

# Statement of Environmental Effects

**Address:** Rye Park Recreational Grounds

**Job:** Development Application – Demolition of an existing pavilion

**Client:** Rye Recreational Trust

**JLL Designs**

**Joshua Laurie**

# Proposed Development

The proposed development is to an existing Class 10 structure that has been requested to be demolished by Crownlands. The proposal meets the requirements of the Hilltops Local Environmental Plan 2022 and the Boorowa DCP 2015 as outlined below.

## Context and Setting

The existing land house sits within an existing RU5: Village zone, and services the requirements of the village. Due to the existing structure being deemed unsafe, the trust have been requested by Crownlands to remove the structure. The proposal will not impact upon the surrounding located as the existing pavilion is not used for any events etc.



Figure 1 - Aerial Image of the Site

## Neighbouring and Noise Impacts

The proposal is not expected to have any impact on neighbours, as the proposal will be pulled down by hand and minimal impact should be felt on surrounding neighbours. The works are also a significant distance away from any surrounding allotments.

## Property Access

The property has an existing access that will be utilised during demolition.

## Waste Disposal

All builders waste will be stored in bins onsite during construction and be disposed of at the Hilltops Council's Waste Services periodically.

## Effluent Disposal – Onsite Facilities

There is an existing bathroom facility onsite that will be utilised by workers during demolition.

## Electricity

All existing electrical within the building was decommissioned many years ago.

## Environmental Impacts

The land of which the proposed shed sits is currently a Class 10 structure and as a result of this development no environmental impact will occur, as the proposed demolition will be within the envelop of the existing she and surrounding land of which has been altered significantly throughout the history of the recreational grounds.

## Bushfire Prone

The subject land is identified to be bushfire prone land but due to the nature of the proposal, and the fact we are not proposing any new works and the minor nature of the works no bushfire assessment has been made.

# Heritage Area

The land is identified as having significant heritage value. As the proposed structure is part of an ancillary purpose and the requirement for it to be removed by Crownlands the heritage value is deemed to be of minimal value.

## Permissibility

### Hilltops Local Environmental Plan 2022

#### Zone RU5 Village

##### 1 Objectives of zone

- To provide for a range of land uses, services and facilities that are associated with a rural village.
- To ensure that development is sustainable and does not unreasonably increase the demand for public services or public facilities.
- To promote and encourage development that will strengthen the character and economies of Hilltops villages.
- To enable a range of development, including diverse housing forms and complementary business uses taking into account the distinct character of each village.

##### 2 Permitted without consent

Environmental protection works; Home occupations

##### 3 Permitted with consent

Centre-based child care facilities; Community facilities; Dwelling houses; Light industries; Liquid fuel depots; Neighbourhood shops; Oyster aquaculture; Places of public worship; Recreation areas; Recreation facilities (indoor); Recreation facilities (outdoor); Respite day care centres; Roads; Schools; Sewage reticulation systems; Tank-based aquaculture; Any other development not specified in item 2 or 4

##### 4 Prohibited

Agriculture; Air transport facilities; Airstrips; Animal boarding or training establishments; Boat building and repair facilities; Boat launching ramps; Charter and tourism boating facilities; Co-living housing; Correctional centres; Creative industries; Crematoria; Eco-tourist facilities; Electricity generating works; Extractive industries; Farm buildings; Forestry; Garden centres; Hardware and building supplies; Heavy industrial storage establishments; Helipads; High technology industries; Home occupations (sex services); Industrial retail outlets; Industrial training facilities; Industries; Jetties; Landscaping material supplies; Local distribution premises; Marinas; Mooring pens; Moorings; Multi dwelling housing; Open cut mining; Residential flat buildings; Restricted premises; Rural industries; Rural workers' dwellings; Sewerage systems; Sex services premises; Specialised retail premises; Timber yards; Warehouse or distribution centres; Water recreation structures

The proposal does not contravene the zoning of the land and the works proposed are appropriate and suiting to the character of the use of the land.

## 6.1 Earthworks

The proposed development does not include any earthworks as all infrastructure exists.

## 6.2 Essential Services

Development consent must not be granted to development unless the consent authority is satisfied the following services that are essential for the development are available or that adequate arrangements have been made to make them available when required:

- (a) the supply of water,
- (b) the supply of electricity,
- (c) the disposal and management of sewage,
- (d) stormwater drainage or on-site conservation,

All services exist, and no alteration will occur as part of the proposed works.

## 6.3 Terrestrial biodiversity

1. The objective of this clause is to maintain and enhance terrestrial biodiversity by:
  - (a) protecting native fauna and flora, and
  - (b) protecting the ecological processes necessary for their continued existence, and
  - (c) encouraging the conservation and recovery of native fauna and flora and their habitats.
2. This clause applies to land identified as “Biodiversity” on the [Terrestrial Biodiversity Map](#).
3. In deciding whether to grant development consent for development on land to which this clause applies, the consent authority must consider:
  - (a) whether the development is likely to have:
    - i. an adverse impact on the habitat, condition, ecological value and significance of threatened species, populations or ecological communities on the land, and
    - ii. an adverse impact on the importance of the vegetation on the land to the habitat and survival of native fauna, and
    - iii. the potential to fragment, disturb or diminish the biodiversity structure, function and composition of the land, and
    - iv. an adverse impact on a regionally significant species of fauna or flora, or habitat, and
    - v. an adverse impact on the habitat elements providing connectivity on the land,
  - (b) appropriate measures to avoid, minimise or mitigate the impacts of the development.

- (4) Development consent must not be granted to development on land to which this clause applies unless the consent authority is satisfied:
- (a) the development is designed, sited and will be managed to avoid a significant adverse environmental impact, or
  - (b) if a significant adverse environmental impact cannot be reasonably avoided by adopting feasible alternatives—the development is designed, sited and will be managed to minimise the impact, or
  - (c) if a significant adverse environmental impact cannot be minimised—the development will be managed to mitigate the impact.

The proposed development does not propose any works outside of the existing structure and or the existing maintained areas surrounding the shed. As such the proposed development will have minimal impact upon any land and if it does it will be apart of the land surrounding the shed that is currently highly modified Category 1 grasslands.

## Conclusion

As a result of the above and the other information provided to Hilltops Council, it is our belief that the attached development should be subject to approval due to the minor nature of the works involved and due to the shed already existing in-situ. The proposed development will further enhance the character of the locality and have no impact upon the neighboring district.