



# **Review of Environmental Factors (REF)**

**Assessment under Part 5 of the  
Environmental Planning and Assessment Act, 1979**

## **West Epping Park (Former Bowling Club Section)**

### **Introduction of Community Sport**

**Prepared by:**

**Hornsby Shire Council  
Parks and Recreation Branch  
February 2013**

## **INTRODUCTION**

The Environmental Planning and Assessment Act, 1979 requires that an environmental assessment is carried out prior to the commencement of any development, work or activity. The assessment is usually in the form of a development application which is required for land uses that require development consent (Part 4 of the Act).

Part 5 of the Act requires an environmental assessment (or review of environmental factors) to occur for any work or activity that does not require development consent.

A Review of Environmental Factors (REF) is a document which identifies and evaluates the impacts of an activity to decide if the impacts are likely to significantly affect the environment. An REF is designed to provide enough information to make an informed decision as to the likely significance of the impact of the activity on the environment (including critical habitat or threatened species, populations or ecological communities, or their habitats). If the impacts are considered to be significant, then an Environmental Impact Statement (EIS) must be prepared and considered prior to a determining authority deciding if an activity is likely to proceed. REFs that relate to an issue that is controversial or will significantly affect the public may be placed on public exhibition. The proponent of the activity (i.e. Council) is responsible for completing the REF.

## **CAN THE PROPOSAL BE ASSESSED UNDER PART 5?**

### **STATE ENVIRONMENTAL PLANNING POLICY (INFRASTRUCTURE) 2007**

The State Environmental Planning Policy (Infrastructure) 2007 permits certain activities undertaken by Council to be permissible without consent and assessed under Part 5 of the EP&A Act. It is submitted that the proposed activity falls within the remit of Division 12 of SEPP Infrastructure for Development permitted without consent and exempt development.



## ASSESSMENT

### 1. TITLE OF PROPOSAL

Introduction of community sport to the former bowling club portion of West Epping Park.

### 2. PLANNING

#### 2.1) Location proposal, Name of Reserve

- **West Epping Park**  
17 Mountain Street, WEST EPPING  
Lot 1 DP 230415  
Community land owned by Hornsby Shire Council
  
- **Proponent:**  
Hornsby Shire Council  
296 Pacific Highway  
Hornsby NSW 2077

#### 2.2) Description of proposal

The proposal is for:

- Allowing the use of the former bowling greens for community and school sport (mainly football)
- Linemarking of former bowling greens for soccer football and erecting goal posts
- The installation of 2 x 18 metre high galvanised metal lighting poles, associated luminaires up to 4 per pole (maximum 8 in total) and backspill preventing glare shields
- Use of lighting for training and competition in accordance within relevant Australian Standards

*(See aerial photo of the subject site under section 5.1 below for a depiction of the proposal)*

#### 2.3) Zoning of land under the HSLEP

Land Use: Park

Under Council's LEP (1994) the land is zoned Open Space A (Public Recreation – Local)

#### 2.4) Permissibility under relevant legislation and plans

The State Environmental Planning Policy (Infrastructure) 2007 ('the SEPP') permits Council to undertake these works without obtaining development consent.

The following extracts from the SEPP are relevant:

### ***Division 12 Parks and other public reserves***

#### **65 Development permitted without consent**

(3) Development for any of the following purposes may be carried out by or on behalf of a council without consent on a public reserve under the control of or vested in the council:

(d) **lighting**, if light spill and artificial sky glow is minimised in accordance with AS/NZS 1158: 2007, *Lighting for Roads and Public Spaces*,

#### **66 Exempt development**

(1) Development for any of the following purposes is exempt development if it is carried out by or on behalf of a public authority in connection with a public reserve or on land referred to in clause 65 (1), and if it complies with clause 20:

(a) *construction, maintenance and repair of:*

(iii) *sporting facilities, including goal posts, sight screens and fences, if the visual impact of the development on surrounding land uses is minimal, or*

(b) *routine maintenance (including earthworks associated with playing field regrading or landscaping and maintenance of existing access roads).*

**The works are proposed to be undertaken by Council on a Public Reserve under the control of Council, and therefore meet the conditions for exempt development and development permitted without consent under the SEPP.**

The provisions of section 65(3)(d) of the SEPP are not relevant in this case because that sub-section provides for lighting works other than sportsground floodlighting that conform with *AS 2560 sports lighting – specific applications* and also meet requirements of *AS 4282 - 1997 Control of obtrusive effects of outdoor lighting*.

**An assessment under Part 5 of the Environmental Planning and Assessment Act, 1979 is required.**

### **2.5) Permissibility under Hornsby Shire Council Policies /Plans**

This activity is to be undertaken in accordance with Council's capital works program 2012/13.

### **2.6) Consultation**

#### **Hornsby Council:**

- Parks and Recreation Branch.

#### **Other:**

- Hornsby Shire Sports Council
- West Epping Park Sporting Clubs
- Schools in the vicinity

## **Community:**

Consultation with the community is to be undertaken using Council's internet page, a sign placed on the ground and a mail out to adjoining neighbours advising of the proposed works and advising of the public release of this REF allowing for 14 days provide response and comments.

## **2.7 Permissibility under the Local Government Act 1993**

West Epping Park was established in 1950 on land acquired by Hornsby Shire Council. The adjacent former bowling club was acquired by Council in 2012. Under section 31(2A) of the Local Government Act 1993, the land is now classified as community land, to match the classification that already existed for West Epping Park. For management purposes, the former bowling club becomes part of West Epping Park that directly adjoins to the south and west.

The Act requires that use and management of all community land be governed by a plan of management. West Epping Park is included in a generic plan of management for District 1 of Hornsby Shire (Becroft, Carlingford, Cheltenham, Eastwood, Epping, North Epping and West Epping). The majority of West Epping Park is categorised as 'sportsground' under section 36 of the Act.

Use of the former bowling club for alternative ball sports is permissible under the core objectives for community land categorised as 'sportsground' under section 36F of the Act.

The proposed change from lawn bowls to football does not constitute a change of use as mentioned in the Act. Council's plans of management for community land allow the flexibility to change the type of ball sport played at a sportsground.

## **3. THE ACTIVITY**

### **3.1) Football and other sports use**

Football use is proposed to occur mainly on Saturdays during the winter season when mini soccer matches will be played. The fields are proposed to be used for junior football training on weekday evenings (mainly Tuesday, Wednesday and Thursday) usually until approximately 9pm but no later than 10pm.

It is possible that the fields will be used for summer soccer football matches involving teams of five players. If so, this is likely to be early evenings during the week, or Saturdays, but not both.

The former bowling greens could be used on Saturdays in the summer season for in2Cricket or similar modified cricket for very young ages, without a requirement for a cricket pitch.

The former bowling greens will be available for sport during school hours in a similar way to the school use of the existing oval at West Epping Park, however it is unknown what interest schools will have in using the fields.

### **3.2) Description of the construction**

The works involved:

- Reinstating electricity to the former bowling club site
- Linemarking soccer fields and providing goal posts
- Boring 2 holes in the ground to a depth of approximately 4 metres

- Installation of Rag Bolt assembly at each of the holes
- Installation of 2 x 18 metre high galvanised lighting poles with cross arms capable of supporting 4 luminaires on each pole with a backspill/glare shield fitted to the luminaires
- Trenching works around the perimeter of the fields to lay the electrical supply conduits
- Replacement of any displaced landscaped areas; and

Removal of excavated soil from site and transported to an approved tipping site

The work will be to industry standard practices for construction.

A site construction management plan involving erosion control will be in place for the duration of the construction and included sediment control for bore holes.

### **3.3) Objectives of the activity and justification**

West Epping Park contains 2 existing soccer football fields. The fields are used by cricket in Summer and junior and senior soccer in the winter. The former bowling club contains former bowling greens which are suitable for soccer football training and matches for junior or small sided games.

The wear on the existing surfaces used for soccer at West Epping Park is unsustainable. The use of the former bowling greens will provide a more sustainable level of soccer across the entire park and will allow for summer soccer to better meet community needs.

The improved lighting will enable both training and competition to take place with improved safety. Any lighting used on the fields will be turned off by 10pm.

Two new poles of 18 metres in height shall be installed in order to provide lighting to the former bowling greens, to augment the existing floodlighting on the soccer fields. The poles will face in toward the fields and away from nearby housing, and be fitted with backspill prevention/glare shields. This allows the lighting to be directed onto the sportsground at a reasonably vertical angle in order to minimise glare and light-spill in accordance with AS 4282- 1997 Control of obtrusive effects of outdoor lighting. Experience at other grounds has shown that with these light spill minimisation measures in place, light spill away from the edges of the field are almost below detectable limits.

Traffic to the fields will mainly use the access and parking that supported the former bowling club, accessed from Mountain Street, although other access points to West Epping Park are also available. The expected traffic generation is expected to be similar to that of the former bowling club therefore no net impact will result.

### **3.4) Major elements including any environmental impact mitigation measures**

The introduction of football training and matches on the former greens is aimed at providing for the needs of sports participants of the Epping area.

The lighting design has been developed to minimise light spill and glare to adjoining areas and is under the maximum spill levels permissible in AS 4282 – 1997 Control of obtrusive effects of outdoor lighting.

Any noise, traffic and parking impacts when the fields are used for training and competition matches on weekends and in the evening, is expected to generally similar to that experienced during the use of the area

as a bowling club until 2011. There is sufficient parking on the site to cater for parking requirements. The majority of motor vehicle traffic is expected to access the fields from Mountain Street although there are other access points to West Epping Park. Traffic to the former bowling club area under this proposal is expected to be at similar levels to when bowling operated.

All training or games will be completed by 10pm (usually by 9pm) and the proposal is expected to have only a minimal increase in impact on site and neighbours. No competition would be permitted on Sunday evenings.

There will be minor noise generation and increase in truck movements during construction period, but this is not considered significant.

### **3.5) Other developments associated with the activity e.g. infrastructure, services**

No other developments are proposed with this activity

### **3.6) Future implications of the activity / cumulative impact**

The activity will lead to improved and safer facilities to meet current Australian Standards for lighting of the relevant sports for training and competition.

### **3.7) Time Frame / Hours of operation**

The lighting would be permitted to be used in the evenings up to 10pm. Lighting would not be permitted for competition use on Sunday evenings.

The project hours of operation will be 7.00 am to 6.00 pm, Monday to Friday and 8.00 am to 1.00 pm, Saturday, with no work on Sundays or Public Holidays unless approved by Council.

## **4. ALTERNATIVE PROPOSALS**

### **4.1) Alternative proposals considered / Assessment of alternative proposals**

#### **Do Nothing**

Council acquired the former bowling club to ensure that it is preserved as public open space to be used for recreation. There is sufficient supply of bowling clubs in the district, however there is an undersupply of facilities for community sport including soccer football, as demonstrated by community surveys and by the overuse of West Epping Park for football.

The current lighting levels at the former bowling greens section of West Epping Park do not meet Australian Standards for the sport played at the oval and need to be upgraded to improve safety and quality of lighting for users.

### **4.2) Justification of preferred option**

If the former bowling greens are not converted for community sport use, there will continue to be an undersupply of sport facilities and sports participants at West Epping Park will continue to use overcrowded and badly worn fields.

If lighting facilities are not improved they will not provide the level of required safety and facility required by the Australian Standard. The facilities would not be improved to a level that is as required and allow for safe and appropriate use.

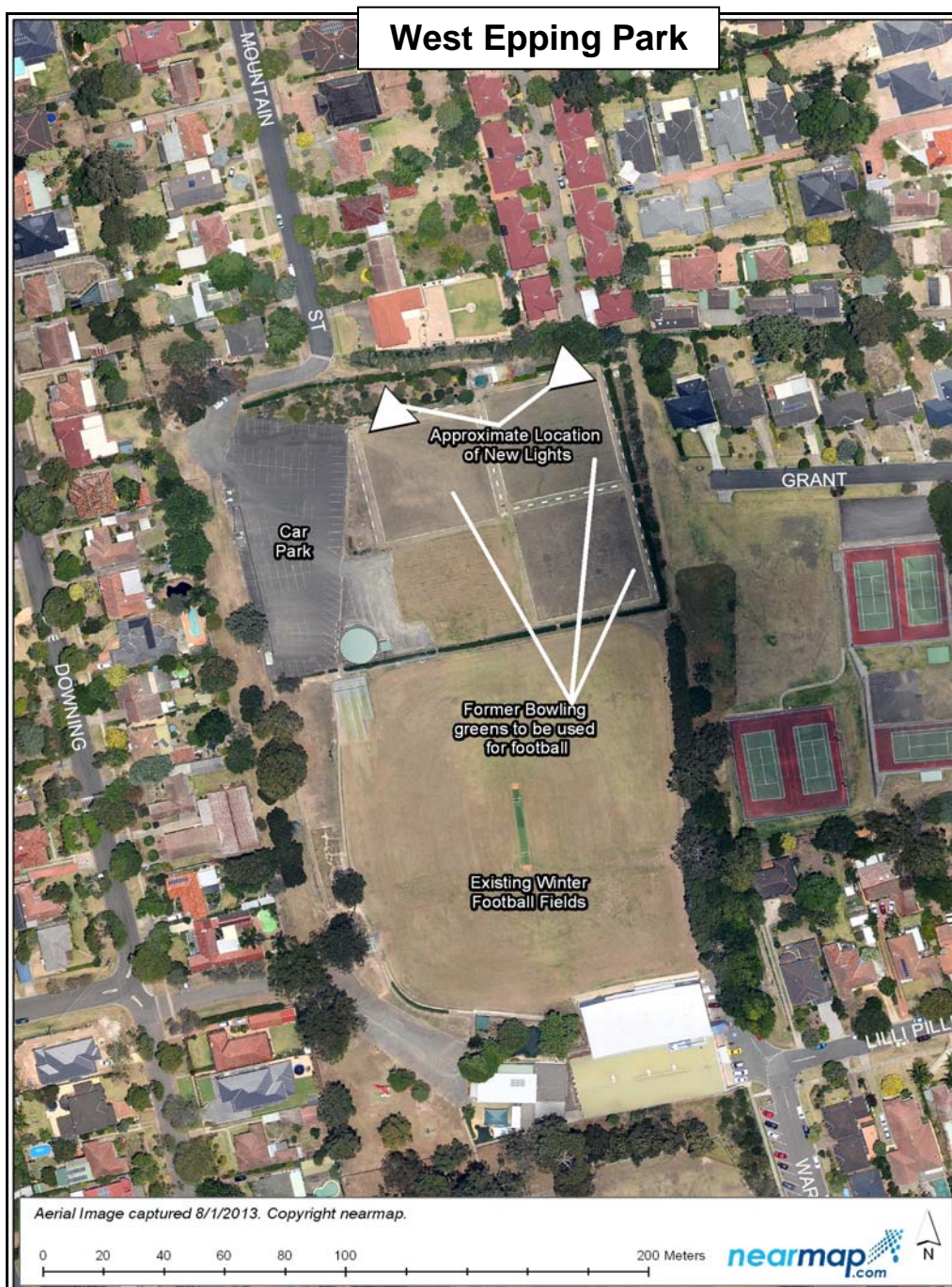
#### 4.3) Consequences of not carrying out the activity

The identified needs of safety under Australian Standards and appropriate changing facilities for active sports and training would not be met.

### 5. THE EXISTING ENVIRONMENT

Describe the exiting environment prior to the proposed activity occurring

#### 5.1) Site description / Current Landuse and proposed uses for community and school sport.





## 5.2) National/State/Regional/Local Conservation significance

No

## 5.3) The Natural Environment

YES NO

5.3.3) Is the site Geology a significant factor (shale, sandstone outcrops, steep site, mining potential?)  X

5.3.4) Are shale-derived (dispersive clay) Soils present  X

5.3.5) Plants (including presence of ROTAPS, threatened species/populations/ Communities/habitats)  X

5.3.6) Animals (including presence of threatened species/ populations/ Communities/habitats)  X

5.3.7) Water Catchments/Water quality  X

5.3.8) Are Exotic Species - (Weeds & Ferals) presence and their extent X

- Sports turf mainly consisting of grass and garden shrubs. Weeds are controlled.

5.3.9) Fire - history, hazards  X

- The site is not adjoined by bushfire prone land.

## 5.4) The Cultural Environment

YES NO

5.4.1) Known and potential Aboriginal Sites / Places of cultural significance to Aboriginal community  X

5.4.2) Known and potential historic places or relics  X

5.4.3) Collective values of landscape  X

5.4.4) Description of built environment X

- West Epping Park is sportsground with 2 football fields, a cricket pitch and cricket practice nets, tennis and netball courts and associated shelters, carparking facilities and 4 steel lighting poles. There is a building used for indoor sports leased to the YMCA (which also contains a sportsground amenities building with change rooms and canteen) and another building used for child care. The former bowling club area consists of three former bowling greens, another grassed area where the former club building stood, two small storage buildings, some water tanks, fences, a garden, seating and a car park.

## 5.5) The Social Environment - current usage and impacts

YES NO

5.5.1) Recreation X

- The proposed development will lead to improved and safer opportunity for increased active recreation and sports participation by the local community.

5.5.2) Scenic / Visual X

- There are currently 4 Galvanised steel light poles 22 metres high at the soccer fields in West Epping Park (and additional lights for the netball/tennis courts). The new poles will be similar but only 18 metres in height, and are at the foot of an embankment to the north, minimising their visibility.

5.5.3) Education  X

|                         |                          |   |
|-------------------------|--------------------------|---|
| 5.5.4) Scientific Sites | <input type="checkbox"/> | X |
| 5.5.6) Other (specify)  | <input type="checkbox"/> | X |

## 6. ENVIRONMENTAL IMPACTS OF THE PROPOSED ACTIVITY

### Physical or pollution impacts

| <b>6.1) Air Impacts</b>  | <b>YES</b>               | <b>NO</b>                |
|--|--------------------------|--------------------------|
| 6.1.1) air quality   | <input type="checkbox"/> | X                        |
| 6.1.2) greenhouse or ozone considerations  | X                        | <input type="checkbox"/> |
| <ul style="list-style-type: none"> <li>■ Minor increase in production of CO<sup>2</sup> due to electricity usage of lights, not considered significant as the new lights will be more energy efficient than those previously used on the site.</li> </ul>  |                          |                          |
| 6.1.3) any other air impacts   | <input type="checkbox"/> | X                        |
| <b>6.2) Water impacts</b>  | <b>YES</b>               | <b>NO</b>                |
| 6.2.1) impacts from changes in surface or groundwater quality  | <input type="checkbox"/> | X                        |
| 6.2.2) impacts from use of water   | <input type="checkbox"/> | X                        |
| 6.2.3) impacts from changes to natural water bodies, wetlands or runoff patterns   | <input type="checkbox"/> | X                        |
| 6.2.4) impacts from changes to flooding or tidal regimes   | <input type="checkbox"/> | X                        |
| 6.2.5) impacts from changes in water quality with economic, health, ecosystem or amenity considerations e.g. salinity, colour, odour, turbidity, temperature, dissolved oxygen, nutrients, pH factors or pollutants (intentional or unintentional releases of oil, fuels, toxins - including heavy metals and anti-foulants, spoil, sediment, sewage or other waste) | <input type="checkbox"/> | X                        |
| 6.2.6) impacts from waste water generation and sewage services   | <input type="checkbox"/> | X                        |
| <b>6.3) Soil and stability impacts</b>   | <b>YES</b>               | <b>NO</b>                |
| 6.3.1) degradation of soil quality including contamination (intentional or unintentional)  | X                        | <input type="checkbox"/> |
| <ul style="list-style-type: none"> <li>■ Some minor impact to soil during construction works, not considered the be significant and all soil to be removed from the site disposed of at appropriate and approved waste disposal centre</li> </ul>  |                          |                          |
| 6.3.2) salinisation, acidification   | <input type="checkbox"/> | X                        |
| 6.3.3) loss of soil from wind or water erosion   | <input type="checkbox"/> | X                        |
| 6.3.4) loss of structural integrity of the soil  | <input type="checkbox"/> | X                        |
| 6.3.5) increased land instability with high risks from landslides or subsidence  | <input type="checkbox"/> | X                        |
| 6.3.6) impacts from on-site waste water disposal   | <input type="checkbox"/> | X                        |
| <b>6.4) Noise and vibration impacts</b>  | <b>YES</b>               | <b>NO</b>                |
| 6.4.1) results in increased noise or vibrations to unacceptable levels for the   | <input type="checkbox"/> | X                        |

surrounding communities

- Some increase in noise when competition matches are held however only considered to be slightly more than adjoining sports field use and not unduly intrusive to surrounding neighbours.

The former bowling club was used for active recreation for several decades until 2011. Soccer football (while not an activity that generates high levels of intrusive noise) generates comparatively more noise than lawn bowls, such as shouts and whistles. However, noise monitoring at several existing sportsgrounds has shown that most intrusive noise generated at sportsgrounds comes from car movements and other noise in car parks including engines starting, car doors closing and outdoor conversations. The noise source from cars can be expected to be similar to that generated at the former bowling club when it operated. It should also be noted that soccer football has been played at the park for several decades without unduly intrusive noise generation.

6.4.2) affects sensitive properties (educational, hospitals, residential, heritage)  YES  NO

### **Biological Impacts**

#### **6.5) Fauna Impacts** **YES** **NO**

6.5.1) any impacts upon or displacement of fauna species (including animals, birds, frogs, reptiles, insects, fish or crustaceans)  YES  NO

6.5.2) any reduction of critical habitat of any unique, threatened or endangered fauna (within the meaning of the NP&W Act 1974).  YES  NO

6.5.3) impacts which create significant barriers to fauna movement  YES  NO

6.5.4) any other impacts  YES  NO

#### **6.6) Flora Impacts** **YES** **NO**

6.6.1) any impact on flora species (including trees, shrubs, grasses, herbs or aquatic plants.)  YES  NO

6.6.2) impacts from the clearing or modifying of extensive areas of relatively undisturbed native vegetation or wetlands  YES  NO

6.6.3) any other impacts  YES  NO

#### **6.7) Ecological Impacts** **YES** **NO**

6.7.1) any threat to the biological diversity or ecological integrity of species or communities  YES  NO

6.7.2) any barrier to the normal replenishment or revegetation of existing species following disturbance:  YES  NO

6.7.3) impacts from the introduction of noxious weeds, vermin, feral species or diseases or releases genetically modified organisms  YES  NO

6.7.4) impacts from the uses of pesticides, herbicides, fertilisers or other chemicals which may build up residues in the environment  YES  NO

|  |                          |           |
|--|--------------------------|-----------|
| 6.7.5) high bushfire risk impacts  | <input type="checkbox"/> | X         |
| <b>6.8) Threatened Species Considerations</b>  | <b>YES</b>               | <b>NO</b> |
| 6.8.1) is the activity likely to significantly affect threatened species, populations or ecological communities, or their habitat (include the eight-part test s.5A EP&A Act). | <input type="checkbox"/> | X         |

(Note: A species impact statement is required if an activity is on land that is, or is part of critical habitat or there is likely to be a significant effect as determined under s.5A of the EP&A Act).

**Resource Use Impacts**

|  |                          |           |
|--|--------------------------|-----------|
| <b>6.9) Community resources</b>  | <b>YES</b>               | <b>NO</b> |
| 6.9.1) any significant increase in the demand for services and infrastructure resources including roads, power, water supply and drainage, waste (including sewage) management, education, medical and social services | <input type="checkbox"/> | X         |
| 6.9.2) any significant resource recycling or reuse schemes to reduce resource usage  | <input type="checkbox"/> | X         |
| 6.9.3) any diversion of resources to the detriment of other communities or natural systems   | <input type="checkbox"/> | X         |
| 6.9.4) any degradation of infrastructure such as roads, bridges  | <input type="checkbox"/> | X         |
| 6.9.5) any other impacts   |                          |           |
| <b>6.10) Natural resources</b>   | <b>YES</b>               | <b>NO</b> |
| 6.10.1) any disruption or destruction of natural resources (e.g. fish habitat or fish species) with impacts on industries based on these resources   | <input type="checkbox"/> | X         |
| 6.10.2) any disruption of existing activities (or reduction of options for future options) because of the natural resource demands of the proposal   | <input type="checkbox"/> | X         |
| 6.10.3) any use which results in the wasteful use of large amounts of natural resources  | <input type="checkbox"/> | X         |
| 6.10.4) any use which results in the substantial depletion of natural resources  | <input type="checkbox"/> | X         |
| 6.10.5) any use which results in the degradation of any area reserved for conservation purposes  | <input type="checkbox"/> | X         |
| 6.10.6) any other impacts  |                          |           |

**Community Impacts**

|   |                          |           |
|---|--------------------------|-----------|
| <b>6.11) Social factors</b>   | <b>YES</b>               | <b>NO</b> |
| 6.11.1) any impacts which result in a change in the community's demographic structure   | <input type="checkbox"/> | X         |
| 6.11.2) any environmental impacts that may cause substantial change or disruption to the community (loss of neighbour cohesion, access to | <input type="checkbox"/> | X         |

|   |                          |                          |
|---|--------------------------|--------------------------|
| facilities, links to other communities, community identity or cultural character)   |                          |                          |
| 6.11.3) any impacts which result in some individuals or communities being significantly disadvantaged   | <input type="checkbox"/> | X                        |
| 6.11.4) any impacts on the health, safety, security, privacy, or welfare of individuals or communities because of factors such as:-<br>- air pollution or odour<br>- noise, vibration, blasting, electromagnetic fields or radiation<br>- release of disease or genetically modified organisms<br>- lighting, overshadowing or visual impacts                             | X                        | <input type="checkbox"/> |
| <ul style="list-style-type: none"> <li>■ The introduction of community sport will extend opportunity for healthy recreation.</li> <li>■ The lighting design has been developed to minimise light spill and glare to adjoining areas and is under with the maximum spill levels permissible in AS 4282 – 1997 Control of obtrusive effects of outdoor lighting.</li> </ul> |                          |                          |
| 6.11.5) any impacts that result in a change in the level of demand for community resources (e.g. facilities, services and labour force)   | <input type="checkbox"/> | X                        |
| 6.11.6) any other social impacts.   | X                        | <input type="checkbox"/> |
| <ul style="list-style-type: none"> <li>■ The proposed works will have a positive impact on the community by maintaining the availability of safe sportsgrounds in Hornsby Shire.</li> </ul>   |                          |                          |
| <b>6.12) Economic factors</b>   | <b>YES</b>               | <b>NO</b>                |
| 6.12.1) any impacts which result in a decrease to net economic welfare  | <input type="checkbox"/> | X                        |
| 6.12.2) any impacts that result in a direct cost to the community or individuals  | <input type="checkbox"/> | X                        |
| 6.12.3) any impacts that result in a decrease in the community's economic stability   | <input type="checkbox"/> | X                        |
| 6.12.4) any impacts which result in a change to the public sector revenue or expenditure base   | <input type="checkbox"/> | X                        |
| 6.12.5) any other economic impacts  |                          |                          |
| <b>6.13) Heritage, aesthetic, cultural impacts</b>  | <b>YES</b>               | <b>NO</b>                |
| 6.13.1) any impacts on a locality, place, building or natural landmark having aesthetic, anthropological, archaeological, architectural, cultural, historical, scientific, recreational, scenic or social significance or other special value for present or future generations   | <input type="checkbox"/> | X                        |
| 6.13.2) any impacts from new lighting, glare or shadows   | <input type="checkbox"/> | X                        |
| 6.13.3) any other heritage, aesthetic or cultural impacts   | <input type="checkbox"/> | X                        |
| <b>6.14) Land use impacts</b>   | <b>YES</b>               | <b>NO</b>                |
| 6.14.1) any major changes in land use   | <input type="checkbox"/> | X                        |
| 6.14.2) any curtailment of other beneficial issues  | <input type="checkbox"/> | X                        |

|  |                          |                          |
|--|--------------------------|--------------------------|
| 6.14.3) any property value impacts with land use implications  | <input type="checkbox"/> | X                        |
| 6.14.4) any other land use impacts   | <input type="checkbox"/> | X                        |
| <b>6.15) Transportation impacts (during construction and operation)</b>  | <b>YES</b>               | <b>NO</b>                |
| 6.15.1) substantial impacts on existing transportation systems (rail, water, road, air or pedestrian - both public and private), altering present patterns of circulation, modal split or movement of people and/or goods  | <input type="checkbox"/> | X                        |
| 6.15.2) directly or indirectly encourages additional traffic   | X                        | <input type="checkbox"/> |
| <ul style="list-style-type: none"> <li>■ As the fields are to be used for training and competition matches there would be some traffic generation however it is not considered to be significant and similar to the recent bowling club use.</li> </ul>  |                          |                          |
| 6.15.3) increases demand for parking (off and on street including residential areas)   | X                        | <input type="checkbox"/> |
| <ul style="list-style-type: none"> <li>■ As the fields are to be used for training and competition matches there would be some parking demand however it is not considered to be significant and similar to the recent bowling club use.</li> <li>■ Parking is expected to be contained within the car park that formerly supported the bowling club.</li> </ul> | <input type="checkbox"/> | X                        |

## 7. PROPOSED ENVIRONMENTAL SAFEGUARDS

Describe measures to ameliorate impacts (e.g. Erosion and Sediment Control Plan (ESCP) or Soils and Waste Management Plan (SWMP), and measures to protect flora and fauna.

All soil excavated as a part of the activity not being re-used on site will be removed from the site as soon as practically disposed as appropriate approved location. Erosion and sediment control measures will be in place for the duration of works where boring is to occur.

No works will be carried out if the surface is considered wet or the ground is soft to the point where damage would occur.

**A plan of the land to which the application relates must accompany the REF indicating the following, on or adjacent to the land:**

- the location and design of the proposal
- a vegetation map (if applicable)
- any areas of conservation significance
- the location of any easements
- the location and use of any existing buildings and infrastructure; and
- any other relevant information

## 8. DISPOSAL OF WASTE AND SURPLUS MATERIALS

### 8.1) Description of material and quantities

All site topsoil generated will be re-used on site. Any excess subgrade material produced in boring will be disposed at an appropriate and approved waste disposal centre.

Demolition of material from the building works mainly concrete and brick rubble waste material will be recycled where possible through concrete recyclers. Any other materials will be disposed of at approved and appropriate waste disposal facility.

## **8.2) Destination approved for all waste and surplus materials**

Electrical contractor will dispose of waste material at a Council approved waste disposal facility.

## **9. MONITORING**

Council staff will oversee construction by a contractor. Environmental controls will be monitored throughout construction period through regular site inspections. Where necessary the contractor will be instructed to update environmental management measures where they are deemed to be inadequate.

## **10. SAFETY FACTORS**

Works associated with the project shall comply with the requirements of the Work, Health and Safety Act (2011) and the Work, Health and Safety Regulation (2011) and include safety requirements for the protection of person/s and property as part of the project.

## **11. VIEWS/OPINIONS/APPROVALS OF OTHER AUTHORITIES**

Consultation has been undertaken as indicated in Section 2.6.

## **12. FUNDING**

**Please identify the source (Special Rates, Grants, Revenue, Donations, In-kind, Developer Contributions)**

This work is to be undertaken with funds from Council's Capital Works 2012/13 as outlined in Hornsby Shire Council Delivery Program..

## **13. REFERENCES**

- Hornsby Shire Local Environment Plan (Hornsby Shire Council, July 1994)

## 14. CONSULTATION

Does the project require consultation with any of the following authorities or internal branches?

### AUTHORITY REFERRALS

| Authority  | Consultation required   | Consultation occurred   |
|--|---|---|
| NSW Department of Primary Industries (Agriculture) | yes <input type="checkbox"/> no <input checked="" type="checkbox"/> | yes <input type="checkbox"/> no <input type="checkbox"/>            |
| NSW Department of Primary Industries (Minerals)    | yes <input type="checkbox"/> no <input checked="" type="checkbox"/> | yes <input type="checkbox"/> no <input type="checkbox"/>            |
| NSW Department of Primary Industries (Fisheries)   | yes <input type="checkbox"/> no <input checked="" type="checkbox"/> | yes <input type="checkbox"/> no <input type="checkbox"/>            |
| NSW Environment and Heritage                       | yes <input type="checkbox"/> no <input checked="" type="checkbox"/> | yes <input type="checkbox"/> no <input type="checkbox"/>            |
| NSW Finance and Services                           | yes <input type="checkbox"/> no <input checked="" type="checkbox"/> | yes <input type="checkbox"/> no <input type="checkbox"/>            |
| NSW Health   | yes <input type="checkbox"/> no <input checked="" type="checkbox"/> | yes <input type="checkbox"/> no <input type="checkbox"/>            |
| NSW Planning and Infrastructure                    | yes <input type="checkbox"/> no <input checked="" type="checkbox"/> | yes <input type="checkbox"/> no <input type="checkbox"/>            |
| NSW Police Force                                   | yes <input type="checkbox"/> no <input checked="" type="checkbox"/> | yes <input type="checkbox"/> no <input type="checkbox"/>            |
| NSW Transport (Roads and Maritime Services)        | yes <input type="checkbox"/> no <input checked="" type="checkbox"/> | yes <input type="checkbox"/> no <input type="checkbox"/>            |
| Maritime NSW                                       | yes <input type="checkbox"/> no <input checked="" type="checkbox"/> | yes <input type="checkbox"/> no <input type="checkbox"/>            |
| Fire and Rescue NSW                                | yes <input type="checkbox"/> no <input checked="" type="checkbox"/> | yes <input type="checkbox"/> no <input type="checkbox"/>            |
| Workcover Authority of NSW                         | yes <input type="checkbox"/> no <input checked="" type="checkbox"/> | yes <input type="checkbox"/> no <input type="checkbox"/>            |
| Forestry NSW                                       | yes <input type="checkbox"/> no <input checked="" type="checkbox"/> | yes <input type="checkbox"/> no <input type="checkbox"/>            |
| Electricity Supply Authority (Ausgrid)             | yes <input type="checkbox"/> no <input checked="" type="checkbox"/> | yes <input type="checkbox"/> no <input type="checkbox"/>            |
| State Rail / City Rail                             | yes <input type="checkbox"/> no <input checked="" type="checkbox"/> | yes <input type="checkbox"/> no <input type="checkbox"/>            |
| Sydney Water                                       | yes <input type="checkbox"/> no <input checked="" type="checkbox"/> | yes <input type="checkbox"/> no <input type="checkbox"/>            |
| Hawkesbury Nepean Catchment Management Authority   | yes <input type="checkbox"/> no <input checked="" type="checkbox"/> | yes <input type="checkbox"/> no <input type="checkbox"/>            |
| Community Organisations / Committees               | yes <input checked="" type="checkbox"/> no <input type="checkbox"/> | yes <input checked="" type="checkbox"/> no <input type="checkbox"/> |
| Members of Parliament                              | yes <input type="checkbox"/> no <input checked="" type="checkbox"/> | yes <input type="checkbox"/> no <input type="checkbox"/>            |
| Other ...  | yes <input type="checkbox"/> no <input checked="" type="checkbox"/> | yes <input type="checkbox"/> no <input type="checkbox"/>            |

### INTERNAL REFERRALS

|                                   |   |   |
|-----------------------------------|---|---|
| Traffic & Road Safety Branch      | yes <input type="checkbox"/> no <input checked="" type="checkbox"/> | yes <input type="checkbox"/> no <input type="checkbox"/>            |
| Waste Management Branch           | yes <input type="checkbox"/> no <input checked="" type="checkbox"/> | yes <input type="checkbox"/> no <input type="checkbox"/>            |
| Parks and Recreation Branch       | yes <input checked="" type="checkbox"/> no <input type="checkbox"/> | yes <input checked="" type="checkbox"/> no <input type="checkbox"/> |
| Strategic Planning Branch         | yes <input type="checkbox"/> no <input checked="" type="checkbox"/> | yes <input type="checkbox"/> no <input type="checkbox"/>            |
| Heritage Planner                  | yes <input type="checkbox"/> no <input checked="" type="checkbox"/> | yes <input type="checkbox"/> no <input type="checkbox"/>            |
| Building Certification            | yes <input type="checkbox"/> no <input checked="" type="checkbox"/> | yes <input type="checkbox"/> no <input type="checkbox"/>            |
| Subdivision Engineer              | yes <input type="checkbox"/> no <input checked="" type="checkbox"/> | yes <input type="checkbox"/> no <input type="checkbox"/>            |
| Environmental Health              | yes <input type="checkbox"/> no <input checked="" type="checkbox"/> | yes <input type="checkbox"/> no <input type="checkbox"/>            |
| Water Catchments                  | yes <input type="checkbox"/> no <input checked="" type="checkbox"/> | yes <input type="checkbox"/> no <input type="checkbox"/>            |
| Bushland Management               | yes <input type="checkbox"/> no <input checked="" type="checkbox"/> | yes <input checked="" type="checkbox"/> no <input type="checkbox"/> |
| Fire Control (Rural Fire Service) | yes <input type="checkbox"/> no <input checked="" type="checkbox"/> | yes <input type="checkbox"/> no <input checked="" type="checkbox"/> |
| Other                             | yes <input type="checkbox"/> no <input checked="" type="checkbox"/> | yes <input type="checkbox"/> no <input type="checkbox"/>            |



**15. THIS REF/PART V ASSESSMENT WAS PREPARED BY:**

Peter Kemp

20 February 2013

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Manager, Parks and Recreation

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**Date**

**16. CONCLUSIONS AND RECOMMENDATIONS**

*(tick ✓)*

- ✓ the proposal will not have any significant impact on the environment and should proceed;
- the proposal will include mitigation measures and methods to avoid a significant impact on the environment and should proceed;
- the proposal will have a significant impact on the environment and an environment impact statement is required;
- the proposal is on land that is, or is part of critical habitat or is likely to have a significant impact on threatened species, populations or ecological communities, or their habitats, and a species impact statement is required; or
- the proposal will have a significant impact on the environment and should not proceed.

**17. THIS REF/PART V ASSESSMENT IS ENDORSED AND APPROVED BY:**

\_\_\_\_\_  
(Deputy General Manager, Infrastructure and Recreation)

\_\_\_\_\_  
Date

## **EXHIBITION / NOTIFICATION**

Clause 6(4) and (5) of the Hornsby Shire Local Environmental Plan require that Council notify adjoining or other stakeholders of the proposal prior to the commencement of work.

The HSLEP requires that:

*Council invite community comment and exhibit the review of environmental factors prepared for the proposed minor work. The exhibition of the proposal is not required if the Council is of the opinion that the minor work is insignificant. Where the Council considers the issues raised in a submission warrant the amendment of the proposal, it may amend the proposal.*

The Notification Protocol on the following page details the circumstances and procedures for the notification and exhibition of minor work proposals.

## MINOR WORKS - NOTIFICATION ELEMENT

### Element objectives

*To enable community notification and participation in Council's minor works proposals, which do not require development consent*

### Performance criteria

Residents and landowners should be advised of Council's minor works proposals which could potentially affect the residents or property.

The notification should encourage public participation and provide sufficient opportunity for input prior to the commencement of the minor work.

### Prescriptive measures

Residents or property owners should notified of the following works:

- \* the installation or maintenance of stormwater drainage lines, on private property or in road reserves in front of residential properties;
- \* the construction or re-surfacing of roads on road reserves in front of residential properties;
- \* the construction of new fire trails, footpaths, bicycle paths and the like, in proximity to residential properties;
- \* the installation of new street and park furniture;
- \* **the erection of** new grandstands, dressing sheds and **other structures at parks and ovals**;
- \* bush fire hazard reduction (as required by the *Rural Fires Act 1997*);
- \* the removal of trees listed as heritage items in Schedule D of the *Hornsby Shire Local Environmental Plan 1994* or which are assessed as significant;

Residents or property owners are not required to be notified in the following circumstances:

- \* the proposal has been previously exhibited for community comment as part of Plans of Management or works programs;
- \* the maintenance of street and park furniture

- \* road maintenance works, drainage works or tree removal works which need to be undertaken urgently to maintain public health and safety;
- \* minor road maintenance works (such as the repair of potholes);
- \* bush regeneration, landscaping, gardening, tree planting, tree maintenance or tree removal (except trees listed as heritage items in Schedule D of the *Hornsby Shire Local Environmental Plan 1994* or which are assessed as significant);

The notification shall be in the form of a letter (either posted or delivered) to the owner or resident advising of the proposed work, when it will commence and the construction period. It should also provide the opportunity to inspect any documentation.

The notification should provide for a minimum period of 14 days for the inspection of documentation and submission of resident's comments.

The Council may amend the minor work proposal on the basis of the submissions.

If the commencement of minor works is delayed by poor weather or other circumstances, the proposal is not required to be re-notified. Any residents directly affected by a delayed proposal

- in public places and road reserves;
- \* the installation or maintenance of sporting structures (excluding the erection of new grandstands, dressing sheds and other structures) at public ovals and parks;
- \* the installation of temporary structures on public land, if in accordance with the Plan of Management for the land;

should be given 2 days notice prior to the commencement of works.