



# 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 21	Section no.	DP / SP 826 234
Unit / Street number 267	Street name Ulan Rd	
Suburb / Locality Bombira		Postcode 2850

## 2. DESCRIPTION OF THE PROPOSAL

What is the proposed development?

Circus set up for a week

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).

- Only use area near Mens shed
- No permanent works
- Disabled parking provided.
- Seating capacity in diagrams
- No vegetation removal

Arrive 18/7/22, shows 20-24, Depart 24/25

**3. DESCRIPTION OF THE SITE**

What is the area of the site?

3.455 ha

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).

Flat, clear paddocks  
Some water + power services

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).

Mens shed  
AREE  
No impact on adjoining properties  
Housing development across road

**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?

Paddock  
25 years  
Exhibition site      yes  
25 years

List the previous uses of the site.

as above

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 type="checkbox"/>	<input checked="" type="checkbox"/>
Bushfire (if yes, is a bushfire report included in your application?) <span style="float: right; border: 1px solid black; padding: 2px;"> </span>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Groundwater vulnerability	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" 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 type="checkbox"/>	<input checked="" type="checkbox"/>
Minimise vegetation removal	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

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

**6. UTILITIES AND SERVICES**

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

No changes proposed.

Provide details of proposed **electricity** supply.

AREC electricity  
no changes

Provide details of proposed **water** supply.

AREC water supply  
no changes

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

RFS trucks on site  
 Town water, hydrants on site

Provide details of proposed sewage management.

no changes  
 AREC sewers

**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.

Circus  
 Entertainment  
 Educational

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
20	20	700	700

Hours and days of operation			
7 AM	to	9 PM	Monday to Friday
3:30 AM	to	9 PM	Saturday
11 AM	to	1 PM	Sunday
	AM to		PM Extended hours on:

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

Fire extinguishers  
 water mains w/ hoses

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?

Yes ? 80

Expected vehicle types associated with the proposal

CARS - VISITORS ; TRUCKS - STAFF

Number of car parking spaces provided

150

Location of car parking spaces provided

Right of mens shed entry

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?

Approx 12 trucks entering prior to set up, stay on site. Leave after pickup.

List machinery associated with the proposed business / activity.

Trucks  
Caravans  
Cars

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

N/A

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

Sewer system  
skip bins - removed from site

Identify any proposed hazardous material or processes

N/A .

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

What is the land zoned?

**RU4**

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

**CIRCUS**

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.

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)

**Nothing will penetrate the mudgee airport OLS for**

**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).

**STATEMENT OF ENVIRONMENTAL EFFECTS | MID-WESTERN REGIONAL COUNCIL**

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).

[Empty rectangular box for providing justification for variation to the standard.]