

STATEMENT OF ENVIRONMENTAL EFFECTS

2024

LOT 4203 SECTION DP766770

IVANHOE AERODROME

13/05/ 2024

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1.0 INTRODUCTION

This Statement of Environmental Effects has been prepared to support a development application for a TEMPORARY AVIATION FUEL INSTALLTION which is a located on Lot 4203 Section DP 766770. 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 AERODROME and is legally described as Lot 4203 DP 766770. The lot is/ are located within the Central Darling Shire Council Local Government Area, the site is zoned crown land zone under the Central Darling Local Environmental Plan 2012.

The subject lots are located within the town of IVANHOE NSW. The subject site is/ not affected by Flooding.

Figure 1: Extract from google earth

e map aerial of site



3.0 SITE DESCRIPTION

The subject site is located on IVANHOE AERODROME NSW rectangular shape the combined site area is 192m². The site has a frontage width on 12m apron frontage. The site is a flat area of land.

Photo of street and streetscape location for context of development

Photo of proposed site at Aerodrome



(PLEASE DISREGARD THE MEASUREMENTS IN PHOTO)

4.0 SURROUNDING ENVIRONMENT

The site is situated within the well-established IVANHOE AERODROME, 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 PLACEMENT OF A TEMPORARY / REMOVABLE Aviation fuel bowser skid and 2 self bunding tanks

- Site area: 192m²
- Height of each structure or dwelling will be 3m for tanks and 2.6m for the skid.
- Total floor area of all tanks and skid on site 20.76m²
- Landscape area (soil depth of at least 1m) m² not applicable.
- Total hard surface coverage of site: 96m² not applicable

Associated site works (footing, sewerage works, stormwater works, plumbing, connection to electrical and other services and the construction to be completed by a class 3 electrician

proposed floor plan and site plan of bowser skid and tanks



fuel site plan
view.pdf

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 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 zoning primary production 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)

There are no draft Environmental Planning Instruments in force at the present time.

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 placement of Aviation fuel skid and bowsers 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 shires Aviation community and support RFDS operations in the shire.

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

The proposed works will not cause result in development of unreasonable bulk or scale as they area 192sq of 1852460.29sq, 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 placement of removable bowser skid and tanks and at IVANHOE Airport NSW and is legally described as Lot 4203 in dp 766770, 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 Ru1 primary production 85153 of Ivanhoe reserve trust Aviation purpose.

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