



Statement of Environmental Effects

Shade sails associated with an existing
recreation area

42 Leichhardt Street, Ivanhoe, NSW, 2878

EXECUTIVE SUMMARY

Proposal	Shade sails associated with existing recreation area.
Street Address	42 Leichhardt Street, Ivanhoe
Formal Land Description	Lot 1 DP 92445
Zone	RU5 – Village
Relevant State Environmental Planning Policies	Not applicable

SUBJECT SITE AND SURROUNDING AREA

Site Description

The subject site comprises one parcel of land commonly known as Leichhardt Street, Ivanhoe and more formally as Lot 1 Deposited Plan 92445. It has an area of approx. 3.26 hectares and is located centrally within the Ivanhoe Township. The site is used as an existing recreation area for the general public of Ivanhoe. No heritage or cultural sensitivities affect the land and there are no environmental constraints or natural hazards.

An aerial image of the site and surrounding area is contained below.



Figure 1: Subject site and surrounding area (Source: Landchecker)

PROPOSAL

DESCRIPTION

The application proposes the development of two shade structures to be located over the existing playground area located in southern portion of the site. The structures will have similar heights ranging from 3.5 to 5.5 metres.

PLANNING

CONTROLS AND ASSESSMENT

Central Darling Local Environmental Plan 2012 (LEP)

The Subject site is within the RU5 – Village

The objectives of the zone are:

- *To provide a range of retail, business and community uses that serve the needs of people who live in, work in or visit the area.*
- *To retain and facilitate expansion and redevelopment of the existing centres 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.*

The proposed shade sails are located over an existing playgrounds which is used in association with the recreation area. The development will have a positive outcome on the area as shade will be provided over the area to ensure the playground is better utilised in times during the warmer periods of the year where sun protection is warranted.

State Environmental Planning Policies (SEPP)

There are no SEPP's applicable to this application.

General Assessment

Visual Impacts

Due to the type of development and location of the structures, it is considered that the shade sails will have minimal impacts on the locality

Open Space

As discussed previously, the proposed development will have a positive outcome for the Ivanhoe recreation area.

Overshadowing and Privacy

Not applicable for this application.

Noise

Not applicable for this application.

Erosion Control Measures

No specific erosion control measures are considered necessary for this development. Any minor earthworks will be appropriately dealt with as part of the footings for the poles.

Economic and Social Impacts

Albeit minor, the proposed development will contribute to the economic and social wellbeing of the Ivanhoe township by increasing investment in the local area and social interaction with the local community.

Environmental Benefits

Due to the nature of this development, no significant environmental benefits are envisaged.

Disabled Access

Not applicable for this application.

Security, Site Facilities and Safety

Not applicable for this application.

Waste Management

Not applicable for this application.

National Construction Code

The National Construction Code will be assessed as part of the Construction Certificate.

Traffic

Not applicable for this application.

Stormwater/flooding

Not applicable for this application.

CONCLUSION

This report demonstrates that the proposal is consistent with the relevant provisions of the *Central Darling Local Environmental Plan 2012*.

The proposed use is appropriate for the site as it:

- Is encouraged in the RU5 Zone;
- Will have minimal impacts on the locality; and
- Will not result in any detrimental impacts on the environment.

It is considered that the proposal is worthy of support, and it is therefore respectfully requested that the Central Darling Shire grant Development Consent for the development as described in this report at 42 Leichhardt Street, Ivanhoe.