

Review of Environmental Factors

Maintenance Depot – Swim Sport and Fitness (SSF) Southern Precinct – Milton Showground, Milton

Assessment and approvals overview

Item	Details
Assessment type	Division 5.1 (EP&A Act) - Review of Environmental Factors (REF)
Proponent	Shoalhaven City Council - SSF
Determining authority / authorities	Shoalhaven City Council - SSF
Required approvals (consents, licences and permits)	N/A
Required publication	No


Overview of proposal:

Establishment of a maintenance depot at the Milton Showground for Shoalhaven Swim Sport Fitness (SSF)

Summary of assessment:

- **The proposal can be undertaken as development without consent (requiring an REF).**
- **Recommended Safeguards and Mitigation Measures are provided in Part 4.**
- **No additional permits, licences, concurrences etc are required.**

Document status

Version	Author / Reviewer*	Name	Signed	Date
V1.0	Author	Geoff Young		19/05/2025

*Review and endorsement statement:

"I certify that I have reviewed and endorsed the contents of this REF document and, to the best of my knowledge, it is in accordance with the EP&A Act, the EP&A Regulation and the Guidelines approved under clause 170 of the EP&A Regulation, and the information it contains is neither false nor misleading".

1. Proposal and Site Details

Description of Proposal

The proposal involves:

- Creation of an approximate 635m² hardstand carparking / turning area for the storage of Council plant *i.e.* operational vehicles and trailers.
- Retention of a shipping container to the south of the existing covered stables for the storage of small plant, equipment and materials. *NB: already installed*
- Construction of a metal shed (9 metres x 7.5 metres with a 3 metre awning on either side) on concrete slab with power and stormwater connection.

Site

- The proposed activity would occur in the southern area of the Milton Showground.
- The proposed activity would occur over Lot 1 DP630910 which is owned by Shoalhaven City Council and is community land with a sportsground designation under the NSW *Local Government Act 1993*.
- The site is managed under the Plan of Management – Milton Showground
- The vegetation on the site is comprises pasture grasses, herbs and forbs typical of the area e.g. White Clover, Paspalum, Kikuyu, *Rumex*, etc. No native vegetation would be impacted.
- The land is managed by Swim Sport and Fitness (SSF) who is the proponent of the proposed activity.

Figure 1. Site location

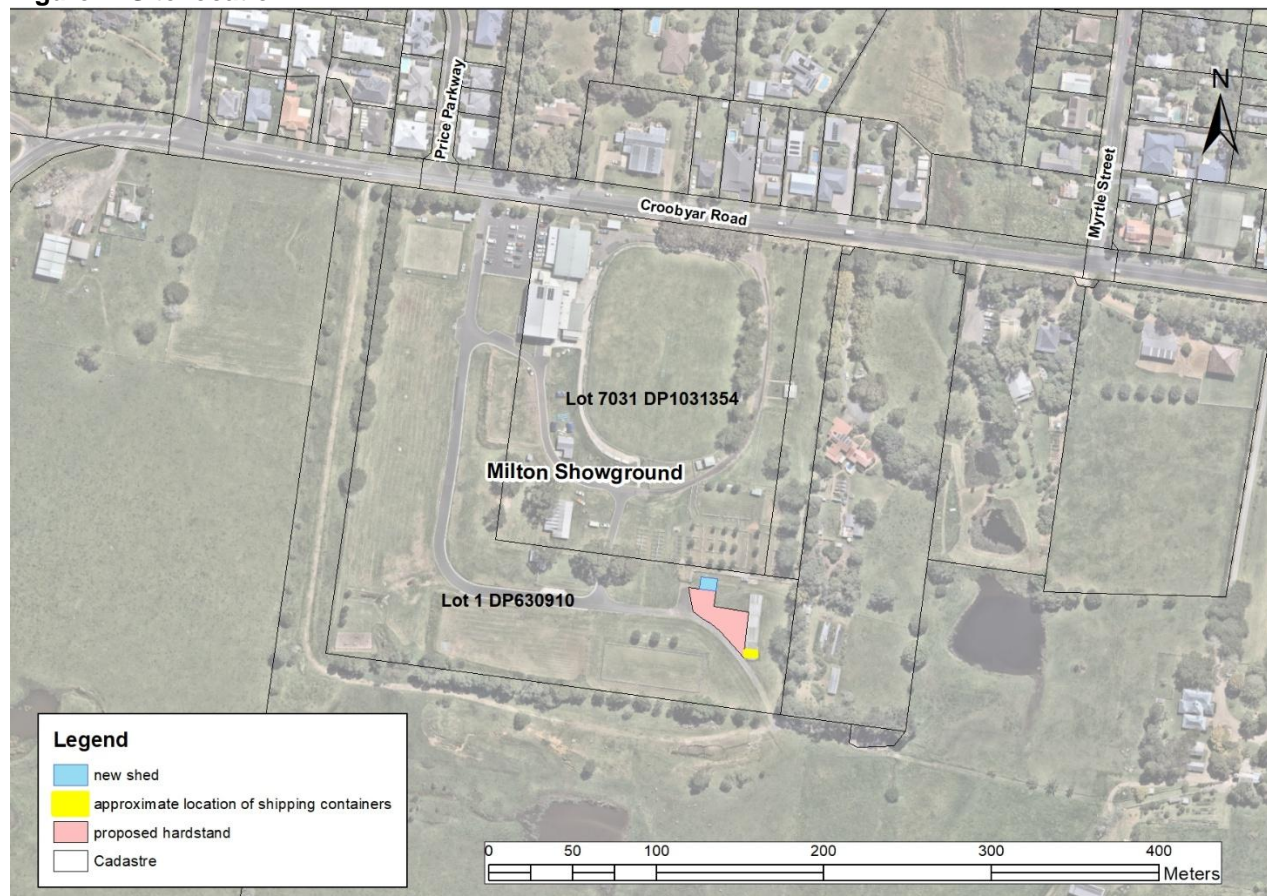


Figure 2. Approximate location and scale of proposed hardstand, shed and shipping container

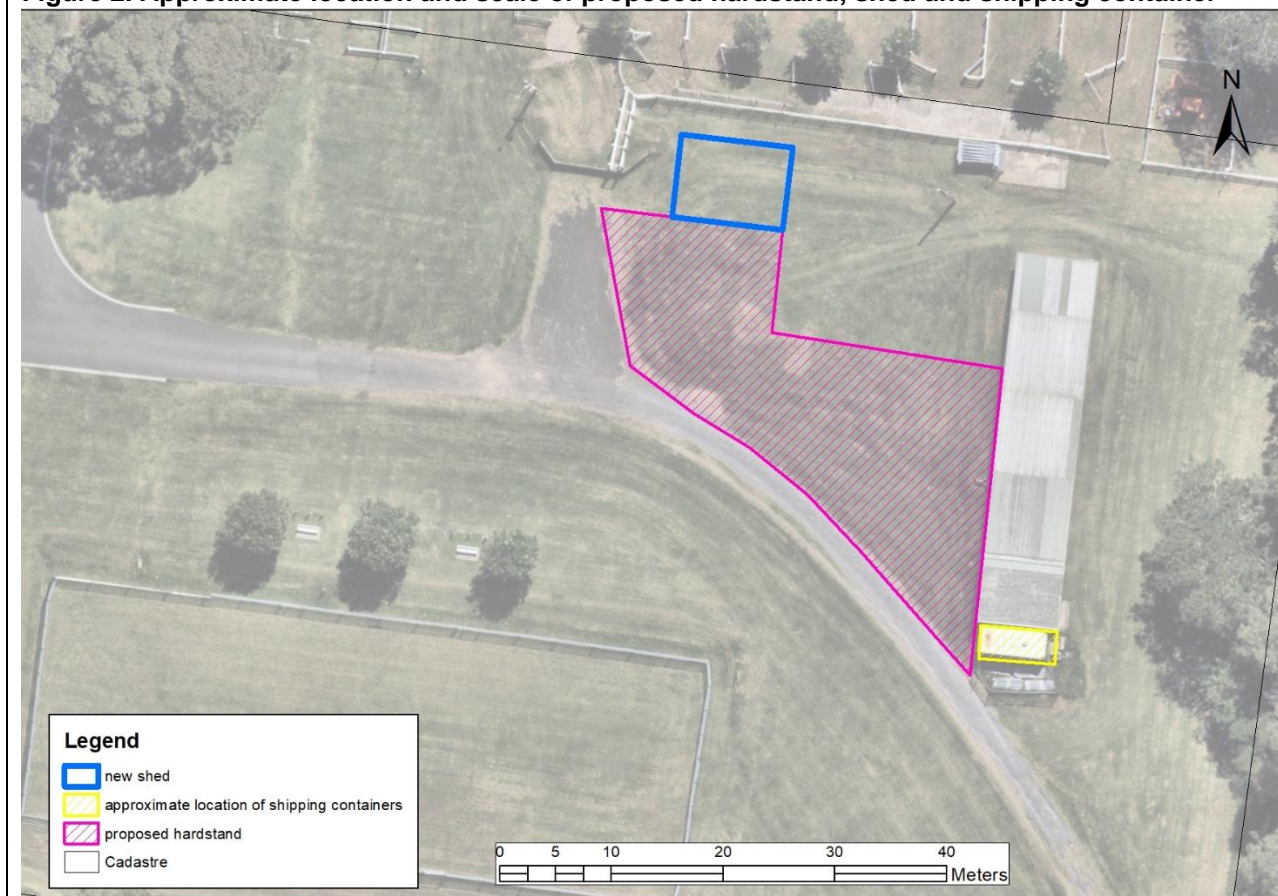


Photo 1. Site of the proposed hardstand



Photo 2. The shipping container to be retained as part of the proposed activity



Photo 3. Site of the proposed shed



2. Environmental Due Diligence Checklist

This environmental due diligence checklist is intended to be utilised as a due diligence assessment for Shoalhaven City Council activities which can be undertaken as exempt development and/or which the propose activity would have no, or only minor impacts to the environment. In the event that the activity cannot be undertaken as exempt development, or potential impacts are identified which are not minor in nature, a more comprehensive Review of Environmental Factors (REF) should be undertaken by Council's Environmental Officers or a suitably qualified environmental consultant. The Environmental Due Diligence Checklist may form part of the REF.

Table 1. Environmental Due Diligence checklist

	Criteria	Y/N	Evidence / comments	Additional requirements						
1	Can all the activities associated with proposal be undertaken as exempt development? (Consider criteria 6 and 10)	N	[provide relevant clause reference under the Transport & Infrastructure SEPP: https://legislation.nsw.gov.au/view/html/inforce/current/epi-2021-0732]	No						
2	Can the activities be undertaken as development without consent (Consider criteria 10)	Y	[provide relevant clause reference under the Transport & Infrastructure SEPP https://legislation.nsw.gov.au/view/html/inforce/current/epi-2021-0732] Note that a review of environmental factors (REF) is required for work undertaken as development without consent. Section 2.73(3) of the Transport and Infrastructure SEPP provides that “ <i>Any of the following development may be carried out by or on behalf of a public authority without consent on land owned or controlled by the public authority ... (a) development for any of the following purposes... (viii) maintenance depots</i> ”	This REF has been undertaken to address EP&A Act requirements for developments permitted without development consent						
3	Is any consultation required under the Transport & Infrastructure SEPP	N	<table><tr><td>TISEPP consultation considerations</td><td>Comments</td><td>Consultation required?</td></tr><tr><td></td><td></td><td></td></tr></table>	TISEPP consultation considerations	Comments	Consultation required?				No
TISEPP consultation considerations	Comments	Consultation required?								

	Criteria	Y/N	Evidence / comments			Additional requirements														
	(TISEPP) (only applicable to activities carried out as development without consent)		<div>Section 2.10 – Development with impacts on council-related infrastructure or services</div> <div>Section 2.11 – Development with impacts on local heritage</div> <div>Section 2.12 – Development with impacts on flood liable land</div> <div>Section 2.13 – Consultation with State Emergency Service— development with impacts on flood liable land</div> <div>Section 2.14 – Development with impacts on certain land within the coastal zone</div> <div>Section 2.15 – Consultation with public authorities other than councils</div> <div>Section 2.16 – Consideration of Planning for Bush Fire Protection (PBP)</div>	<div>No impacts on stormwater management services; traffic generation; sewerage systems; water supply systems; pedestrian or vehicular traffic; roads or footpaths, would occur.</div> <div>The proposal would not significantly affect the heritage significance of a local heritage item, or of a heritage conservation area.</div> <div>The proposal would not occur on land which mapped as being flood liable.</div> <div>The proposal does not constitute a relevant provision under s2.13(2).</div> <div>The proposal would not occur within a coastal vulnerability area.</div> <div>the proposed activity:<ul style="list-style-type: none">would not be undertaken on adjacent to land reserved under the <i>National Parks and Wildlife Act 1974</i> or in Zone C1 or in equivalent zones;does not comprise a fixed or floating structure in or over navigable waters;would not be located on land within the dark sky region as identified on the dark sky region map;would not be undertaken within Defence communications facility buffer (only relevant to the defence communications facility near Morundah);would not be undertaken on land in a mine subsidence district within the meaning of the <i>Mine Subsidence Compensation Act 1961</i>;would not have an impact on any part of the Willandra Lakes Region World Heritage Property;would not constitute development within a Western City operational area.</div> <div>The proposed activity is not a type applicable to this clause <i>i.e.</i> health services facilities, correctional centres and residential accommodation.</div>	<div>None</div> <div>None</div> <div>None</div> <div>None</div> <div>None</div> <div>None</div> <div>None</div>															
4	Can the activity be lawfully undertaken by Council on the proposed site?	Y	<div>[indicate land type (e.g. road easement/freehold land/crown land), land owner, land manager and land custodian for <u>all affected lots</u>, including for access; community land categorisation e.g. Park / Natural Area; provide evidence of or intention to obtain authorisation e.g. Permit to Enter or Crown Licence where applicable]</div> <table><tr><td>Description:</td><td>Lot 1 DP 1294562</td></tr><tr><td>Land type:</td><td>Freehold land</td></tr><tr><td>Land owner:</td><td>Shoalhaven City Council</td></tr><tr><td>Land manager:</td><td>Shoalhaven City Council SSF</td></tr><tr><td>Land custodian:</td><td>SSF Southern Precinct</td></tr><tr><td>Community land categorisation:</td><td>Sportsground</td></tr><tr><td>Is authorisation required?:</td><td>No</td></tr></table>			Description:	Lot 1 DP 1294562	Land type:	Freehold land	Land owner:	Shoalhaven City Council	Land manager:	Shoalhaven City Council SSF	Land custodian:	SSF Southern Precinct	Community land categorisation:	Sportsground	Is authorisation required?:	No	No
Description:	Lot 1 DP 1294562																			
Land type:	Freehold land																			
Land owner:	Shoalhaven City Council																			
Land manager:	Shoalhaven City Council SSF																			
Land custodian:	SSF Southern Precinct																			
Community land categorisation:	Sportsground																			
Is authorisation required?:	No																			

	Criteria	Y/N	Evidence / comments	Additional requirements
5	Is the activity consistent with the relevant community land Plan of Management?	Yes	[refer to POMs – indicate if proposal complies with or is not inconsistent with objectives] The plan of management applicable to the Milton Showground Plan of Management https://doc.shoalhaven.nsw.gov.au/LinkGeneratorAPI/record/2445258/previous_latest_final_version_pdf The proposed activity is not inconsistent with the Plan of Management. The Plan of Management does not preclude the proposed activity.	No
6	Does the proposal require clearing of native vegetation?	N	[describe the clearing if applicable] Note that clearing of native vegetation cannot be authorised as, or as part of, exempt development under the Infrastructure SEPP	No
7	Does the site occur on flood liable land?	N	[check GIS Enquiry and provide clip image – seek advice from Council's Floodplain Engineers if flood liable and if the proposal has the potential to change flood patterns other than to a minor extent]	No
8	Does the site contain records of Potentially Contaminated Land (PCL)	N	[check GIS Enquiry – seek advice from Council's Environmental Health team if PCL records present]	No
9	Does the site contain riparian corridors?	N	[check GIS Enquiry and provide clip image – describe what measures will be implemented to minimise impacts to riparian corridors and waterways]	No
10	Will the works impact areas mapped as Coastal Wetlands or Littoral Rainforest under the SEPP	N	[check GIS Enquiry and provide clip image] Note that clearing of native vegetation, harm of marine vegetation, earthworks, levee construction, draining of the land and environmental protection works within mapped coastal wetlands and littoral rainforest may require development consent and may be declared designated development under the SEPP Resilience and Hazards 2021.	No

	Criteria	Y/N	Evidence / comments	Additional requirements
	Resilience and Hazards 2021?			
11	Does the site contain records of threatened species or endangered ecological communities (EECs)	N		No
12	Are Acid Sulfate Soils likely to be disturbed / exposed as a result of the proposed works?	N		No
13	Are there records of non-indigenous heritage in proximity to the proposal, that may be impacted?	N	[check GIS Enquiry and provide clip image – refer to NSW State Heritage Inventory https://www.hms.heritage.nsw.gov.au/App/Item/SearchHeritageItems?_ga=2.218535129.1192160310.1626046522-2040515804.1572406500 for details on heritage items listings; describe what measures will be implemented to ensure no impacts to heritage items occur]	No
14	Do Aboriginal Land Claims apply to the site?	N	[check GIS Enquiry and provide clip image – this may affect Crown Licence issue and ownership of built assets – seek advice from Council's Property Officers or Environmental Officers if unsure]	No
15	Is there potential for Aboriginal heritage items to be impacted by the proposal?	N	[Complete the Aboriginal Due Diligence process flowchart https://www.heritage.nsw.gov.au/assets/Uploads/publications/524/due-diligence-code-of-practice-aboriginal-objects-protection-100798.pdf , including undertaking an AHIMS records search https://www.environment.nsw.gov.au/awssapp/Login.aspx?ReturnUrl=%2fawssapp – outline reasoning for low risk of impact or seek advice from Council's Environmental Officers if records present] Works would occur on previously disturbed land. No records exist in proximity to the site (see below).	No



AHIMS Web Services (AWS)
Search Result

Your Ref/PO Number : milton SG

Client Service ID : 1003353

Date: 12 May 2025

Shoalhaven City Council - Nowra

PO Box 42 Bridge Rd

Nowra New South Wales 2541

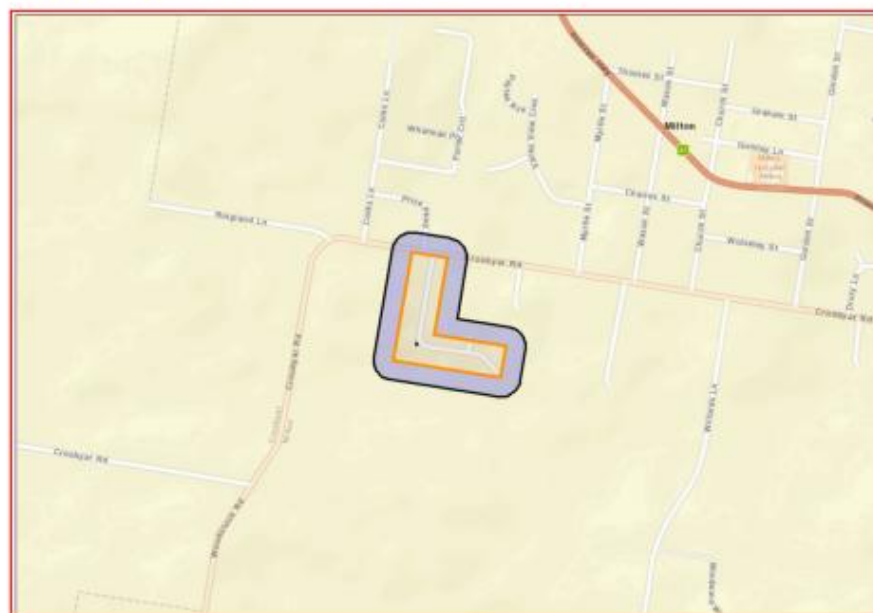
Attention: Geoffrey Young

Email: geoff.young@shoalhaven.nsw.gov.au

Dear Sir or Madam:

AHIMS Web Service search for the following area at Lot : 1, DP:DP630910, Section :- with a Buffer of 50 meters, conducted by Geoffrey Young on 12 May 2025.

The context area of your search is shown in the map below. Please note that the map does not accurately display the exact boundaries of the search as defined in the paragraph above. The map is to be used for general reference purposes only.



A search of Heritage NSW AHIMS Web Services (Aboriginal Heritage Information Management System) has shown that:

0	Aboriginal sites are recorded in or near the above location.
0	Aboriginal places have been declared in or near the above location. *

	Criteria	Y/N	Evidence / comments	Additional requirements
16	Would Native Title Affected?	N	<p>[Native Title can apply to Crown Land and is affected by construction of structures and fixtures in addition to certain other activities – complete a Native Title Assessment – seek advice from Council's Crown Land Manager, Property Officers or Environmental Officers if unsure]</p> <p>The proposed activity would occur on land owned by Shoalhaven City Council in freehold title. It is assumed that Native Title has been extinguished.</p>	No
17	Does the proposal involve dredging, reclamation or the blockage of fish passage within key fish habitat (KFH) as defined / mapped by NSW Fisheries?	N	<p>[refer to the DPI Fisheries Spatial Data Portal "Key Fish Habitat – Southern Rivers" layer https://webmap.industry.nsw.gov.au/Html5Viewer/index.html?viewer=Fisheries_Data_Portal and provide clip image; seek advice from the Fisheries Manager or Council's Environmental Officers if works would occur in KFH]</p> <p>The site is not mapped as Key Fish Habitat.</p> <p>Additionally, no protected marine vegetation would be directly or indirectly impacted on by the proposal.</p>	No
18	Does the proposal involve carrying out work on a classified road?	N	<p>[a S138 certificate with concurrence from TfNSW and/or a Road Occupation Certificate may be required if works would affect a classified road – refer to TfNSW's Schedule of Classified Roads and Unclassified Regional Roads https://roads-waterways.transport.nsw.gov.au/business-industry/partners-suppliers/lgr/documents/classified-roads-schedule.pdf ; seek advice from Council's Roads Asset Manager]</p>	No
19	Is the site of the proposal on or adjacent to land that is reserved under the National Parks and Wildlife Act 1974 or a marine park under the Marine Estate Management Act 2014?	N	<p>[authorisation is required where works would affect these lands; consultation under clause 16 of the Infrastructure SEPP may be required for development carried out without consent]</p>	No

	Criteria	Y/N	Evidence / comments	Additional requirements
20	Will the development be carried out in accordance with relevant requirements of <i>Managing Urban Stormwater: Soils & Construction</i> (4th edition, Landcom, 2004), the “Blue Book”? http://www.environment.nsw.gov.au/resources/water/BlueBookVol1.pdf	Y	[this is a requirement for exempt development under the Infrastructure SEPP]	Refer to Section 4 safeguards and mitigation measures.

3. EP&A Regulation – Section 171 environmental factors of consideration

Section 171(2) of the *Environmental Planning and Assessment Regulation 2021* lists the environmental factors to be taken into account when consideration is being given to the likely impact of an activity on the environment under Part 5 of the EP&A Act. The following assessment in Table 2 deals with each of the factors in relation to the proposed activity.

Table 2. Section 171 Environmental factors of consideration

Does the proposal:	Assessment	Reason
a) Have any environmental impact on a community?	Negligible	The proposal would not have any impact on community services and infrastructure such as power, water, waste, management, educational, medical or social services.
b) Cause any transformation of a locality?	Low adverse	The area would remain as a showground.
c) Have any environmental impact on the ecosystem of the locality?	Negligible	The proposed activity would not impact on threatened species, endangered ecological communities or their habitats. No native vegetation removal is required. No food or habitat resources critical to the survival of a particular species would be removed.
d) Cause a diminution of the aesthetic, recreational, scientific or other environmental quality or value of a locality?	Negligible	The proposal will not impact aesthetic, scientific or environmental values.
e) Have any effect on a locality, place or building having aesthetic, anthropological, archaeological, architectural, cultural, historical, scientific, or social significance or other special value for present or future generations?	Negligible	The proposal would occur in a previously disturbed and modified area. The proposed activity would not affect a site listed on the State Heritage List or a site listed in the heritage schedules of the SLEP 2014. Underground 'relics' (as defined in the NSW Heritage Act) are also not anticipated. The site is not within an Aboriginal Place declared under the National Parks and Wildlife Act 1974. Works would occur on previously disturbed land. No artefacts were observed during site investigations. No records exist in proximity to the site (refer to Section 2 above).
f) Have any impact on the habitat of protected fauna (within the meaning of the Biodiversity Conservation Act 2016)?	Negligible	The proposal will not directly impact any fauna habitat and is not expected to have any indirect impacts on habitat.
g) Cause any endangering of any species of animal, plant or other form of life,	Negligible	The proposed activity would not have a significant impact upon any threatened species or EECs. No important habitat for any threatened species would be impacted by

Does the proposal:	Assessment	Reason
whether living on land, in water or in the air?		the proposed works. No indirect impacts to threatened species are likely to result from the proposal.
h) Have any long-term effects on the environment?	Negligible	<p>Works would be relatively short term and the noise generated will occur during normal working hours.</p> <p>The proposed activity would not use hazardous substances or use or generate chemicals which may build up residues in the environment.</p> <p>Refer also to Section 2.</p>
i) Cause any degradation of the quality of the environment?	Negligible	<p>Aquatic ecosystems are not likely to be affected by the proposed activity and there is not likely to be any long-term or long-lasting impact through the input of sediment and nutrient into the ecosystem.</p> <p>Erosion and sediment controls shall be installed to manage potential erosion and sediment deposition.</p> <p>The proposal would not intentionally introduce noxious weeds, vermin, or feral animals into the area or contaminate the soil.</p> <p>Environmental safeguards and mitigation measures would be employed to minimise risk of impacts.</p>
j) Cause any risk to the safety of the environment?	Negligible	The proposed activity would not involve hazardous wastes and would not lead to increased bushfire or landslip risks.
k) Cause any reduction in the range of beneficial uses of the environment?	Negligible	The site and local environment will remain relatively unchanged. The proposal is consistent with the existing land use. The proposal is not anticipated to result in further degradation of the site or surrounding land.
l) Cause any pollution of the environment?	Low adverse	<p>The proposal would involve a temporary and local increase in noise during the construction phase due to the use of machinery. Works shall be confined to standard construction hours.</p> <p>Minor sediment disturbance may result from works, but this is anticipated to be minimal and would be captured and managed during works and stabilised following works.</p> <p>Sediment and erosion control in accordance with the Blue Book will be implemented to minimise movement of sediment into waterways.</p> <p>It is unlikely that the activity (including the environmental impact mitigation measures) would result in water or air pollution, spillages, dust, odours, vibration or radiation.</p> <p>The risk of contamination and spills from machinery including fuel and hydraulic fluids would be minimised through safeguards and mitigation measures.</p>

Does the proposal:	Assessment	Reason
m) Have any environmental problems associated with the disposal of waste?	Negligible	The waste that would be disposed off-site would be recycled, re-used in accordance with resource recovery exemptions or otherwise taken to a licensed waste facility. Excavated soil is unlikely to contain acid sulfate soils. There would be no trackable waste, hazardous waste, liquid waste, or restricted solid waste as described in the <i>NSW Protection of the Environment Operations Act 1997</i> .
n) Cause any increased demands on resources (natural or otherwise) which are, or are likely to become, in short supply?	Negligible	The resources that would be used are not considered significant and would not increase demands on current resources such that they would become in short supply.
o) Have any cumulative environmental effect with other existing or likely future activities?	Negligible	The assessed low adverse or negligible impacts of the proposal are not likely to interact. Mitigation measures shall be implemented to minimise the risk of cumulative environmental effects.
p) Any impact on coastal processes and coastal hazards, including those under projected climate change conditions	Negligible	The proposed activity would have no effect on coastal processes including those projected under climate change conditions. The site is not located in a coastal hazard zone.
q) Any applicable local strategic planning statement, regional strategic plan or district strategic plan made under Division 3.1 of the Act	Positive	The proposal is consistent with <i>Shoalhaven 2040 Strategic Land-use Planning Statement</i> , including Planning Priority 2 <i>Delivering infrastructure</i> (https://doc.shoalhaven.nsw.gov.au/displaydoc.aspx?record=D20/437277) The proposal is not inconsistent with <i>Illawarra Shoalhaven Regional Plan 2041</i>
r) Any other relevant environmental factors	N/A	

4. Safeguards and Mitigation Measures

Note that safeguards and mitigation measures are prescribed as requirements unless otherwise stated.

Safeguard / Measure
1. Exclusion fencing (or similar) shall be installed around the site prior to commencement of construction activities, to prevent access by the public during works.
2. Prior to any earthworks being undertaken, erosion and sediment mitigation devices are to be erected in a manner consistent with the 'Bluebook' (Landcom 2004) to prevent erosion and off-site migration of sediment. Erosion and sediment controls shall be maintained in good working order for the duration of the works and subsequently until the site has been stabilised and the risk of erosion is minimal.
3. The stables shall remain available for large animal evacuation operations during emergencies.
4. Any waste material which is brought to or stored on the site, including engineering fill, must comply with relevant Resource Recovery Orders and associated Exemptions.
5. Waste generated from the site shall be reused in accordance with applicable POEO Resource Recovery Orders and associated Exemptions or otherwise disposed of at a licenced waste facility.

5. SIGNIFICANCE EVALUATION & DECISION STATEMENT

This Review of Environmental Factors has assessed the likely environmental impacts, in the context of Part 5 of the Environmental Planning and Assessment Act 1979, of a proposal by Shoalhaven City Council for the establishment of a Swim Sport and Fitness Central Precinct maintenance depot at the Milton Showground.

In consideration of the proposal as described and assuming the implementation of all prescribed safeguards and mitigation measures, it is determined that:

1. It is unlikely that there will be any significant environmental impact as a result of the proposed work and an Environmental Impact Statement is not required for the proposed works.
2. The proposed activity will not be carried out in a declared area of outstanding biodiversity value and is not likely to significantly affect threatened species, populations or ecological communities, or their habitats, and a Species Impact Statement / Biodiversity Development Assessment Report is not required.
3. No statutory approvals, licences, permits or external government consultations are required.
4. The proposed activity may proceed.

In accepting and adopting this REF, Shoalhaven City Council commits to ensuring the implementation of the proposed safeguards and mitigation measures identified in this report (Section 4) to minimise and/or prevent detrimental environmental impacts.

Determined by:



Matthew Graham
Manager – Swim Sport and Fitness
Shoalhaven City Council

Date: 19/05/2025