

# Proposed Upgrades to Coolamon Showground


Wildman Street, Coolamon NSW 2701

Lot 262 DP 750846

## Statement of Environmental Effects

Prepared for Coolamon Shire Council

Document Verification Schedule

 <p><i>big enough to serve small enough to care</i></p>	<p><b>Project</b></p> <p>Proposed Upgrades to Coolamon Showground</p> <p>Wildman Street, Coolamon NSW 2701</p>		
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## 1 INTRODUCTION

### 1.1 OVERVIEW

The Statement of Environmental Effects (SEE) has been prepared on behalf of Coolamon Shire Council to form part of a Development Application (DA) seeking Councils consideration for proposed upgrade works to the Coolamon Showground located at Wildman Street, Coolamon (the subject site). Surrounding lots consist of rural residential and rural land as exhibited in the aerial image of the site and its surrounds provided in [Figure 1](#) below.



*Figure 1 Aerial Image of the development site and surrounds (Source: CSC Intramaps)*

The site is an irregular shaped allotment that is zoned RU4 Primary Production Small Lots. Surrounding lots are zoned RU4 and RU1. The site is known as the Coolamon Showground and has a number of existing buildings with a number of uses with the main use being harness racing and training. The site is accessed off Wildman Street.

### 1.2 SCOPE OF STATEMENT OF ENVIRONMENTAL EFFECTS

This Statement of Environmental Effects accompanies a development application for the proposed development. It has been prepared on behalf of the client and includes the matters referred to in Section 4.15 of the *Environmental Planning and Assessment Act 1979* (the Act) and the matters required to be considered by Council.

The purpose of this SEE is to:

- Describe the land to which the DA relates to and the character of the surrounding area;
- Describe the proposed development;
- Define the statutory planning framework within which the DA is to be assessed and determined; and
- Assess the proposal against the relevant heads of consideration as defined by Section 4.15

of the *Environmental Planning & Assessment Act 1979*.

## 2 SITE ANALYSIS

### 2.1 DEVELOPMENT SITE & LOCALITY

The development site is known as the Coolamon Showground and is legally registered as Lot 262 DP 750846. The subject site is located in the RU4 Primary Production Small Lots zone. The below Figure 2 identifies the location of the site.

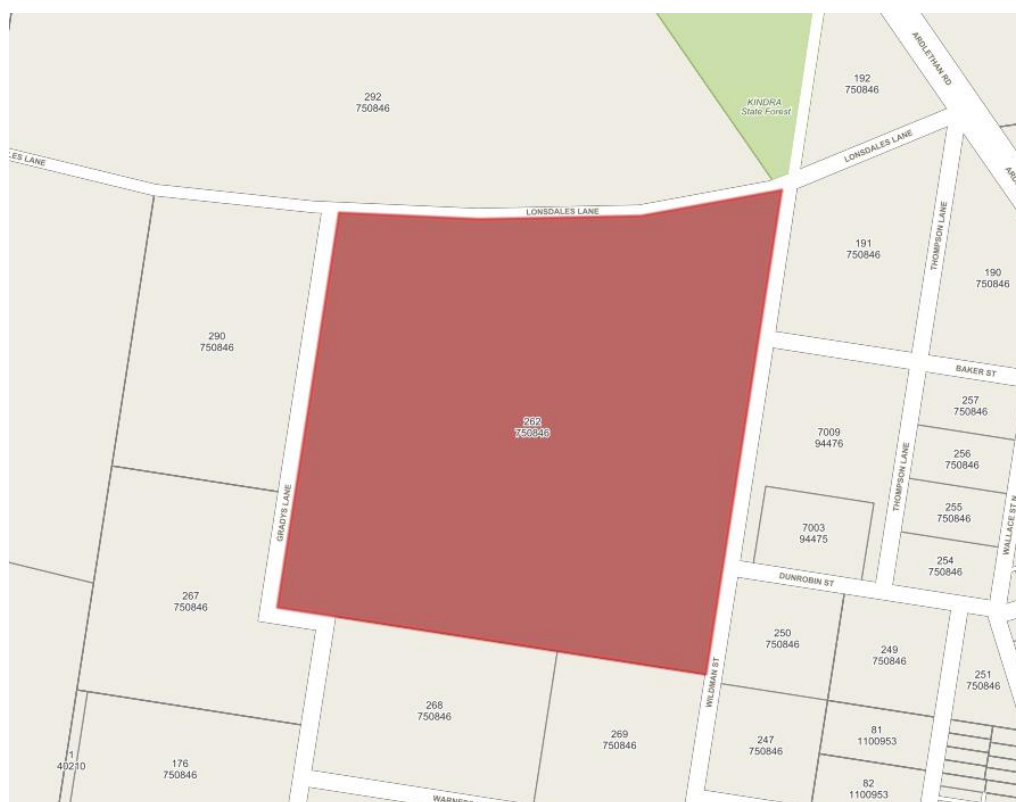


Figure 2 Base Plan (Source: CSC Intramaps)

### 2.2 EXISTING CONDITIONS

The subject site has an area measurement of 64.77 Hectares. Currently, the site contains a number of existing buildings that are used by a number of different community groups with the main use being harness racing and training.

### 2.3 SURROUNDING DEVELOPMENT

Surrounding sites consist of rural residential land, the Coolamon Cemetery and the Coolamon Sewerage Treatment Plant.

## 2.4 LAND HAZARDS

### 2.4.1 BUSHFIRE

A majority of the site is mapped as being bushfire prone land as illustrated in Figure 3 below.

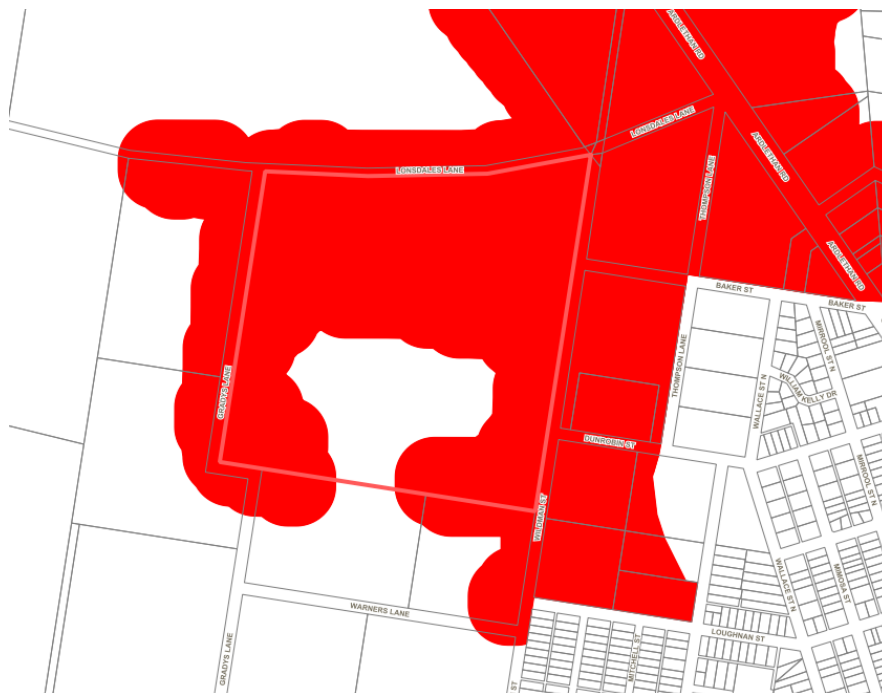


Figure 3 Bushfire Prone Land Map (Source: CSC Intramaps)

### 2.4.2 FLOODING

The site is not identified as being flood liable land as demonstrated in Figure 4 below.



Figure 4 Flood Liable Land Mapping (Source: CSC Intramaps)



## 2.5 BIODIVERSITY CONSIDERATIONS

Part of the site is mapped as having natural resource biodiversity significance. The proposed development will not be located on any part of the land that is mapped as having natural resource biodiversity significance.

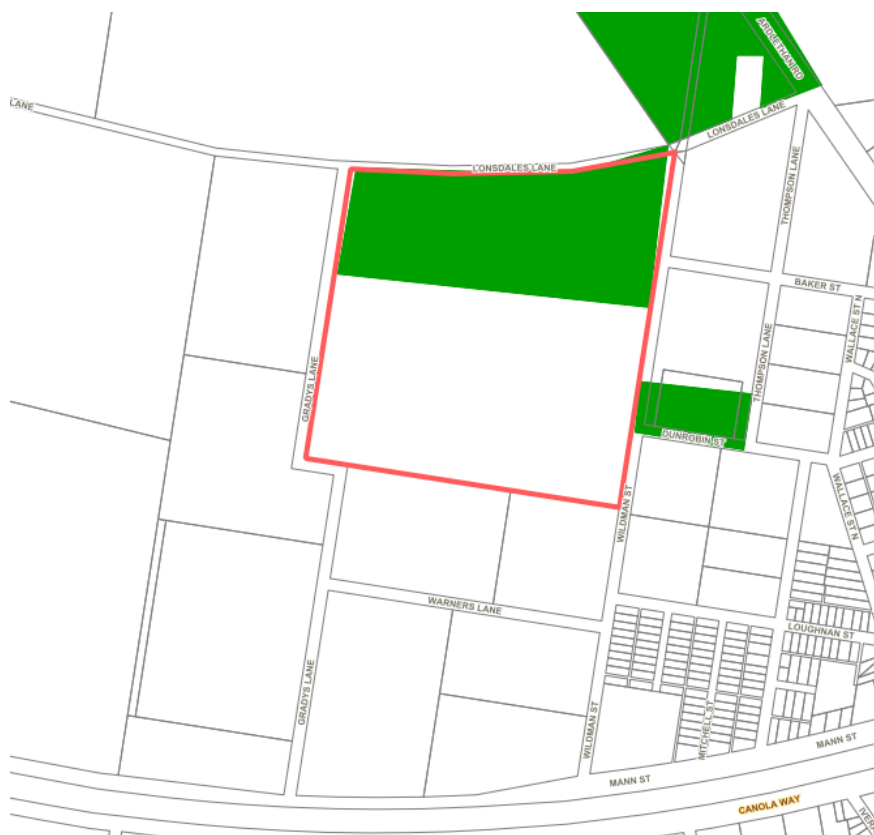


Figure 5 Natural Resource Biodiversity Map (Source: CSC Intramaps)

## 3 PROPOSED DEVELOPMENT

The application seeks approval for the development of the following:

- An increase to the Equine Eventing Arena with a Future Covering;
- Proposed Adjustment Stables;
- Proposed Store (Storage Shed);
- Proposed Jockeys Room (Amenities Building);
- Increase Stabling to 100 Horse Capacity;
- Proposed Clubhouse;
- Proposed Exhibition Hall;
- Proposed Off Leash Dog Park; and
- Car Parking Facilities.

The proposed new Two Storey Clubhouse will be 20 metres by 10.5 metres with a total floor of 500m<sup>2</sup>. This includes 210m<sup>2</sup> on the ground floor inclusive of a bar, cool room, kitchen, meeting room, lobby, male toilets, female toilets, disabled toilets, storeroom and a lift and staircase to provide access to

the first floor. The first floor will also be 210m<sup>2</sup> in size inclusive of a function room, bar, kitchen, storeroom, lobby and male and female disabled toilets. There is also an 80m<sup>2</sup> balcony located on the first floor level. Galvanised custom orb sheeting will be used to clad the external building and roof.

The proposed storage shed will be 8 metres x 4 metres in size and will be constructed using steel framing and cladded in galvanised custom wall sheeting.

The proposed amenities building will have a total floor area of 123.2m<sup>2</sup> inclusive of a verandah, a steward's room, secretary room, driver's room and male and female toilet and change room facilities. The building will be cladded using galvanised custom-orb metal sheeting and the roof will also be galvanised custom-orb metal sheeting.

The proposed Exhibition Hall will have a total floor area of 624m<sup>2</sup> inclusive of a 144m<sup>2</sup> verandah, kitchen, storeroom, mezzanine and the hall. The building will be cladded using galvanised custom-orb metal sheeting and the roof will also be galvanised custom-orb metal sheeting.

## 4 PLANNING PROVISIONS

### 4.1 STATE ENVIRONMENTAL PLANNING POLICIES

*Table 1 Relevant State Environmental Planning Policy Requirements*

SEPP	COMMENTS
<i>SEPP55 – Remediation of Land</i>	<p><i>State Environmental Planning Policy No. 55 – Remediation of Land</i> (SEPP 55) sets out considerations relating to land contamination across the state. The purpose of the SEPP 55 guidelines is to establish 'best practice' for managing land contamination through the planning and development control process.</p> <p>In the context of this application, Clause 7 states that a consent authority must not grant consent for a development on land unless it has considered whether the land is contaminated and if so, whether it would be suitable in its contaminated state (or will be after remediation) for the purposes of the development.</p> <p>It is known that the site has been used as a Showground for the past several decades. There is no indication that the site has previously been occupied by any use that could have led to contamination of the site. Moreover, the site, nor any adjoining sites are included in the EPA's Contaminated Land Register as 'significantly contaminated' or 'remediated land'. The site, nor any adjoining sites are included in the EPA's Contaminated Land Register as 'potentially contaminated land'. It is therefore considered that the proposed upgrades to the Showground will not increase the potential risk of exposure to contamination in respect to both human health and the environment.</p>

### 4.2 COOLAMON LOCAL ENVIRONMENTAL PLAN 2011

The subject site is zoned RU4 Primary Production Small Lots under the provisions of the *Coolamon Local Environmental Plan 2011* (Coolamon LEP 2011), as indicated in [Figure 7](#) below.



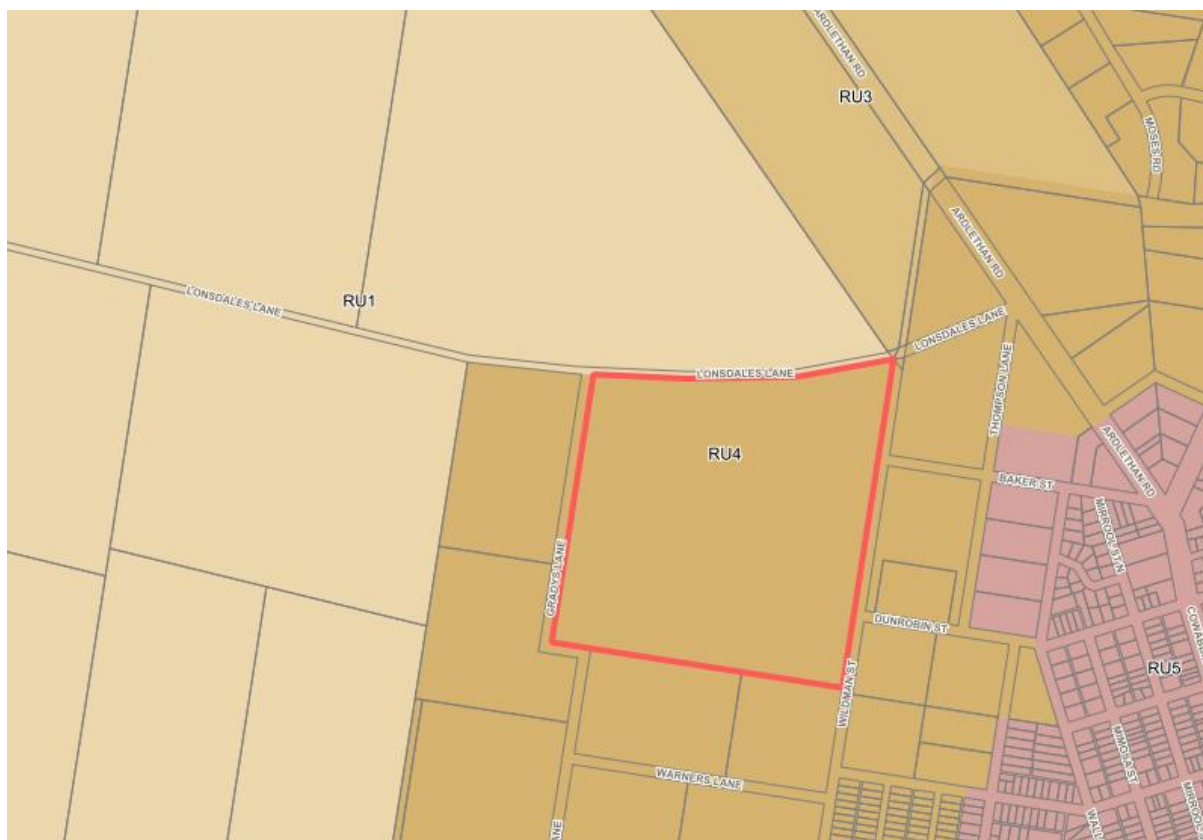


Figure 6 Coolamon LEP 2011 Zoning Map (Source: CSC Intramaps)

The proposal is for the upgrade works to the Coolamon Showground. The proposed development is permitted with consent in the RU4 zone and the proposal meets all relevant Coolamon LEP 2011 provisions.

An extract from the Land Use Table for the RU4 zone is provided below:

#### Zone RU4 Primary Production Small Lots

##### 1 Objectives of zone

- To enable sustainable primary industry and other compatible land uses.
- To encourage and promote diversity and employment opportunities in relation to primary industry enterprises, particularly those that require smaller lots or that are more intensive in nature.
- To minimise conflict between land uses within this zone and land uses within adjoining zones.

##### 2 Permitted without consent

Extensive agriculture; Home-based child care; Home occupations; Intensive plant agriculture; Roads

##### 3 Permitted with consent

Agricultural produce industries; Animal boarding or training establishments; Aquaculture; Bed and breakfast accommodation; Cellar door premises; Cemeteries; Community facilities; Depots; Dwelling houses; Environmental facilities; Environmental protection works; Extractive industries; Farm buildings; Farm stay accommodation; Flood mitigation works; Forestry; Function centres; Hardware and building supplies; Highway service centres; Home businesses; Home industries; Landscaping material supplies; Light industries; Open cut mining; Plant nurseries; Recreation facilities (indoor); Recreation facilities (major); Recreation facilities (outdoor); Research stations; Roadside stalls; Secondary dwellings; Signage; Timber yards; Truck depots; Veterinary hospitals; Water supply systems

##### 4 Prohibited

Any development not specified in item 2 or 3

The objectives of the RU4 Primary Production Small Lots zone are outlined in [Table 2](#) below.

Table 2 Objectives of the RU4 Primary Production Small Lots Zone

ZONE OBJECTIVES	COMMENTS
<i>To enable sustainable primary industry and other compatible land uses.</i>	The existing use of the land will remain unchanged and it is considered to be compatible with surrounding land uses.
<i>To encourage and promote diversity and employment opportunities in relation to primary industry enterprises, particularly those that require smaller lots or that are more intensive in nature.</i>	The proposed development will likely increase opportunities for more Harness Racing events. This will have a flow on effects and could lead to additional employment opportunities.
<i>To minimise conflict between land uses within this zone and land uses within adjoining zones.</i>	As the land use is not proposed to change and has been used the same way for several decades it is considered that the use will continue to have minimal impact on surrounding land uses.

Table 3 below considers the clauses of the Coolamon LEP 2011 applicable to the subject development. *Clauses are discussed by exception.*

Table 3 Coolamon LEP 2011 clauses applicable to the subject development

PART 2: PERMITTED OR PROHIBITED DEVELOPMENT			
	CLAUSE	COMMENTS	APPLICABLE
2.4	<i>Unzoned Land</i>	Not applicable.	N/A
2.5	<i>Additional permitted uses for particular land</i>	Not applicable.	N/A
2.6	<i>Subdivision – consent requirements</i>	Not applicable.	N/A
2.7	<i>Demolition requires development consent</i>	The demolition of a building or work may be carried out only with development consent. The proposed application seeks approval to demolish existing buildings located on the site thus by lodging this application, the proposal has complied with this clause.	✓
2.8	<i>Temporary use of land</i>	Not applicable.	N/A
PART 3: EXEMPT AND COMPLYING DEVELOPMENT			
	CLAUSE	COMMENTS	APPLICABLE
3.1	<i>Exempt development</i>	Not applicable.	N/A
3.2	<i>Complying development</i>	Not applicable.	N/A
3.3	<i>Environmentally sensitive land</i>	Not applicable.	N/A
PART 4: PRINCIPAL DEVELOPMENT STANDARDS			
	CLAUSE	COMMENTS	APPLICABLE
4.1	<i>Minimum subdivision lot size</i>	Not applicable.	N/A
4.1A	<i>Exceptions to minimum subdivision lot sizes for certain split zones</i>	Not applicable.	N/A

4.1AA	<i>Minimum lot size for community title schemes</i>	Not applicable.	N/A
4.2	<i>Rural subdivision</i>	Not applicable.	N/A
4.2A	<i>Erection of dwelling houses and dual occupancies on land in certain residential, rural, and environmental protection zones</i>	Not applicable	N/A
4.2B	<i>Minimum subdivision lot size for strata subdivision of residential or tourist and visitor accommodation in certain zones</i>	Not applicable.	N/A
4.3	<i>Height of buildings</i>	Not applicable.	N/A
4.4	<i>Floor space ratio</i>	Not applicable.	N/A
4.5	<i>Calculation of floor space ratio and site area</i>	Not applicable.	N/A
4.6	<i>Exceptions to development standards</i>	Not applicable.	N/A
<b>PART 5: MISCELLANEOUS PROVISIONS</b>			
CLAUSE		COMMENTS	APPLICABLE
5.1	<i>Relevant acquisition authority</i>	Not applicable.	N/A
5.2	<i>Classification and reclassification of public land</i>	Not applicable.	N/A
5.3	<i>Development near zone boundaries</i>	Not applicable.	N/A
5.4	<i>Controls relating to miscellaneous permissible uses</i>	Not applicable.	N/A
5.5	<i>Controls relating to secondary dwellings on land in a rural zone.</i>	Not applicable.	N/A
5.6	<i>Architectural roof features</i>	Not applicable.	N/A
5.7	<i>Development below mean high water mark</i>	Not applicable.	N/A
5.8	<i>Conversion of fire alarms</i>	Not applicable.	N/A
5.9	<i>Dwelling House or secondary dwelling affected by natural disaster.</i>	Not applicable	N/A
5.10	<i>Heritage conservation</i>	Not applicable.	N/A
5.11	<i>Bush fire hazard reduction</i>	Not applicable.	N/A
5.12	<i>Infrastructure development and use of existing buildings of the crown</i>	Not applicable.	N/A
5.13	<i>Eco-tourist facilities</i>	Not applicable.	N/A
5.14	<i>Siding Spring Observatory – maintaining dark sky</i>	Not applicable.	N/A
5.15	<i>Defense communications facility</i>	Not applicable.	N/A

5.16	<i>Subdivision of, or dwellings on, land in certain rural, residential or conservation zones</i>	Not applicable	N/A
5.17	<i>Artificial waterbodies in environmentally sensitive areas in areas of operation of irrigation corporations</i>	Not applicable.	N/A
5.18	<i>Intensive livestock agriculture</i>	Not applicable.	N/A
5.19	<i>Pond-based, tank-based and oyster aquaculture</i>	Not applicable.	N/A
5.20	<i>Standards that cannot be used to refuse consent – playing and performing music</i>	Not applicable.	N/A
5.21	<i>Flood planning</i>	Not applicable.	N/A
5.22	<i>Special flood considerations</i>	Not applicable.	N/A

#### PART 6: ADDITIONAL LOCAL PROVISIONS

CLAUSE		COMMENTS	APPLICABLE
6.1	<i>Biodiversity</i>	<p>Part of the development site is mapped as "Sensitive Area" on the Natural Resource Biodiversity Map.</p> <p>Before determining a development application for development on land to which this clause applies, the consent authority must consider any adverse impact from the proposed development on the following—</p> <ul style="list-style-type: none"> <li>(a) native ecological communities,</li> <li>(b) the habitat of any threatened species, populations or ecological community,</li> <li>(c) regionally significant species of fauna and flora or habitat,</li> <li>(d) habitat elements providing connectivity.</li> </ul> <p>There are considered to be no adverse impacts on any of the above as a result of the development. The development will not be undertaken on or near the section of land that is identified as being a "Sensitive Area".</p>	✓
6.2	<i>Land</i>	Not applicable. This clause does not apply to the proposed development, as the development site is not identified as being a "Sensitive Area" on the Natural Resource Land Map.	N/A
6.3	<i>Water</i>	Not applicable. This clause does not apply to the proposed development, as the	N/A

		development site is not identified as being a "Sensitive Area" on the Natural Resource Water Map.	
6.4	<i>Essential Services</i>	<p>Development consent must not be granted to development unless the consent authority is satisfied that any of the following services that are essential for the proposed development are available or that adequate arrangements have been made to make them available when required—</p> <ul style="list-style-type: none"> <li>(a) the supply of water,</li> <li>(b) the supply of electricity,</li> <li>(c) the disposal and management of sewage,</li> <li>(d) stormwater drainage or on-site conservation,</li> <li>(e) suitable road access.</li> </ul> <p>Existing water and electricity supply are provided to service the site and will be connected to all of the buildings that require water.</p> <p>The site is not connected to the reticulated sewer network and on-site sewage management system(s) will be installed to service the buildings that require the disposal of sewage.</p> <p>Stormwater drainage will be managed on site.</p> <p>Suitable road access is available to service the site. The access is from a fully sealed Council road.</p>	N/A
6.6	<i>Earthworks</i>	Minimal cut and fill works will be undertaken on the site. The proposed earthworks are considered to be ancillary to the development and will not have a detrimental impact on environmental functions and processes, neighbouring uses, cultural or heritage items or features of the surrounding land.	✓
6.7	<i>Development in proximity of sewage treatment plants and waste disposal facilities</i>	<p>Part of the land is identified in the Sewage Treatment Plant Buffer Map.</p> <p>Development consent must not be granted to development, including the erection of a</p>	

		<p>dwelling, on land to which this clause applies, unless the consent authority is satisfied that the applicant has had regard to the following matters—</p> <p>(a) the impact that any noise and other emissions associated with existing land uses would have on the proposed development,</p> <p>(b) any opportunities to relocate the proposed development outside the land to which this clause applies,</p> <p>(c) an assessment of whether the proposed development would adversely affect the operational environment of any development within the land to which this clause applies</p> <p>All of the proposed buildings are located outside of the buffer zone; there will be no adverse noise or other emissions and no adverse impacts to the operational environment.</p>	
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### 4.3 COOLAMON DEVELOPMENT CONTROL PLAN 2015

The Coolamon Development Control Plan 2015 (Coolamon DCP 2015) following provisions have been identified relevant to the proposed development and are discussed in [Table 4](#) below.

*Table 4 Coolamon DCP 2015 Relevant Clauses and Controls*

PART C: GENERAL DEVELOPMENT CONTROLS			
CLAUSE/CONTROLS		COMMENTS	COMPLIES
14	<i>Notification of Developments</i>	The Development Application will be notified in accordance with this Clause.	✓
15	<i>General Housing &amp; Ancillary Structures</i>	Not applicable as the development does not include housing or ancillary structures.	N/A
18	<i>Rural Development</i>	The development site is located RU4 zoned land and therefore this section of the DCP applies. The use of the site will remain unchanged and it is considered that the proposed development will generally comply with this section.	✓
20	<i>Sewage Management</i>	The development will include the installation of an on-site sewage management system. Details of the system will be provided with the required Section 68 application.	✓
21	<i>Engineering Standards</i>	The existing property access and internal roads are considered adequate. Recently the access and internal roads were fully sealed.	✓



22	<i>Tree Removal</i>	There are no trees proposed to be removed as part of the proposed development.	✓
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## 5 STATEMENT OF ENVIRONMENTAL EFFECTS

This section of the SEE identifies potential impacts which may occur as a result of the proposed development and are relevant matters for the consideration of the DA under Section 4.15(1)(b) to (e) of the EP&A Act. The likely impacts of the development are considered in [Table 5](#).

*Table 5 Likely Impacts of the Development*

PRIMARY MATTER	COMMENTS	IMPACT
<i>CONTEXT AND SETTING</i>	The subject site is located within the RU4 zone and has been used as the Coolamon Showground for the past several decades. Surrounding land consists of the Coolamon Cemetery, Coolamon Sewer Treatment Plant and rural residential premises. The subject land has a number of buildings located on the site used by a variety of community groups including the Coolamon Mens Shed and Rotary. The site is also used for Harness racing and training.	Acceptable
<i>STREETSCAPE</i>	The proposed development will not have an effect on the existing streetscape due to the fact that the proposed buildings will be set back over 100 metres from the road. It is considered that the proposed new buildings will make a positive impact to the site.	Acceptable
<i>TRAFFIC, ACCESS, AND PARKING</i>	The existing vehicle movement arrangements for the site would not be altered by this proposal and would be in keeping with relevant Australian Standards. The existing road network is capable of carrying the potential traffic created by the development and ensuring a high level of service and minimal delay to traffic flow. Adequate parking is provided and traffic impacts are considered acceptable in this regard.	Acceptable
<i>PUBLIC DOMAIN</i>	The proposed development would still maintain an acceptable impact on the amenity and quality of the public domain.	Acceptable
<i>UTILITIES</i>	The subject site has access to all essential services with power, telecommunications, and water readily available on the lot. The new buildings will be serviced by a suitable on site sewage management system.	Acceptable
<i>HERITAGE</i>	Not applicable. The subject land is not located in a conservation area and does not contain an Item of Environmental Heritage listed in Schedule 5 of the <i>Coolamon Local Environmental Plan 2011</i> (Coolamon LEP 2011).	Not applicable
<i>OTHER LAND RESOURCES</i>	The development will have no impact on other land resources.	Acceptable
<i>WATER QUALITY AND STORMWATER</i>	The development is not anticipated to have a long-term impact on water quality or stormwater impacts. Stormwater will be discharged into the existing stormwater drainage lines located on the site.	Acceptable
<i>SOILS, SOIL EROSION</i>	The proposal is expected to undertake earthworks associated with the construction of the new buildings as such suitable erosion and sedimentary run-off control measures would be implemented during the construction phase.	Acceptable

<i>AIR AND MICROCLIMATE</i>	The development is not anticipated to have adverse impacts on air and microclimate.	Acceptable
<i>FLORA AND FAUNA</i>	Given the absence of any recorded endangered flora or fauna on site, there is not anticipated to be any adverse impacts upon the habitat of a threatened species or ecological communities.	Acceptable
<i>WASTE</i>	The builder will be required to appropriately dispose of any waste or rubble generated during the construction and demolition process to a licensed waste facility. Once the development has been completed the site will continue to dispose of their waste to the Coolamon landfill.	Acceptable
<i>NOISE AND VIBRATION</i>	No adverse noise or vibration impacts are anticipated as a result of the proposal which would operate within statutory acoustic limits. There will be temporary noise and vibration impacts during construction and demolition works, however this will be for a short term only.	Acceptable
<i>HOURS OF OPERATION</i>	Not applicable.	Not applicable
<i>NATURAL HAZARDS (FLOOD AND BUSHFIRE)</i>		Not applicable
<i>TECHNOLOGICAL HAZARDS</i>	The development is unlikely to create any technological hazards.	Acceptable
<i>SAFETY, SECURITY AND CRIME PREVENTION</i>	No adverse safety and security impacts are anticipated as a result of the proposal.	Acceptable
<i>SOCIO-ECONOMIC IMPACT IN THE LOCALITY</i>	Short-term economic benefits of this development are expected to result due to expenditure and employment of local contractors in the construction and related industries.	Acceptable
<i>SITE DESIGN AND INTERNAL DESIGN</i>	The proposed site design and layout is considered satisfactory. All traffic movements and parking facilities have adequately been addressed throughout the design stage.	Acceptable
<i>LANDSCAPING</i>	The site has existing landscaping treatments in place and a majority of these will remain unchanged.	Acceptable
<i>CONSTRUCTION</i>	All works would be carried out in conjunction with the relevant BCA and Australian Standards. The construction and demolition works would be executed during approved construction hours only.	Acceptable
<i>CUMULATIVE IMPACTS</i>	There are considered to be no adverse cumulative impacts as a result of the development.	Acceptable
<i>DISABLED ACCESS</i>	Disabled access will be provided in accordance with the BCA and AS 1428.1.	Acceptable
<i>SIGNAGE</i>	Not applicable. No signage is proposed.	Not applicable
<i>SETBACKS AND BUILDING ENVELOPES</i>	The setbacks proposed for the development are compatible with the surrounding built form and lined in accordance with BCA requirements.	Acceptable

## 6 CONCLUSION

This SEE report has been prepared to support the Development Application (DA) for the upgrade works to the Coolamon Showground located at Lot 262, DP 750846, Wildman Street, Coolamon. The proposal has been described and discussed in previous sections of this report and has been considered in respect of the relevant planning framework that is applicable to this proposed development. The proposal is considered to be permissible for the following reasons:

- The proposal is permissible under the provisions of the Coolamon Local Environmental Plan 2011 and meets the objectives of the applicable RU4 zone;
- The proposal complies with the applicable controls of the Coolamon Development Control Plan 2015 with no variations requested; and
- The proposal would not have any detrimentally adverse environmental consequences, nor would it have an adverse effect on the area or neighbouring residents.

As demonstrated throughout this report, the development is permissible with consent, subject to a merits assessment.