

Review of Environmental Factors

Rural Sports Facility

**18-20 Bayfield Road,
Galston NSW**

Storage Building construction

Prepared by Galston Equestrian Club, October 2012.

Review of Environmental Factors (REF)

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). 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 is responsible for completing the REF under s.111 of the EP&A Act 1979.

1. TITLE OF PROPOSAL

Rural Sports Facility (RSF) GEC storage building construction.

2. PLANNING

2.1) Location, Proponent, Name of Reserve (if appropriate)

The works shall be undertaken in the Rural Sports Facility, 18-20 Bayfield Road Galston, lot 54, DP 1107473 in the northern park sector, adjacent to the existing Arcadia Pony Club storage building with a gap of 4 metres between the buildings.

Proponent: Galston Equestrian Club ('GEC')

2.2) Type of Activity

The proposed works comprise the erection of a prefabricated colourbond steel storage building for the storage of equipment used by GEC that will conduct equestrian recreation in the park. The building will have a floor area of 9.01 metres X 7.49 metres. It will have a 27.5 degree pitched gabled roof and 3 roller doors. Colorbond colours will be:

- Roof and barge ***Bushland***
- Gutters ***Bushland***
- Doors ***Woodland Grey***
- Walls ***Wilderness***

Paving will extend from the western wall of the building to the arena fence. In the near future a bitumen roadway will link the building to the existing driveway. A free-standing shade structure of dimensions to be determined may be erected between the two buildings to provide spectator comfort.

See attached plans on page 16 and 17.

2.3) Zoning

Under Council's LEP (1994), the land is zoned Rural. Recreation facilities are permissible in this zone.

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

64 Definition; In this Division: public reserve has the same meaning as it has in the Local Government Act 1993

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:*
- (a) roads, cycleways, single storey car parks, ticketing facilities and viewing platforms,*
 - (b) outdoor recreational facilities, including playing fields, but not including grandstands,*
 - (c) information facilities such as visitors' centres and information boards,*
 - (d) lighting, if light spill and artificial sky glow is minimised in accordance with AS/NZS 1158: 2007, Lighting for Roads and Public Spaces,*
 - (e) landscaping, including irrigation schemes (whether they use recycled or other water),*
 - (f) amenity facilities,*
 - (g) maintenance depots,"*

This subject land is a Public Reserve classified as Community Land within the meaning of the Local Government Act 1993, according to resolution of Council, and it is included as such in the *Plan of Management for Community and Crown Land (Planning District 6)* adopted in 2007. The facility at 18-20 Bayfield Road may be considered to be an outdoor recreational facility for the purpose of this division of the SEPP. The storage area is considered ancillary to the recreation facility, and does not constitute a grandstand. Additionally, the building could be considered an amenities building under subsection (f).

It is considered that construction of the storage building at the RSF complies with the requirements of the above clauses of the SEPP and does not require Development Consent.

Clause 6(5) Hornsby Shire LEP states:

- (5) Regardless of subclause (4), the Council need not give written notice of a work proposed to be undertaken in accordance with subclause (2), where in the opinion of the Council, the work is of a minor nature or has previously been the subject of community consultation.*

During 2005 Council exhibited Development Application 53/2005 for the RSF, and it was subsequently approved. This followed consultation with prospective users and neighbours of the RSF and two public meetings. At all stages, storage buildings were discussed and included in designs. The approved DA showed two storage buildings, including one on the site of this proposed building, with dimensions of 12.7 metres X 6.5 metres.

In 2008, a REF was approved for the erection of a storage building by the Arcadia Pony Club, part of which was to be available to the GEC. This storage space is inadequate for the users' needs and therefore a second building is now proposed.

The exhibition of the DA prompted considerable interest in the community, and the proposed storage building is similar in position to that approved under DA 53/2005, and therefore there is considered to be no need for further community consultation.

See attached email from Executive Manager, Planning regarding the permissibility of this building at page 18 and 19.

2.5) Permissibility under Hornsby Shire Council Policies / Plans

The construction of the storage building is proposed to be funded with funds sourced by the Club that will use it and it is expected that there will be either no use of council funds or council funding of a very minor nature that can be covered by funding approved under the 2008/09 Management Plan.

The proposal complies with the requirements of the *Generic Plan of Management (POM) for Community Land & Crown Reserves for Planning District 6*.

2.6) Consultation (also see Section 11)

Consultation that preceded the lodgement of DA 53/2005 and subsequent to it is outlined above. These consultations and the DA itself included a storage building and there is considered to be no requirement for further consultation.

3. THE ACTIVITY

3.1) Description of works activity / construction tasks

(As described above at 2.2)

The construction shall involve installing a concrete slab of the required dimensions and erecting a prefabricated steel building on it.

3.2) Objectives of the activity and justification

The RSF is used primarily for horseriding and may also in future be used for canine recreational activities.

In 2008, a REF was approved for the erection of a storage building by the Arcadia Pony Club, part of which was to be available to the GEC. This storage building is inadequate for the users' needs and therefore a second building is now proposed by GEC

A colourbond steel flat-pack building erected on a concrete slab is best suited to GEC needs and budget.

Various sizes and configurations for the building have been discussed. The building that is subject to this REF has dimensions of 9.01 metres X 7.49 metres, with a roof of 27.5 degree pitch and eaves 320 millimetres. There is allowance for outdoor paving.

3.3) Major elements including any environmental impact mitigation measures

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

Soil and water management measures will be in place during construction for the prevention of erosion and / or siltation of the stormwater as a result of any works being undertaken.

3.4) Other developments associated with the activity e.g. infrastructure, services

The development will utilise existing infrastructure to service the site. This includes the nearby carparking facilities within the RSF and existing electrical services.

Stormwater drainage systems will direct water collected on the site to an existing spoon drain that runs along the north edge of the adjacent Arena 1 and into the grass swale that runs along the northern edge of Arena 1 and into Pit 1N.

3.5) Future implications of the activity / cumulative impact

The proposals supplement opportunities for active recreation in the park.

The proposals will improve the social equity and capacity of the park to meet user needs.

The building will have only a minor visual impact. Views of it from a few neighbouring properties and roads at the boundaries will be well filtered by the establishment of boundary plantings of native trees, shrubs and ground covers required as a condition of development consent under DA 53/2005.

The standard of construction will provide an appropriate finish for this environment, meeting long term asset management and maintenance objectives.

3.6) Time Frame / Hours of operation

The project is expected to commence in November 2012 and last for 4 weeks, weather permitting. Hours of operation will be 7:00am to 6:00pm, Monday to Friday and 8:00am to 1:00pm, 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

Option 1: Do nothing at this site.

The option of doing nothing would represent a failure to provide for the reasonable amenity of this important park.

The activities proposed for the RSF involve the use of bulky equipment and unless storage is provided on site, the convenient functioning of the facility would not be available to users.

Option 2: Locate the building elsewhere in the RSF.

Consideration was given to the siting of the building elsewhere in the park. The chosen position is convenient for both vehicle access and proximity to the largest arena, and proximity to the existing shed.

It is not close to boundaries of the park and it will not impinge upon use of the arenas or the car park, nor have a detrimental visual impact.

4.2) Justification of preferred option

It is justified to erect the storage building as planned due to the significant enhancement it will provide to the amenity of the RSF.

The proposed construction will be undertaken to a high standard utilising durable materials and fixtures that are appropriate for a large public park such as the RSF.

4.3) Consequences of not carrying out the activity

If the building is not erected there will be a shortfall of storage space reasonably required to conduct recreation at the RSF and this would lead to underutilisation as a consequence of the inadequate amenities.

5. THE EXISTING ENVIRONMENT - Prior to activity occurring

5.1) Site description / Current Landuse

The RFS has completed civil works comprising three enclosed arenas, a car park and a bridle path. Perimeter tree planting is now complete. An amenities building is complete. The existing storage building has insufficient storage facilities for GEC recreational equipment. The proposed building envelope is a relatively level area, cleared of vegetation and has established turf cover.

5.2) National / State / Regional / Local Conservation significance

Nil

5.3) The Natural Environment

	YES	NO
5.3.3) Is the site Geology a significant factor (shale, sandstone outcrops, steep site, mining potential?)	<input type="checkbox"/>	X
5.3.4) Are shale-derived (dispersive clay) Soils present	<input type="checkbox"/>	X
5.3.5) Plants (including presence of ROTAPS, threatened species/populations/ communities/habitats)	<input type="checkbox"/>	X
5.3.6) Animals (including presence of threatened species/ populations/ communities/ habitats)	<input type="checkbox"/>	X
5.3.7) Water Catchment/Water quality	<input type="checkbox"/>	X
5.3.8) Exotic Species - (Weeds & Ferals) presence and extent	<input type="checkbox"/>	X
5.3.9) Fire - history, hazards	<input type="checkbox"/>	X

5.4) The Cultural Environment

5.4.1) Known and potential Aboriginal Sites / Places of cultural significance to Aboriginal community	<input type="checkbox"/>	X
5.4.2) Known and potential historic places or relics	<input type="checkbox"/>	X
5.4.3) Collective values of landscape	<input type="checkbox"/>	X
5.4.4) Description of built environment	<input type="checkbox"/>	X

5.5) The Social Environment - current usage and impacts

	YES	NO
5.5.1) Recreation <i>The RSF plays an important role in recreation within Hornsby Shire.</i>	X	<input type="checkbox"/>
5.5.2) Scenic / Visual <i>The site of the proposed building is well inside the park. Views of it from outside the park boundaries will be filtered by boundary tree plantings when established. The size of the building has been limited and the style of the building has been amended to ameliorate visual impacts.</i>	X	<input type="checkbox"/>
5.5.3) Education	<input type="checkbox"/>	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

6.1) Air Impacts

- | | | |
|---|--------------------------|---|
| 6.1.1) air quality | <input type="checkbox"/> | X |
| 6.1.2) greenhouse or ozone considerations | <input type="checkbox"/> | X |
| 6.1.3) any other air impacts | <input type="checkbox"/> | X |

6.2) Water impacts

6.2.1) impacts from changes in surface or groundwater quality X
No impacts on water quality will result from any of these proposals as a consequence of the implementation of a Stormwater Management Plan for the duration of the construction works.

6.2.2) impacts from use of water X

6.2.3) impacts from changes to natural water bodies, wetlands or runoff patterns X
Stormwater runoff will be collected in a detention basin.

6.2.4) impacts from changes to flooding or tidal regimes 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) X

6.2.6) impacts from waste water generation and sewage services X

6.3) Soil and stability impacts

6.3.1) degradation of soil quality including contamination (intentional or unintentional) X

6.3.2) salinisation, acidification X

6.3.3) loss of soil from wind or water erosion X
Refer to 6.2.1 above.

6.3.4) loss of structural integrity of the soil X

6.3.5) increased land instability with high risks from landslides or subsidence X

6.3.6) impacts from on-site waste water disposal X

6.4) Noise and vibration impacts

6.4.1) results in increased noise or vibrations to unacceptable levels for the surrounding communities X

6.4.2) affects sensitive properties (educational, hospitals, residential, heritage) X

Biological Impacts

YES NO

6.5) Fauna Impacts

6.5.1) any impacts upon or displacement of fauna species (including animals, birds, frogs, reptiles, insects, fish or crustaceans) X

6.5.2) any reduction of critical habitat of any unique, threatened or endangered fauna (within the meaning of the NP&W Act 1974). X

6.5.3) impacts which create significant barriers to fauna movement X

6.5.4) any other impacts

6.6) Flora Impacts

6.6.1) any impact on flora species (including trees, shrubs, grasses, herbs or aquatic plants.) X

6.6.2) impacts from the clearing or modifying of extensive areas of relatively X

undisturbed native vegetation or wetlands
 6.6.3) any other impacts X

6.7) Ecological Impacts

6.7.1) any threat to the biological diversity or ecological integrity of species or communities X
 6.7.2) any barrier to the normal replenishment or revegetation of existing species following disturbance: X
 6.7.3) impacts from the introduction of noxious weeds, vermin, feral species or diseases or releases genetically modified organisms X
 6.7.4) impacts from the uses of pesticides, herbicides, fertilisers or other chemicals which may build up residues in the environment X
 6.7.5) high bushfire risk impacts X

6.8 Threatened Species Considerations YES NO

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). 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).

The proposed works occur in a developed portion of the park, well away from areas of identified Endangered Ecological Community.

Resource Use Impacts YES NO

6.9) Community resources

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 X

The proposed

6.9.2) any significant resource recycling or reuse schemes to reduce resource usage X

6.9.3) any diversion of resources to the detriment of other communities or natural systems X

6.9.4) any degradation of infrastructure such as roads, bridges X

6.9.5) any other impacts

6.10) Natural resources

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 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 X

6.10.3) any use which results in the wasteful use of large amounts of natural resources X

6.10.4) any use which results in the substantial depletion of natural resources X

6.10.5) any use which results in the degradation of any area reserved for conservation purposes X

6.10.6) any other impacts

Community Impacts

6.11) Social factors

- | | | |
|---|--------------------------|---|
| 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 facilities, links to other communities, community identity or cultural character) | <input type="checkbox"/> | X |
| 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:-
- air pollution or odour
- noise, vibration, blasting, electromagnetic fields or radiation
- release of disease or genetically modified organisms
- lighting, overshadowing or visual impacts | <input type="checkbox"/> | X |
| 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. | <input type="checkbox"/> | X |

The proposed works will have a positive impact on the community, increasing the utility of the RFS and help sustain GEC and it's members.

6.12) Economic factors **YES** **NO**

- | | | |
|---|--------------------------|---|
| 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 |

The construction of the proposed building is expected to have a net positive impact on the local economy.

- | | | |
|---|--------------------------|---|
| 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 | | |

6.13.1) Heritage, aesthetic, cultural impacts

Nil

- | | | |
|---|--------------------------|---|
| 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 |

6.14) Land use impacts

- | | | |
|---|--------------------------|---|
| 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 |

The works are expected to lead to an increase in the value of adjoining and nearby residences.

- | | | |
|------------------------------------|--------------------------|---|
| 6.14.4) any other land use impacts | <input type="checkbox"/> | X |
|------------------------------------|--------------------------|---|

6.15) Transportation impacts (during construction and operation)

- | | | |
|---|--------------------------|---|
| 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
<i>There will be no increase in traffic generated from the construction of the building.</i> | <input type="checkbox"/> | X |
| 6.15.3) increases demand for parking (off and on street including residential areas) | <input type="checkbox"/> | X |
| 6.15.4) any other impacts on transport or traffic | <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), measures to protect flora and fauna):

Erosion and siltation impacts during construction will be minimised by the implementation of soil and water management measures to prevent spoil from entering the stormwater and adjacent catchment areas. Excavated material will be reused as fill in construction of site. Site spoil (including topsoil, organic mulch material) will be re-used where possible on site. All damaged or bare areas will be re-turfed or planted and mulched to form an erosion-free finish in the landscape.

8. DISPOSAL OF WASTE AND SURPLUS MATERIALS

Description of material and quantities:

Any fill material excavated on site will be reused on site as discussed at 7. above with excess spoil material (eg. green and concrete waste) disposed of at a local tip site according to best practices.

9. MONITORING (what, how, who, when & how long)

Environmental controls will be monitored throughout the construction period through regular site inspections. The contractor will be instructed to upgrade environmental management measures where they are deemed to be inadequate.

10. SAFETY FACTORS to be incorporated with the activity

O.H.& S. guidelines will be observed. Advisory signs to warn residents and barricades to prevent public access to the work site will be in place in accordance with the requirements of the detail design, ensuring protection of the work sites for the duration of the construction activities.

11. VIEWS / OPINIONS OF OTHER AUTHORITIES (where appropriate)

As Consultation Section 2.6

12. FUNDING

Please identify the source –

The works will be funded from a sources identified by the club that will use the proposed building.

13. REFERENCES

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

State Environmental Planning Policy (Infrastructure) 2007

Hornsby Shire Council, 2007 Generic Plan of Management for Community Land and Crown Reserves (Planning District 6).

14. CONSULTATION

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

Authority	Consultation required	Consultation occurred
NSW Agriculture	yes <input type="checkbox"/> no <input checked="" type="checkbox"/>	yes <input type="checkbox"/> no <input type="checkbox"/>
Hawkesbury Nepean Catchment Management Trust	yes <input type="checkbox"/> no <input checked="" type="checkbox"/>	yes <input type="checkbox"/> no <input type="checkbox"/>
Department of Land & Water Conservation	yes <input type="checkbox"/> no <input checked="" type="checkbox"/>	yes <input type="checkbox"/> no <input type="checkbox"/>
NSW Fisheries	yes <input type="checkbox"/> no <input checked="" type="checkbox"/>	yes <input type="checkbox"/> no <input type="checkbox"/>
Environment Protection Authority	yes <input type="checkbox"/> no <input checked="" type="checkbox"/>	yes <input type="checkbox"/> no <input type="checkbox"/>
Roads and Traffic Authority	yes <input type="checkbox"/> no <input checked="" type="checkbox"/>	yes <input type="checkbox"/> no <input type="checkbox"/>
Local Development Advisory Committee	yes <input type="checkbox"/> no <input checked="" type="checkbox"/>	yes <input type="checkbox"/> no <input type="checkbox"/>
Regional Development Advisory Committee		
NSW Health	yes <input type="checkbox"/> no <input checked="" type="checkbox"/>	yes <input type="checkbox"/> no <input type="checkbox"/>
NSW Fire Brigades	yes <input type="checkbox"/> no <input checked="" type="checkbox"/>	yes <input type="checkbox"/> no <input type="checkbox"/>
WorkCover Authority	yes <input type="checkbox"/> no <input checked="" type="checkbox"/>	yes <input type="checkbox"/> no <input type="checkbox"/>
Electricity Supply Authority (Trans Grid, Energy Australia, Integral Energy)	yes <input type="checkbox"/> no <input checked="" type="checkbox"/>	yes <input type="checkbox"/> no <input type="checkbox"/>
Department of Urban Affairs & Planning	yes <input type="checkbox"/> no <input checked="" type="checkbox"/>	yes <input type="checkbox"/> no <input type="checkbox"/>
State Rail Authority / City Rail	yes <input type="checkbox"/> no <input checked="" type="checkbox"/>	yes <input type="checkbox"/> no <input type="checkbox"/>
NSW Waterways (MSB)	yes <input type="checkbox"/> no <input checked="" type="checkbox"/>	yes <input type="checkbox"/> no <input type="checkbox"/>
NSW Forestry Commission	yes <input type="checkbox"/> no <input checked="" type="checkbox"/>	yes <input type="checkbox"/> no <input type="checkbox"/>
Police Department	yes <input type="checkbox"/> no <input checked="" type="checkbox"/>	yes <input type="checkbox"/> no <input type="checkbox"/>
Department of Public Works	yes <input type="checkbox"/> no <input checked="" type="checkbox"/>	yes <input type="checkbox"/> no <input type="checkbox"/>
Department of Minerals and Energy	yes <input type="checkbox"/> no <input checked="" type="checkbox"/>	yes <input type="checkbox"/> no <input type="checkbox"/>
National Parks and Wildlife Service	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"/>
Community Organisations / Committees	yes <input type="checkbox"/> no <input checked="" type="checkbox"/>	yes <input 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

Works Division	yes <input type="checkbox"/> no <input checked="" type="checkbox"/>	yes <input type="checkbox"/> no <input type="checkbox"/>
Traffic & Road Safety Branch	yes <input type="checkbox"/> no <input checked="" type="checkbox"/>	yes <input type="checkbox"/> no <input type="checkbox"/>
Health & Building Surveyor	yes <input type="checkbox"/> no <input checked="" type="checkbox"/>	yes <input type="checkbox"/> no <input type="checkbox"/>
Development Engineer	yes <input type="checkbox"/> no <input checked="" type="checkbox"/>	yes <input type="checkbox"/> no <input type="checkbox"/>
Planning Branch - Strategic	yes <input type="checkbox"/> no <input checked="" type="checkbox"/>	yes <input type="checkbox"/> no <input type="checkbox"/>
- Heritage	yes <input checked="" type="checkbox"/> no <input type="checkbox"/>	yes <input checked="" type="checkbox"/> no <input type="checkbox"/>
Parks and Landscapes Team	yes <input checked="" type="checkbox"/> no <input type="checkbox"/>	yes <input checked="" type="checkbox"/> no <input type="checkbox"/>
Environmental Education and Compliance Team	yes <input type="checkbox"/> no <input checked="" type="checkbox"/>	yes <input type="checkbox"/> no <input type="checkbox"/>
Waste Management Team	yes <input type="checkbox"/> no <input checked="" type="checkbox"/>	yes <input type="checkbox"/> no <input type="checkbox"/>
Water Catchments Team	yes <input type="checkbox"/> no <input checked="" type="checkbox"/>	yes <input type="checkbox"/> no <input type="checkbox"/>
Fire Control	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"/>

15. This REF / Part V Assessment was prepared by:

**Liz Jones
Council Liaison Officer Of Galston Equestrian Club
6 November 2012**

16. CONCLUSIONS AND RECOMMENDATIONS (include one of the following with reasons)

(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:

(Branch Manager)

Date

SECTION 2- PLANNING

This section is to be completed by an Assessment Planner. This Pro-Forma along with the completed and approved REF/PartV Assessment should be forwarded to the Assessment Planning Team Co-ordinator.

2/2.1) Permissibility under relevant legislation and plans

STATE ENVIRONMENTAL PLANNING POLICIES AND SYDNEY REGIONAL ENVIRONMENTAL PLANS

Are any of the following SEPPs relevant to the activity:

If Yes Have the legislative requirements been

met

State Environmental Planning Policy No. 19 - Bushland in Urban Areas	Yes / No	
State Environmental Planning Policy No. 44 - Koala Habitat Protection	Yes / No	
Sydney Regional Environmental Plan No.20 - Hawkesbury-Nepean River (1997-2)	Yes / No	

2/2.2 Permissibility under Hornsby Shire Council Policies /Plans

DEVELOPMENT CONTROL PLANS

Are any of the following DCPs relevant to the activity:

<u>Land Use DCPs</u>		If Yes has the relevant provisions been addressed
Car Parking Development Control Plan	Yes / No	
Heritage Development Control Plan	Yes / No	
Access and Mobility Development Control Plan	Yes / No	
Sustainable Water Development Control Plan	Yes / No	
<u>Area DCPs</u>		
Berowra/Cowan Development Control Plan	Yes / No	
Brooklyn Development Control Plan	Yes / No	
Waitara Precinct Development Control Plan	Yes / No	
Dangar Island Development Control Plan	Yes / No	
Dural Service Centre Development Control Plan	Yes / No	
Dural Village Centre Development Control Plan	Yes / No	
Draft Hornsby Town Centre Development Control Plan	Yes / No	
Pennant Hills Development Control Plan	Yes / No	
Extractive Industries - Maroota Development Control Plan	Yes / No	
River Settlements Development Control Plan	Yes / No	
Rural Land (Interim) Development Control Plan	Yes / No	
Draft Rural Lands Development Control Plan	Yes / No	
Byles Creek Development Control Plan	Yes / No	
Duffy Avenue - Westleigh	Yes / No	
Other	Yes / No	

SENSITIVE URBAN LANDS

Is the site located in a rural area?	Yes / No	If yes the SUL criteria are not relevant
Is the site located in an urban area?	Yes / No	If yes complete the following table (from AS400 data)

	Level 1, 2 or 3	Does the proposal address the requirements for this rating?
Topography		
Proximity to Watercourse		
Soil Dispersibility		
Soil Landscape		
Plant Community		
Bushland		
Fauna Habitat		
Bushfire Hazard		

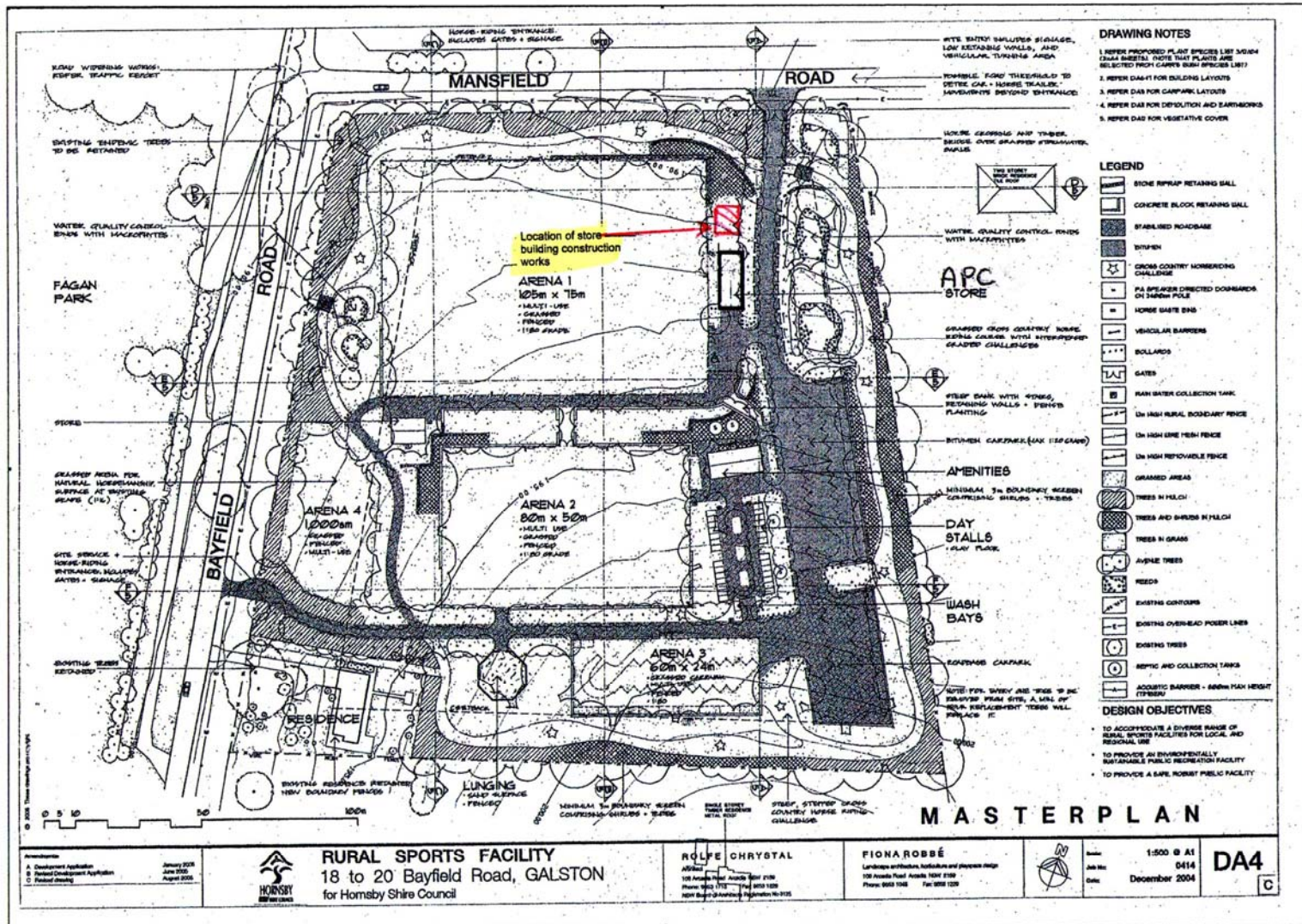
The Activity as described in this REF is permissible.

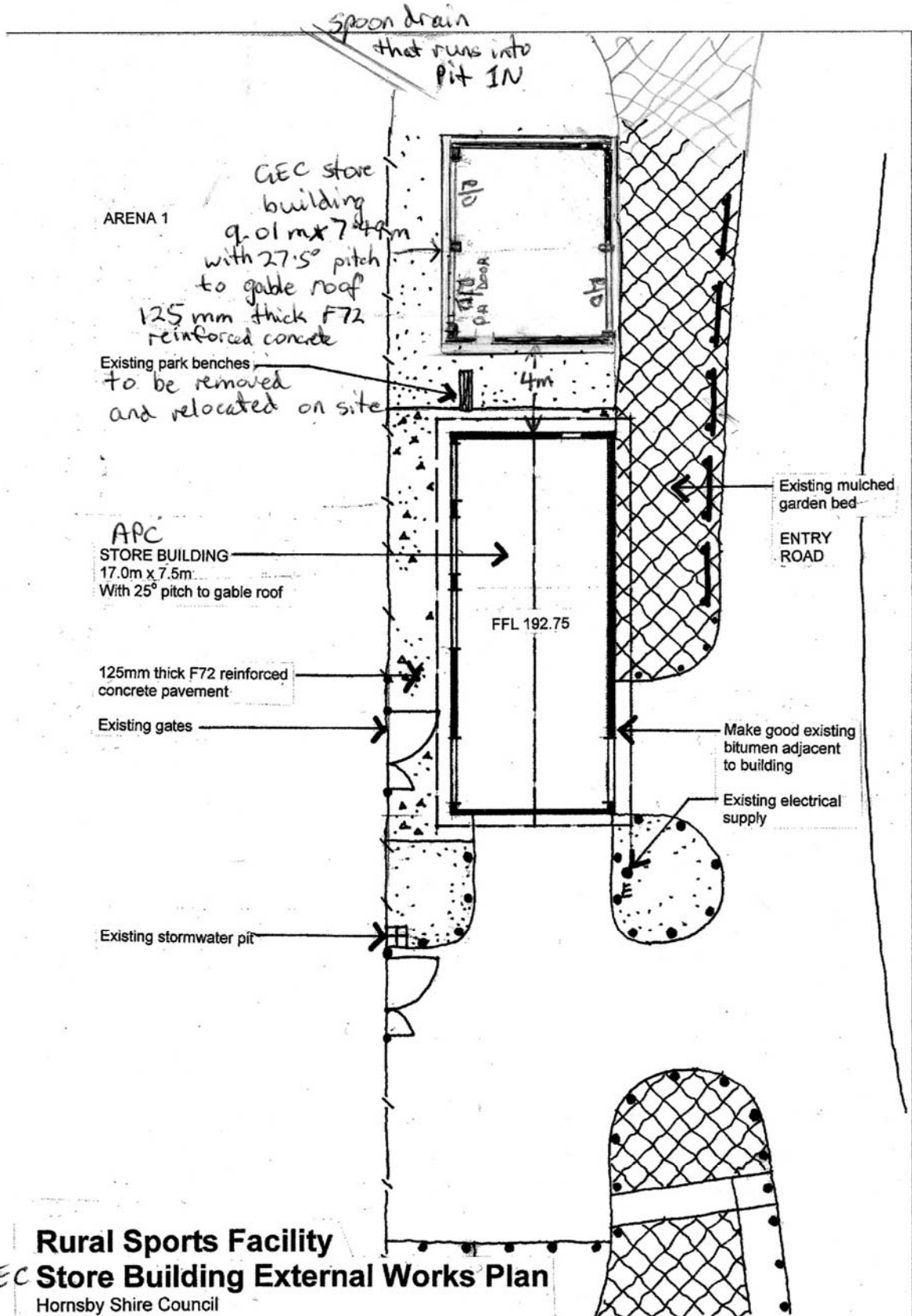
Approved By:

(Assessment Planner)

Date

The signed off REF should be forwarded to the Project Officer responsible for the activity and placed on the appropriate file.





Rural Sports Facility
GEC Store Building External Works Plan
 Hornsby Shire Council
 October 2012
 scale: 3.8mm = 1m

From: Peter Kemp
Sent: Monday, 22 September 2008 11:41 AM
To: Scott Phillips
Subject: RE: Erection of a storage building at the Rural Sports Facility, 18-20 Bayfield Road Galston

Thank you, Scott. We will prepare the REF and forward it to the Planning Division this week.



Peter Kemp

Manager, Parks & Landscape

Environment Division

Hornsby Shire Council

296 Pacific Highway, Hornsby NSW Australia 2077

☎ (02) 9847 6792 📠 (02) 9847 6929 📞 0438 103 168

✉ pkemp@hornsby.nsw.gov.au

From: Scott Phillips
Sent: Monday, 22 September 2008 11:28 AM
To: Peter Kemp
Cc: Jacqui Tomlins; Rodney Pickles; Simon Evans; Robert Stephens
Subject: RE: Erection of a storage building at the Rural Sports Facility, 18-20 Bayfield Road Galston

Peter,

In reference to your email below, I confirm that based on Bob's description of the proposal, the development would fall under the provisions of the SEPP (Infrastructure) 2007 and is therefore permissible without development consent.

Notwithstanding the above, it will be necessary that a Review of Environmental Factors (REF) be prepared pursuant to Part 5 of the EP&A Act and that the REF be endorsed (in this case by Planning Division).

I trust that this is of assistance.

Scott

scott phillips | executive manager planning | hornsby shire council
p 02 9847 6751 | m 0419 469 023 | e sphillips@hornsby.nsw.gov.au

From: Peter Kemp
Sent: Monday, 22 September 2008 10:37 AM
To: Scott Phillips
Subject: FW: Erection of a storage building at the Rural Sports Facility, 18-20 Bayfield Road Galston

Correction, Scott.

The dimensions of the building now proposed are **17m X 7.5m**.



Peter Kemp

Manager. Parks & Landscape

Environment Division

Hornsby Shire Council

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✉ pkemp@hornsby.nsw.gov.au

From: Peter Kemp

Sent: Monday, 22 September 2008 10:22 AM

To: Scott Phillips

Cc: Robert Stephens

Subject: Erection of a storage building at the Rural Sports Facility, 18-20 Bayfield Road Galston

Scott, Bob Stephens asked me to confirm with you a telephone discussion you both had last Friday about the permissibility of this proposed building at Lot 45 DP1107473. This land is a Public Reserve classified as Community Land within the meaning of the Local Government Act 1993, according to resolution of Council, and it is included as such in the Plan of Management for Community and Crown Land (Planning District 6) adopted in 2007.

As you may have been told, DA 53/2005 permitted two storage buildings to be erected on the property. Construction certification was gained for the first building, with a plan dimensions of 12.7mX6.5m. Budget constraints have meant that council is no longer in a position to proceed with either of these proposed buildings.

As a result, the clubs that will use the Rural Sports Facility propose to erect a steel prefabricated storage building on the site. In order to accommodate all their current storage requirements, the plan dimensions are proposed to be 14mX7.5m.

State Environmental Planning Policy (Infrastructure) 2007 has since come into effect and it is considered that the proposed building can be considered as Development Permitted Without Consent under section 65 of the SEPP. Section 65(3)(d) allows for the construction, without development consent of "outdoor recreational facilities, including playing fields, but not including grandstands". The facility at 18-20 Bayfield Road may be considered to be an outdoor recreational facility for the purpose of this division of the SEPP. The storage area is considered ancillary to the recreation facility, and does not constitute a grandstand.

Additionally, the building could be considered either an amenities building under subsection (f) or a maintenance depot under subsection (g).

When taken together, these subsections of section 65 give confidence that the building is permissible without development consent under the SEPP. In addition, no further Construction Certificate would be required.

Could I ask that you respond by email indicating your concurrence with this conclusion?



Peter Kemp

Manager. Parks & Landscape

Environment Division

Hornsby Shire Council

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