



# Statement of Environmental Effects

## Pro forma for minor development involving a commercial/industrial change of use

This pro-forma may be used for minor development proposals that require a development application. This pro-forma is not comprehensive for development uses other than the minor commercial/industrial change of uses.

If you believe a particular section does not apply to your proposal, please give a brief explanation as to why it does not apply.

Include your completed SEE with your development application documents for lodgement.

### Property Details

Applicant Name:	Tamworth Regional Council	
Lot: 142, 42, 11, 13, 33-40	Section:	DP: 1109647, 975280, 1128574 1143805, 95995
House No:	Street: Carter St, Plain St,	
Shop or Factory Unit No:		
Suburb:	Taminda	

*I wish to apply for the use of an existing (tick relevant box):*

Shop	<input type="checkbox"/>	Warehouse	<input type="checkbox"/>
Office Building	<input type="checkbox"/>	Office Unit	<input type="checkbox"/>
Factory Building	<input type="checkbox"/>	Factory Unit	<input type="checkbox"/>

### Description of the Proposed Change of Use

A temporary event including;

- a fully fenced venue with four NRL standard surfaces with one field prepared as a premium oval with temporary grandstands;
- each field will have temporary fencing (crowd control barriers) for player and supporter safety;
- provision of adequate parking within walking distance, with at least 500 parking spots at the venue;
- electronic scoreboards on each field;
- use of an onsite sporting clubhouse to serve as an administration block;
- access to adequate power for organisers, service providers and food vendors;
- daily waste removal, including a focus on recycling;
- provision of temporary ticket booths; and
- toilet facilities to satisfy anticipated attendance levels;

## Present and Previous Uses

*Tell us what the land has been used for in the past and/or the present:*

.....  
This area is Primarily used as a Sporting field  
.....  
.....

## Description of the Site and Surrounding Locality

What are the physical features of the site such as its shape and dimensions, slope, car parking, existing building/s, what are the existing uses in the surround locality?:

.....  
See Attached Plan  
.....  
.....  
.....  
.....

## Proposed Business Details

### Proposed hours of operation:

Monday to Friday                      Friday 7am - 7pm  
Saturday                                  Saturday 7am - 7pm  
Sunday & Public Holidays          Sunday and Monday 7am - 7pm

*Please Note:* Council may request additional information requiring you to provide evidence that the work being undertaken will not cause noise impacts on adjoining properties.

**Staff** - How many staff will be employed?                      10+ .....

### Parking and Traffic Generation

How many car parking spaces are on site?                      500+ .....

How many Private Staff vehicles will be parked on the site?                      10 .....

Vehicles Associated with Business (e.g. fleet):

Cars                      .....

Vans or Utes                      .....

Trucks                      .....

Type and size of trucks to visit the site (e.g. large rigid trucks)                      Semi Trailers, LR and HR .....

Frequency of visits (e.g. once a day)                      Once per day .....

Purpose of visits (e.g. delivery of stock)

Delivery of equipment and Stock

**Loading and Unloading** - Council generally requires that goods be loaded and unloaded from inside the building or on the subject site, particularly in industrial areas.

Will goods be loaded and unloaded from within the building or on the subject site?

Yes ☒ No ☐

If No, provide details on where loading and unloading will take place and how often this will occur:

.....  
.....  
.....

**Do you intend to demolish/construct any buildings or structures?**

Yes ☒ No ☐

If yes, provide details below. Demolition/construction works will need to be identified on the plans to accompany the DA:

Installation of a portable Grand stand, and other temporary Structures such as  
6m x 6m marquees, portaloos, 6m x 3m demountable office, trailer mounted scoreboards,  
installation of temporary fencing and barriers  
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## SIGNAGE

Do you intend to erect/replace any signs?

Yes ☐ No ☒

If Yes, please provide details. If new signs are proposed, plans will be required to accompany the D.A.

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## POLLUTION/WASTE CONTROL

Will any odour or fumes be generated by the proposed use?

Yes ☒ No ☐

If YES, provide details including methods of controlling emissions:

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.....  
.....  
.....

Will the development result in any form of water pollution or erosion (e.g. sediment run-off during construction)?

Yes ☐ No ☒

If YES, provide details including methods of controlling water pollution or erosion:

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How will rubbish be disposed of?

240 litre MGB event bin as well as 3 cubic metre skip bins for cardboard waste

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#### COMPLIANCE WITH RELEVANT PLANNING CONTROLS

**Applicants must check the relevant Council planning controls before completing this section. These are available from Council's website [www.tamworth.nsw.gov.au](http://www.tamworth.nsw.gov.au).**

Does the application seek a variation, or is subject to the provisions from any of the following planning controls:

Tamworth Regional Local Environmental Plan 2010	<input checked="" type="checkbox"/> No <input type="checkbox"/> Yes
Tamworth Regional Development Control Plan 2010	<input checked="" type="checkbox"/> No <input type="checkbox"/> Yes
<i>Any other relevant State Environmental Planning Policies?</i>	
SEPP No. 55 – Remediation of Land	<input checked="" type="checkbox"/> No <input type="checkbox"/> Yes <input type="checkbox"/> N/A
SEPP No. 64 – Advertising and Signage	<input checked="" type="checkbox"/> No <input type="checkbox"/> Yes <input type="checkbox"/> N/A
<i>Any other relevant Planning Controls?</i>	<input checked="" type="checkbox"/> No <input type="checkbox"/> Yes <input type="checkbox"/> N/A

*If you answered yes to any of the above, please provide additional comments below and provide a justification to support a variation to the standard.*

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## Essential Services

Tell us how you will be providing these services:

Water:	Services already available and additional potable water stations will be connected to existing supply
Sewer:	Existing toilets and the installation of portaloos
Stormwater:	NA
Power:	Use of existing infrastructures and temporary generators
Telephone:	NA

## Applicants Details

Completed By	
Signature:	
Date:	14/03/2025

**Remember - this pro forma is for minor development, being:  
CHANGE OF USE COMMERCIAL/INDUSTRIAL DEVELOPMENTS ONLY**

**If your proposal does not fall into this category, you will need to provide a greater level of information and additional clauses and requirements will be applicable.**







