

# 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
21		82 62 34
Unit / Street number	Street name	
267	Ulan Rd	
Suburb / Locality		Postcode
Bombira		2850

## 2. DESCRIPTION OF THE PROPOSAL

What is the proposed development?

Approval for events to be held at AREC "Function Centre"

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).

AREC is an educational and events centre. Events have been held on the site since it was established. AREC need approval for events to continue to be held on site.

No building, earthworks or other changes are proposed for this events approval.

### 3. DESCRIPTION OF THE SITE

What is the area of the site?

53 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).

Approximately half of the site is developed with buildings, roads and extensive power and water services.

The remainder of the site is cleared land with tree lines.

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).

Adjoining properties: - Vineyard, farms / small rural holdings, airport, helicopters, housing development.

This proposal should not negatively affect the adjoining properties.

### 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?

Educational and events centre since established in 1990's.

Educational and camping / caravanning

List the previous uses of the site.

Agricultural production.

Have any potentially contaminating activities been undertaken on the property? (Apart from obvious activities such as petrol bowzers 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?) <input type="checkbox"/>	<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 on site drainage

Provide details of proposed **electricity** supply.

No changes proposed  
Electricity to 1/2 site, buildings, 1 solar on office

Provide details of proposed **water** supply.

No changes proposed  
Mains water, 1 large tank

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

No changes proposed  
Mains water, hydrants, fire trucks on site

Provide details of proposed sewage management.

No changes proposed  
Sewers already in place

**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.

Various depending on event / hirer.  
Examples of events / hirers in attached document.

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
N/A	N/A	N/A	N/A

  

Hours and days of operation			
<del>AM</del>	<del>to</del>	<del>PM</del>	<del>Monday to Friday</del>
<del>AM</del>	<del>to</del>	<del>PM</del>	<del>Saturday</del>
<del>AM</del>	<del>to</del>	<del>PM</del>	<del>Sunday</del>
<del>AM</del>	<del>to</del>	<del>PM</del>	<del>Extended hours on:</del>

See attached document.

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

Mains water, hydrants  
Fire extinguishers.

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 km/h

Expected vehicle types associated with the proposal

Various, generally cars sometimes trucks, trailers, tractors, caravans etc.

Number of car parking spaces provided

5000 +

Location of car parking spaces provided

Various. See attached document.

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?

Various.  
Loading ramps (3) on site  
Tractor with forks

List machinery associated with the proposed business / activity.

Various  
Cars, trucks, caravans, tractors ...

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

Identify any proposed hazardous material or processes

N/A

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

What is the land zoned?

Ru 4

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

Function Centre

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 OLS for the ~~the~~ Mudgee Airport.

Each of the buildings are connected to mains water and electricity. All toilet blocks are connected to the sewer.

## 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).

The proposed parking areas satisfy the needs of the proposed development.

Multiple parking areas are available to suit the variety of events to be held.

AREC staff have the experience and knowledge to determine the most suitable parking area for each individual event.

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).

