



# Statement of Environmental Effects

Pro-forma for minor development

## ABOUT THIS FORM

This statement must be completed by the applicant and/or their representative to comply with the requirement of Section 4.15 of the *Environmental Planning and Assessment Act, 1979*. The completed statement must accompany the Development Application and accompanying plans.

Each of the following categories must be completed for all forms of development, building works or activity requiring development consent. The level of detail required will depend upon the nature and scale of the proposed development. Should you be uncertain of any aspect, you should contact Council's Planning and Development Group for advice.

## 1. PROPERTY DETAILS

Lot Number	Section no.	DP / SP
450		755434
Unit / Street number	Street name	
	Barneys Reef Road	
Suburb / Locality	Postcode	
Gulgong	2852	

## 2. DESCRIPTION OF THE PROPOSAL

What is the proposed development?

New Club House and Amenities

Describe your proposal in detail. (Include details such as whether the development will use whole or part of the building(s) or land(s), whether new buildings are proposed, the physical features of the proposed building(s), the nature of the building(s) [eg office, retail industrial etc], materials and colour scheme, signage, disabled access and facilities, seating capacity, tree or vegetation removal).

New Sporting Club House including Male & Female Toilets and Disabilities Amenities, Canteen and Office.

Club House is a single level steel colourbond shed, erected on open ground near open horse sporting fields. See attached plan.

### 3. DESCRIPTION OF THE SITE

What is the area of the site?

42.7ha

Describe the site (elaborate on the information provided on the site analysis plan. Include information such as the physical features of the site, for example slope and vegetation, existing services).

Gently sloping partially timbered and grassed acerage with road frontage and power connected.

Describe the use of lands adjoining the site. Will the proposal impact on adjoining property? (Consider issues such as noise, privacy, overland flow of stormwater and other amenity impacts).

No impact on adjoining property as boundaries are zoned RU1 and building located away from boundary fences.

### 4. PRESENT AND PREVIOUS USES

What is the present use of the site and when did this use commence? Did this use receive development consent?

Recreational Reserve with Equestrian facilities. Gulgong Polocrosse Clubs moved and established the club on the grounds in approx 1981.

List the previous uses of the site.

Recreational .

Have any potentially contaminating activities been undertaken on the property? (Apart from obvious activities such as petrol bowsers and industries, there may be less obvious sources of contamination such as asbestos disposal, old sheep dips and sawmills).

No

Yes – please identify:

If yes, you will need to provide the relevant documentation as outlined in Council's Development Control Plan (DCP).

### 5. ENVIRONMENTAL CONSTRAINTS

Has the proposed development been designed to respond to the following environmental constraints, where applicable? (Indicate yes, no, or not applicable to each of the following).

	YES	NO	NOT APPLICABLE
Flooding	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Bushfire (if yes, is a bushfire report included in your application?) <input type="text"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Groundwater vulnerability	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Sensitive biodiversity	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Saline soils	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Threatened species or habitat	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Minimise vegetation removal	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

If yes to any of the above, indicate how the proposed development responds to the constraints

Proposed development positioned on the land to prevent minimal vegetation removal of grasses only.

### 6. UTILITIES AND SERVICES

Provide details of the existing and proposed method of **stormwater** disposal.

No existing storm-water. New building Storm-water discharged into rainwater tanks with overflow to overland flow.

Provide details of proposed **electricity** supply.

Underground supply from existing service.

Provide details of proposed **water** supply.

Rainwater Tanks

Provide details of proposed **bushfire** firefighting water supply, where relevant.

**Non Bushfire Prone Zone**

Provide details of proposed **sewage management**.

**See attached Geo-technical On-site Waste Management Report**

**7. OPERATIONAL AND MANAGEMENT DETAILS (E.G. HOME BUSINESS)**

**NOTE: This section is not applicable to the construction of a dwelling-house, additions and alterations to a dwelling-house or structures ancillary to a dwelling-house.**

Describe in detail the proposed business activity.

**Non-Business - Community Volunteers Equestrian Venue.**-The recreation Reserve has 3 User groups, Gulgong Polocrosse Club, Gulgong Ponyclub and Mudgee & Districts Working Equestrian Club.  
 Each Club runs separate horse training days and events on separate weekend's during the course of the year, with one major event per club per year. Therefore the grounds are used most weekends per year by these community horse sports club.

Total number of staff	Max no. of staff on duty at any one time	Max no. of clients / customers expected in a day	Max no. of clients / customers expected at any one time
<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>

Hours and days of operation

<input type="text"/>	AM	to	<input type="text"/>	PM	Monday to Friday
0800	AM	to	5	PM	Saturday
0800	AM	to	5	PM	Sunday
<input type="text"/>	AM	to	<input type="text"/>	PM	Extended hours on: <input type="text"/>

What are the existing and proposed fire safety measures for the building?

**Proposed building will be constructed to the NCC Codes for fire & safety including emergency lighting & exists and Fire Extinguishers to A.S standards.**

Is legal (eg. Right of Way) vehicular access available from the street to the site? What are the site distances (left and right)? What is the speed limit?

Site location -rural, with easy access off rural road via set back double gates into recreational reserve.

Expected vehicle types associated with the proposal

Cars ,Cars with Horse floats and rigid trucks.

Number of car parking spaces provided

Location of car parking spaces provided

There is very adequate parking to cater for weekend and major events.

What are the arrangements for transport, loading and unloading goods? What is the expected frequency of deliveries, size of vehicles and frequency of truck movements?

Occasional good's delivery via cars or Ute , easy access to grounds .

List machinery associated with the proposed business / activity.

Sport venue no machinery- not applicable

List the type and quantity of raw materials, finished products and waste materials

General Waste only

How will waste be disposed of? (Note: A Trade Waste Approval may be required. Please see Council's website for details)

By collection bins through a commercial waste provider as required.

Identify any proposed hazardous material or processes

No hazardous Waste Materials Identified.

**8. MID-WESTERN REGIONAL LOCAL ENVIRONMENTAL PLAN 2012 (MWRLEP)**

What is the land zoned?

RE1

What is the proposal for (as defined by MWRLEP)? (There are parent definitions and child definitions in MWRLEP – please use the child definition)

Public Recreation

Is this use permissible within the zone??

Yes

No – are you relying on existing use rights?

Yes

No – the development is prohibited in the zone and cannot be approved by Council

Expand on how your proposal meets the objectives of the zone.

The proposal facilitates the land use by providing a sports recreational club house to maximize use of the -open spaces for recreational purposes. It complements the recreational land by providing sports complex to allow clean amenities and facilitate the meeting and use of the grounds by sporting groups by providing facilities. It protects and enhances the natural environment of the grounds by providing facilities.

Does the proposal comply with all the relevant requirements of the MWR LEP? (Please list and address all relevant clauses to your development from the LEP – add extra pages if necessary)

The development fully complies with the following clauses identified.  
Clause C2.3 Land Use table as it is for recreational purpose and therefore fully complies.  
Clause C4.3 Height of Building as the building is less than 8.5m height it fully complies.  
Clause 6.4 Ground Water Vulnerability -the developments has minimal impact with no adverse effects and therefore fully complies.  
Clause 6.5 Terrestrial Biodiversity -the development has minimal impact and no adverse effects and therefore fully complies.

**9. MID-WESTERN REGIONAL DEVELOPMENT CONTROL PLAN 2013 (DCP)**

Mid-Western Regional DCP 2013 is structured into sections that are relevant to specific development.

- Part 1 – Introduction
- Part 2 – Fast Track Development Applications
- Part 3 – Discretionary Development Standards
- Part 4 – Specific Types of Development
- Part 5 – Development Standards
- Part 6 – Development in Rural Areas
- Part 7 – Subdivision
- Part 8 – Site Specific Controls
- Appendix A – Flood schedules
- Appendix B1 – MWRC Auspec Stormwater Drainage Design
- Appendix B2 – Stormwater to Stormwater
- Appendix C – Carleon Development Control Plan
- Appendix D – Implementing a Subdivision Consent

**NOTE**

**Mid-Western Regional Community Participation Plan 2019 may require the development to be neighbour notified and/or advertised.**

Please list and address the relevant clauses to your development based on the zone of your land (add extra pages if necessary).

Based on Zone of land being RE1 ,No relevant Clauses where identified.

Where the proposed development does not comply with a relevant "deemed to satisfy" standard in the DCP, please provide justification for the variation to the standard. (Refer to Section 1.7 of the DCP).

N/A.