site Layout and Perimeter Dimentions



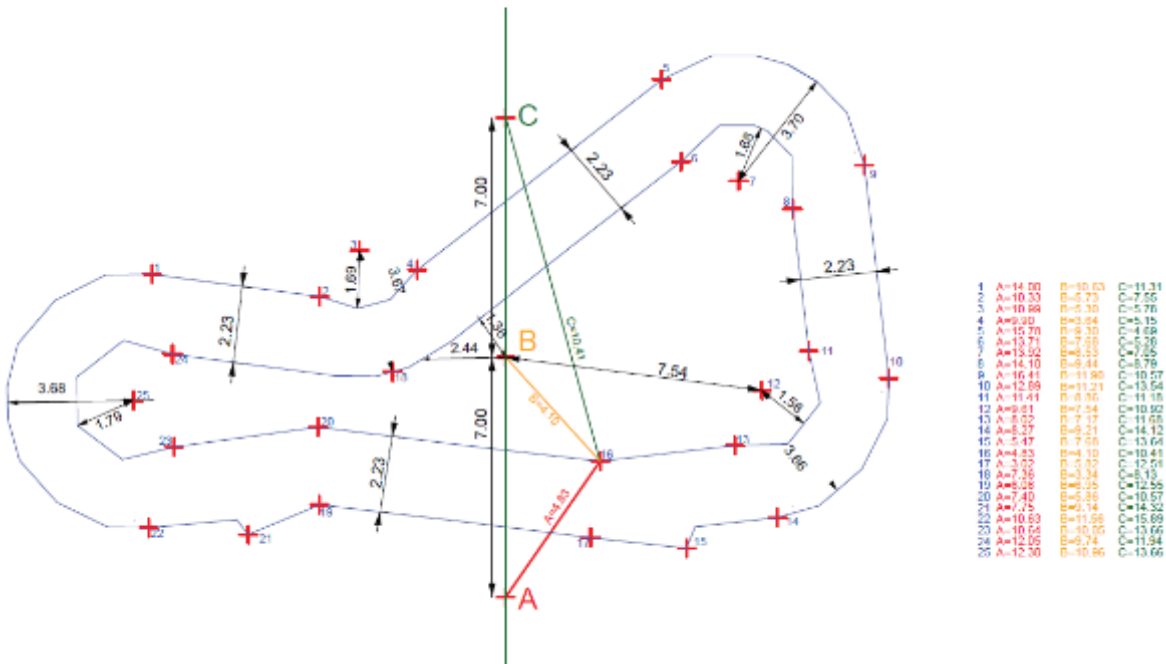
Proposed site plan for the proposed pump track/ bike track.

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

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 Wilcannia 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)

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 Ivanhoe 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 subject site is located a pump track (bike track) at the Crown Reserve 630012 Ivanhoe Recreational and Sports Ground - 30 Leichardt 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 this area of Ivanhoe.

Accordingly, it is our opinion that the proposed development at 30 Leichardt Street Ivanhoe as described in the application, is reasonable and supportable and should be approved by Council under delegated authority.