

Billson Park – Temporary Storage Container Statement of Environmental Effects March 2021 (DOC/67807)

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(ref Environmental Planning and Assessment Regulation Schedule 1, Part 1 clause 2(1) (c))

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AlburyCity

Statement of Environmental Effects – Temporary Storage Containers – Billson Park

ADDRESS

Billson Park a sporting precinct located in North Albury. It is bounded by Perry Street, North Street and David Street.

INTRODUCTION

Billson Park is a 4.42 hectare site which accommodates a range of sporting activities including Albury Cricket Club competitions, Cricket Albury Wodonga and pre-season training and regular school sport.

The current facility consists of male and female public amenities but has limited storage space available for user groups of the sporting ground. Any future upgrades or replacement of the existing facilities will include the provision of sufficient storage space for user groups.

DESCRIPTION OF DEVELOPMENT

This installation of one (1) shipping container (6.0m x 2.4m x 2.6m) to be used as temporary storage for the Albury Cricket Club that are currently based at Billson Park.

DEVELOPMENT PROPOSAL

This project will seek development consent for the installation of one (1) shipping container. The container will be 20 foot in size with dimensions of 6m (l) x 2.4m (w) x 2.6m (h).

CONSENT AUTHORITY

AlburyCity will be the Consent Authority for this project

OWNERSHIP AND TITLE INFORMATION

Title Information

Primary address: 450 Perry Street, Albury.

LOT: 1 DP: 1103612

Local Government Area: Albury

Land Ownership

The State Of New South Wales

Classification – RE1 – Public Recreation

LGA Classification - General Community Use - Community

Plan of Management Category – Park

RELEVANT PLANNING CONTROLS

The relevant planning controls that apply to this site include:

- Environmental Planning and Assessment (EP&A) Act 1979
- Albury Local Environmental Plan 2010 (ALEP 2010; and

- Albury Development Control Plan 2010 (ADCP 2010)

Section 79c(1) of the EP&A Act, lists matters for consideration by the consent authority in determining a development application. This includes matters of relevance in the planning controls, the likely impacts on development in respect of the environmental impacts on both the natural and built environment and social and economic impacts in the locality. Matters that have relevance to the development are described below

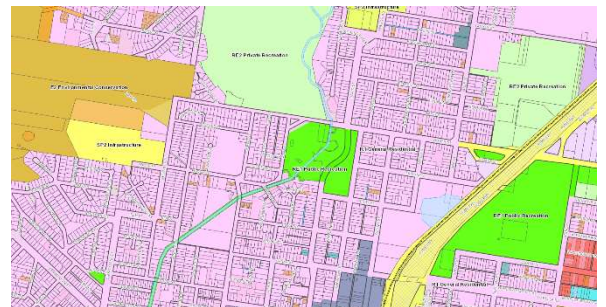
Albury Local Environment Plan 2010

Zone Objectives

Site Zoning – RE1 – Public Recreation

The infrastructure at the site compliments the zoning.

The land use Table in Part 2 of ALEP 2010 lists the following relevant objectives this zone are:



Objectives of zone

- To enable land to be used for public open space or recreational purposes.
- To provide a range of recreational settings and activities and compatible land uses.
- To protect and enhance the natural environment for recreational purposes.
- To protect and improve open space areas within the area of the City of Albury, including the Albury Wodonga Regional Parklands.
- To offer opportunities for tourism development.
- To provide public access to the foreshore of the Murray River.

Environmental Impacts

Context & Setting

Nearby Land use

Billson Park is located in a residential area and is surrounded by a mix of R1, RE2, B4, SP2 and E2 zonings.

Character and amenity of the neighbourhood

Billson Park is a major green space and is utilised by the surrounding community for general recreational activities as well as regular sporting activities.

Relationship to adjacent structures

The proposed shipping containers will be located adjacent to an existing structure to allow the containers to blend into the existing facility.

Design & Appearance

The shipping container will be a standard 6.0m x 2.4m x 2.6m in size and will be positioned beside the existing amenities building.

Vegetation/Threatened species

No trees are planned for removal as part of the installation.

View and Aspect

The containers have been positioned to minimise the visual impact from surrounding residents. The containers will be painted to match the existing structures.

Traffic Generated

No additional traffic will be generated as a result of the construction.

Public Utilities and easements

There will be no impact on public utilities and easements.

Heritage

There are no known heritage items in this area.

Water quantity, quality & salinity

There will be minimal excavation works undertaken to create a level site for placement of the containers.

There are no expected long-term impacts on water quality or quantity or effects on salinity.

Land Modification

There is no land modification as part of this project however new structures will be installed.

Flora and Fauna

There will be no impacts on flora or fauna as it is not proposed to remove any significant vegetation.

Flooding

Flooding will not impact this construction.

Noise

There may be noise when shipping containers are installed however this should not be excessive or impact residents due to the location of the shipping containers and proximity to surrounding residents.

Construction

There will be no construction as part of this project.

Fire provisions

The construction of the containers will provide adequate fire protection.

Impact Minimisation

The placement of the containers will have minimal impact on the surrounding environment.

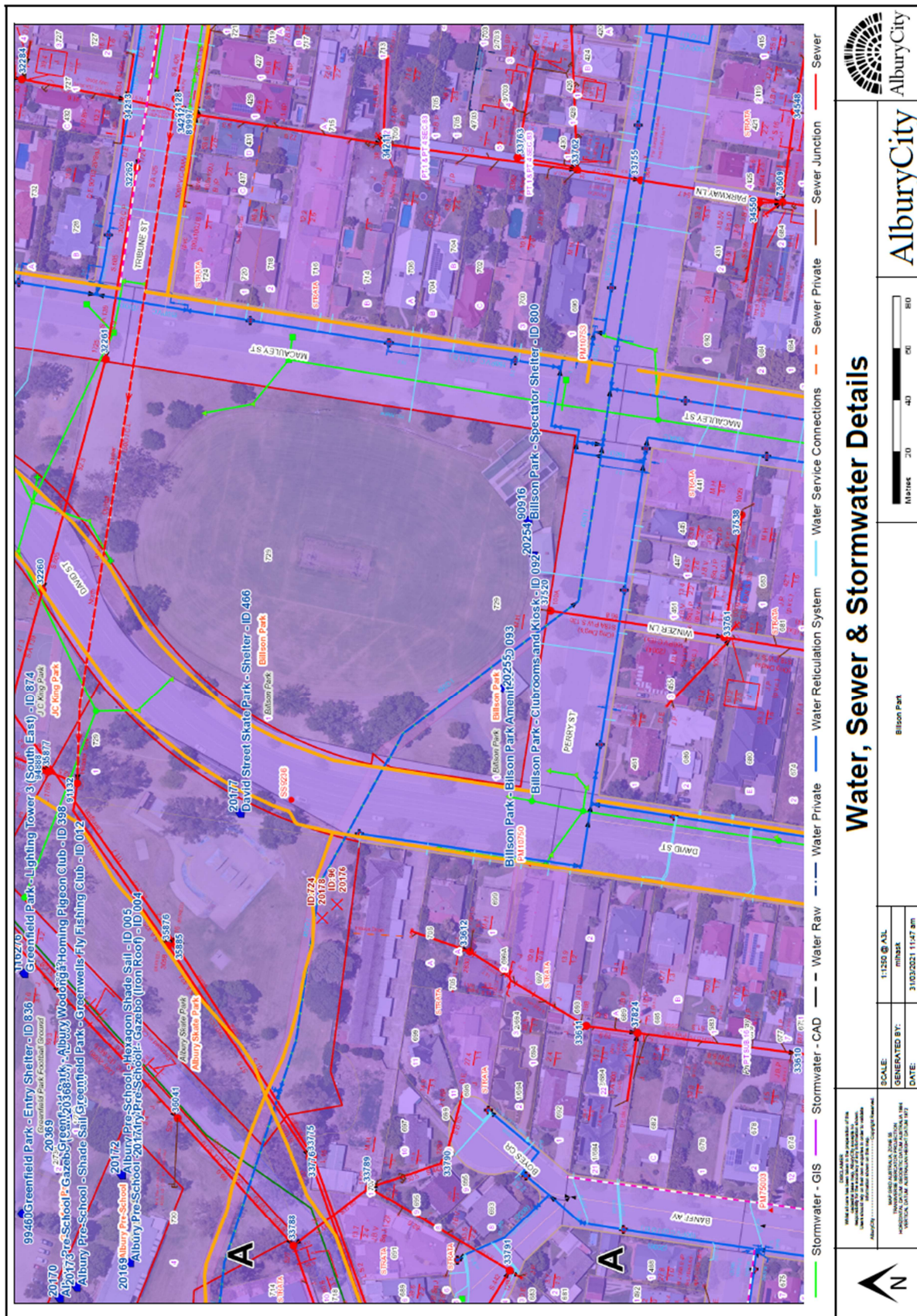
CONCLUSION

There are not expected to be any significant environmental impacts as part of this project.

The installation of the shipping container will provide a temporary solution to the storage issues associated with the current building at Billson Park. The design and implementation of a site master plan, including building replacement will create purpose-built storage facilities for the user groups of the sporting ground.

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Date: 23 March 2021



Appendix 2 – Proposed Shipping Container Location

