

STATEMENT OF ENVIRONMENTAL EFFECTS

2022

LOT 1 90, LOT 757463,

76-92 HOOD STREET WILCANNIA

Draft address 96 Hood Street Wilcannia

FOR

A PUMP TRACK (BIKE TRACK)

August 2022

Table of Contents-

Table of Contents-.....	2
1.0 INTRODUCTION.....	3
2.0 PROPERTY DESCRIPTION.....	3
3.0 SITE DESCRIPTION.....	6
4.0 SURROUNDING ENVIRONMENT.....	7
5.0 PROPOSED DEVELOPMENT.....	7
6.0 RELEVANT STATUTORY CONTROLS.....	9
6.1 Central Darling Local Environmental Plan 2012.....	9
7.0 SECTION 4.15(1) OF THE ENVIRONMENTAL PLANNING AND ASSESSMENT ACT 1979.....	9
7.1 The provisions of any environmental planning instrument - S4.15(1)(a)(i).....	9
7.2 Any draft environmental planning instrument - S4.15(1)(a)(ii).....	9
7.3 Any development control plan - S4.15(1)(a)(iii).....	9
7.5 Any matter prescribed by the regulations that apply to the land- S4.15(1)(a)(iv).....	9
7.6 The likely impacts of that development - Section 4.15(1)(b).....	9
7.7 Suitability of the Site - Section 4.15(1)(c).....	10
7.8 Submissions made in accordance with this Act or the regulations - Section 4.15(1)(d)	10
7.9 The Public Interest - Section 4.15(1)(e).....	10
8.0 CONCLUSION.....	10

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 630012 Burke Park – Community purposes public park showground 76-92 Hood Street NSW 2836 (draft address 96 Hood Street Wilcannia). The application is accompanied by architectural plans 2020.

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 Burke Park 76-92 Hood Street NSW 2836 (draft address 96 Hood Street Wilcannia) and is legally described as Crown Reserve 630012 Lot 90 DP 757463. These lots are located within the Central Darling Shire Council Local Government Area, the site is zoned RU1 Primary Production zone and C1 National Parks and Nature Reserves zone under the Central Darling Local Environmental Plan 2012.

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

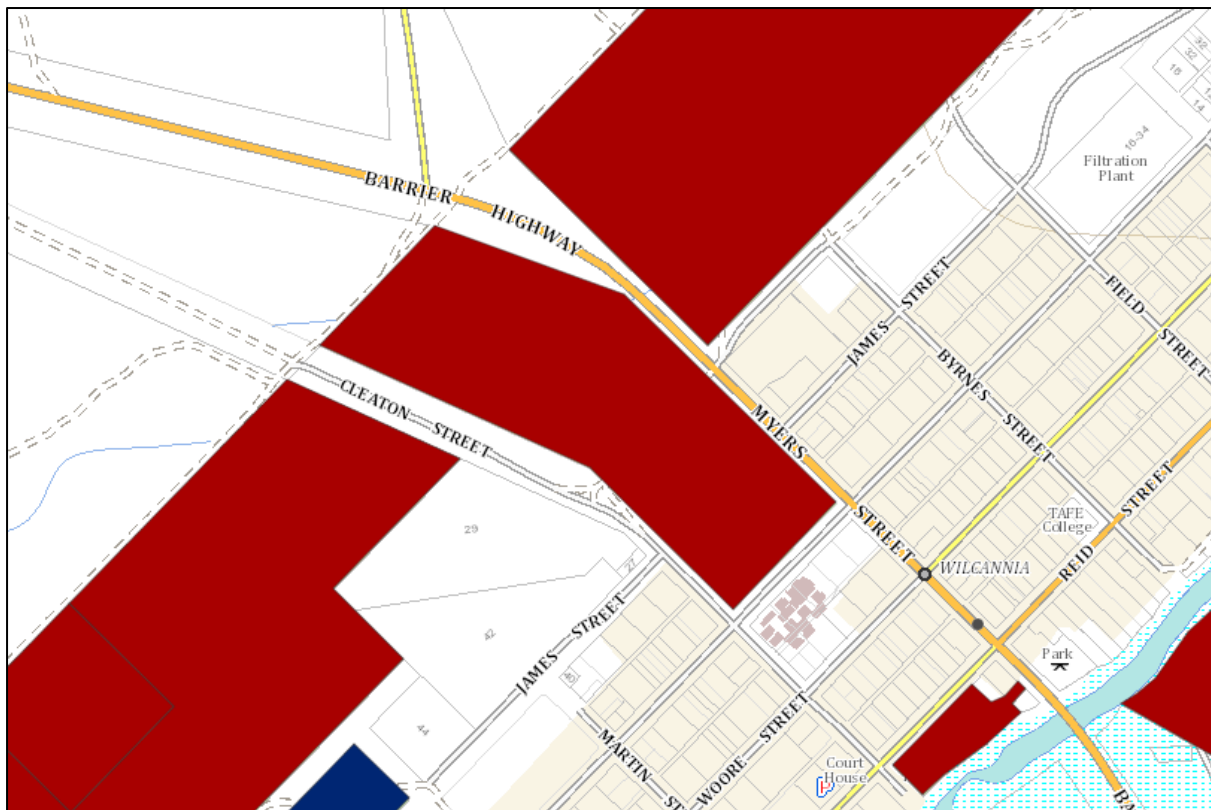


Figure 1: NSW Crown Reserve Land Manager Portal – Burke Park Crown Reserve 630012 Lot 90 DP 757463 (source : Crown Reserve Portal August 2022) 76-92 Hood Street NSW 2836

STATEMENT OF ENVIRONMENTAL EFFECTS



Figure 2: location of pump track/ bike track within Burke Park Crown Reserve 630012 Lot 90 DP 757463 76-92 Hood Street NSW 2836

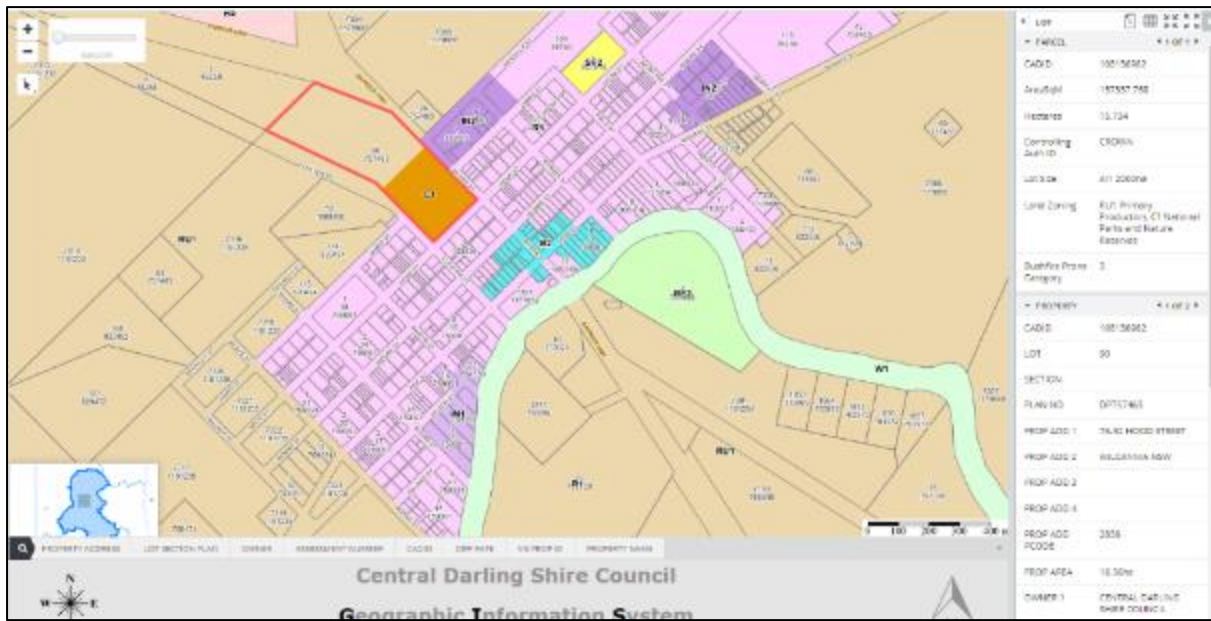


Figure 3: location map showing land use zoning of land that the pump track/ bike track is to be installed within Burke Park Crown Reserve 630012 Lot 90 DP 757463 76-92 Hood Street NSW 2836 (Source: Intramaps 2022)



Figure 4: location of Burke Park Crown Reserve 630012 Lot 90 DP 757463 76-92 Hood Street NSW 2836 (source : 6 maps 2022)



Figure 5: location of Burke Park Crown Reserve 630012 Lot 90 DP 757463 76-92 Hood Street NSW 2836 (source : Google maps 2022)

3.0 SITE DESCRIPTION

The subject site is located a pump track (bike track) at the Crown Reserve 630012 Burke Park – Community purposes public park showground 76-92 Hood Street NSW 2836 (draft address 96 Hood Street Wilcannia).

The application is accompanied by architectural plans 2020. Area 143,739.99m². The site is square where the pump track bike track and oblong shape in the natural area.

The site has a frontage width Myers Street (Barrier Highway) and Hood Street and Cleaton Street Wilcannia. The site is a flat area of land.



Photo 1 : Barrier Highway near the intersection of Hood Street where the pump track bike track is to be located in Wilcannia. (Source: Google street view 2022)



Photo 2 : Barrier Highway near the intersection of Hood Street where the pump track bike track is to be located in Wilcannia. (Source: Google street view 2022)



Photo 3 : Barrier Highway near the intersection of Hood Street where the pump track bike track is to be located in Wilcannia. (Source: Google street view 2022)



Photo 4 : Barrier Highway near the intersection of Hood Street where the pump track bike track is to be located in Wilcannia. (Source: Google street view 2022)

4.0 SURROUNDING ENVIRONMENT

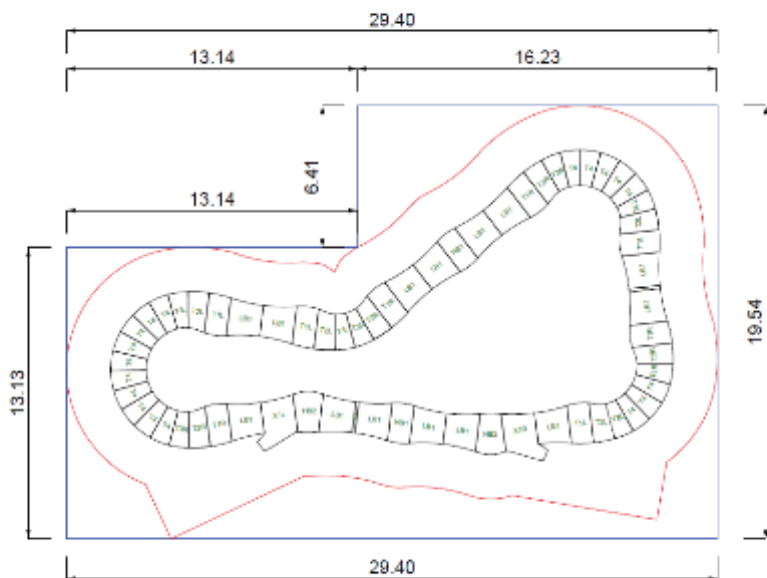
The site is situated within the well-established xxxx, the lots are located opposite the xxxx xxxx xxxx, within the Central Darling Shire Council area in Far West NSW.

5.0 PROPOSED DEVELOPMENT

As detailed in the accompanying architectural plans the proposal seeks approval for the following works:-

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

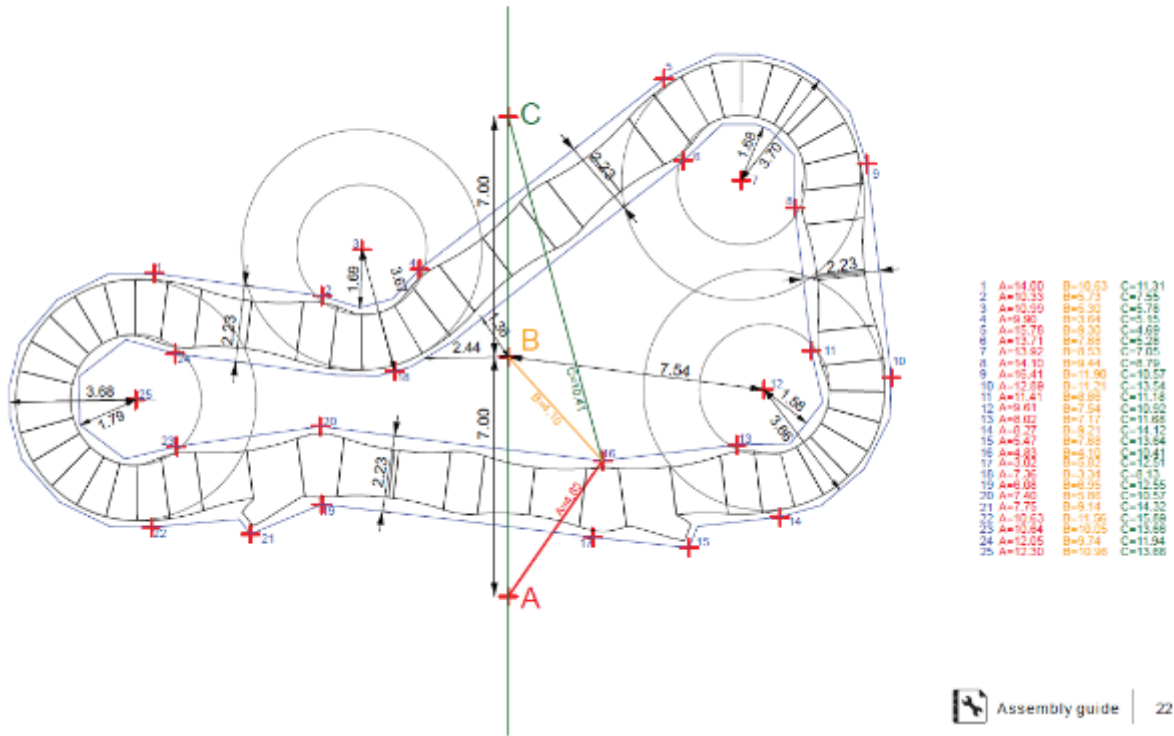
Site Layout and Perimeter Dimentions



Assembly guide 19

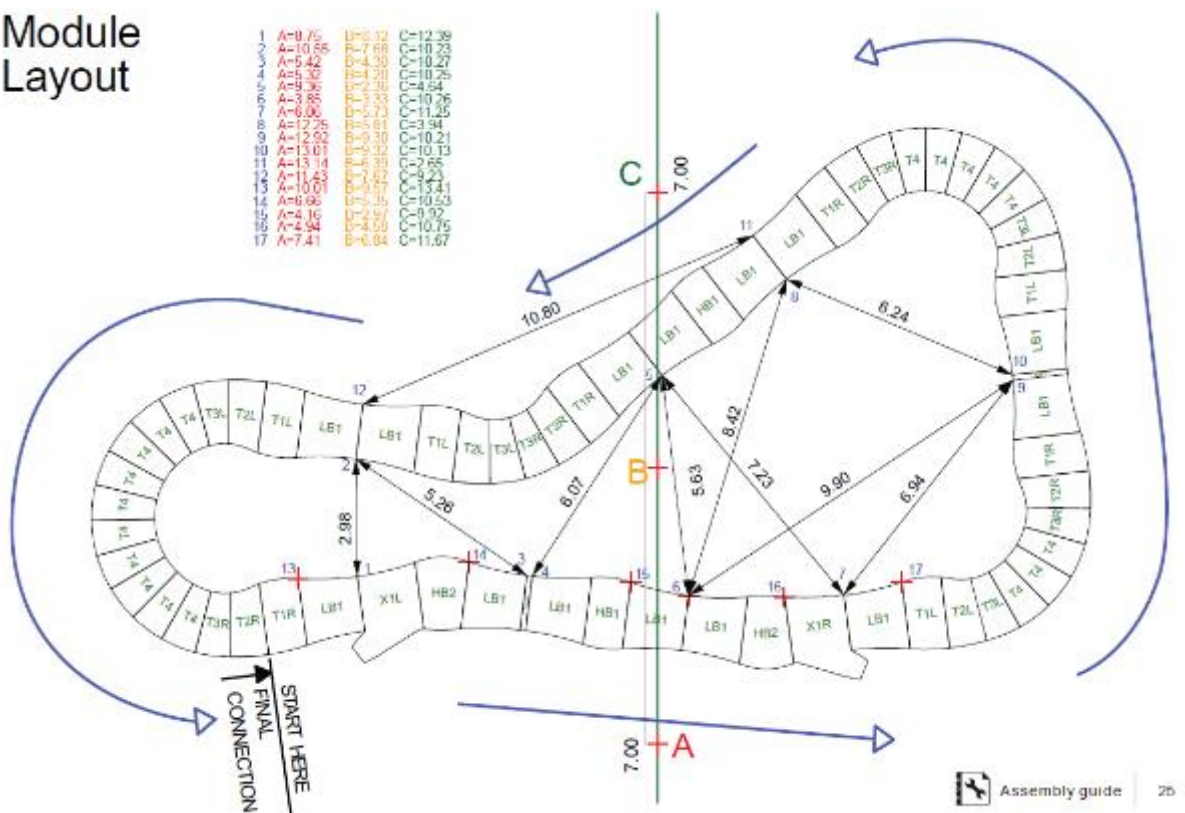
Proposed site plan for the proposed pump track/ bike track.

Foundation Plan



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

Module Layout



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 **RU1 Primary Production 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 RU1 Primary production zone for the park.

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 Bourke Park.

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 Crown Reserve 630012 Burke Park – Community purposes public park showground, at 76-92 Hood Street NSW 2836 (draft address 96 Hood Street Wilcannia), 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 Wilcannia.

Accordingly, it is our opinion that the proposed development at 76-92 Hood Street NSW 2836 (draft address 96 Hood Street Wilcannia) as described in the application, is reasonable and supportable and should be approved by Council under delegated authority.