STATEMENT OF ENVIRONMENTAL EFFECTS

6 Bidgee Close
Jiparu
MURRUMBATEMAN NSW

22 April 2025 V01

FRANKLIN CONSULTING AUSTRALIA PTY LIMITED
GPO Box 837 CANBERRA ACT 2601
www.soilandwater.net.au

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Principal Consultant
John Franklin M App Sc, BSc, EIANZ

Contact details: GPO Box 837
Canberra ACT 2601
P 02 6179 3491
M 0490 393 234
soil.land.water@gmail.com
www.soilandwater.net.au

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INTRODUCTION

This Statement of Environmental Effects (SEE) supports the development application for a constructed soccer field and light towers at 6 Bidgee Close, Murrumbateman.

The information presented in the SEE responds to some of the specific items requested by Yass Valley Council in correspondence dated 06 March 2025, Ref. C20A 24/25. Items not addressed in the SEE are dealt with separately.

Address

Lot 59 DP 270586
6 Bidgee Close
Murrumbateman NSW

Development

The development involves the construction of a soccer field with associated artificial turf surface, fencing and lighting.

The artificial turf surface provides a durable playing surface similar to real grass without the associated maintenance and water requirements. Fencing limits access and damage to the field from kangaroos and stops soccer balls from escaping the playing area.

Lighting allows the full use of the facility particularly during short days in winter months which correspond to the soccer season. The owner has advised the soccer field is used for personal use only with the owner and his son heavily involved in the sport.

Area

Area of Disturbance Associated with Soccer Field Construction:
3,020 m^2 (approx.)

Boundary Setbacks:
5.1m (northeast)
6.77m (south)
33.84m (east – Bidgee Close)

Site Description

The lot is located in the large lot residential subdivision of Jiparu, south of Murrumbateman. The lot is approximately 2ha and includes two residential dwellings, two sheds and associated infrastructure.

The constructed soccer field is approximately 50 metres southwest of the dwellings and located in the south west corner of the lot (refer **Figures 1 & 2**).

The soccer field area has been built up with imported fill to create a level area of sufficient size to accommodate the field.

The fill platform grades back to natural ground level with grassed batters which terminate well within the property boundary. The closest setback from the property boundary is 5.1 metres from the south west boundary line.

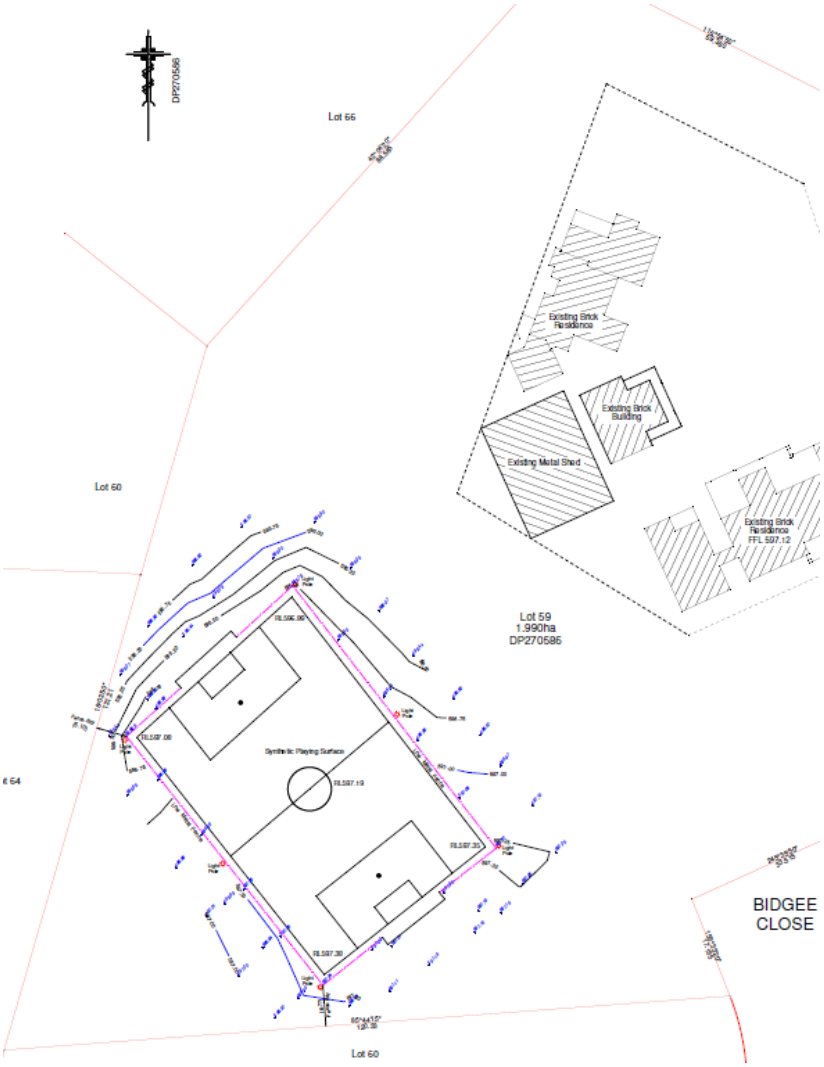

Figure 1: Layout

Figure 2: Site Layout

Access

The field is located approximately 34 m from the Bidgee Close boundary. The site can be accessed directly from Bidgee Close through a gate however there is no formed road or parking areas associated with the field.

BASIX SEPP

N/A

Zone/Lot Size

The site is located on land zoned **R5 Large Lot Residential**.

Under the *Yass Valley Local Environmental Plan 2013*, Part 2, the zone allows for recreation areas to be permitted with consent, see below extract.

Zone R5 Large Lot Residential

1 Objectives of zone

- To provide residential housing in a rural setting while preserving, and minimising impacts on, environmentally sensitive locations and scenic quality.
- To ensure that large residential lots do not hinder the proper and orderly development of urban areas in the future.
- To ensure that development in the area does not unreasonably increase the demand for public services or public facilities.
- To minimise conflict between land uses within this zone and land uses within adjoining zones.
- To ensure that development is provided with an adequate water supply and the disposal of sewage.

2 Permitted without consent

Environmental protection works; Extensive agriculture; Home-based child care; Home businesses; Home occupations

3 Permitted with consent

Animal boarding or training establishments; Bed and breakfast accommodation; Bee keeping; Camping grounds; Caravan parks; Dual occupancies; Dwelling houses; Emergency services facilities; Environmental facilities; Exhibition homes; Farm buildings; Group homes (transitional); High technology industries; Home industries; Information and education facilities; Oyster aquaculture; Pond-based aquaculture; Recreation areas; Respite day care centres; Roads; Signage; Tank-based aquaculture; Truck depots; Veterinary hospitals

4 Prohibited

Any development not specified in item 2 or 3

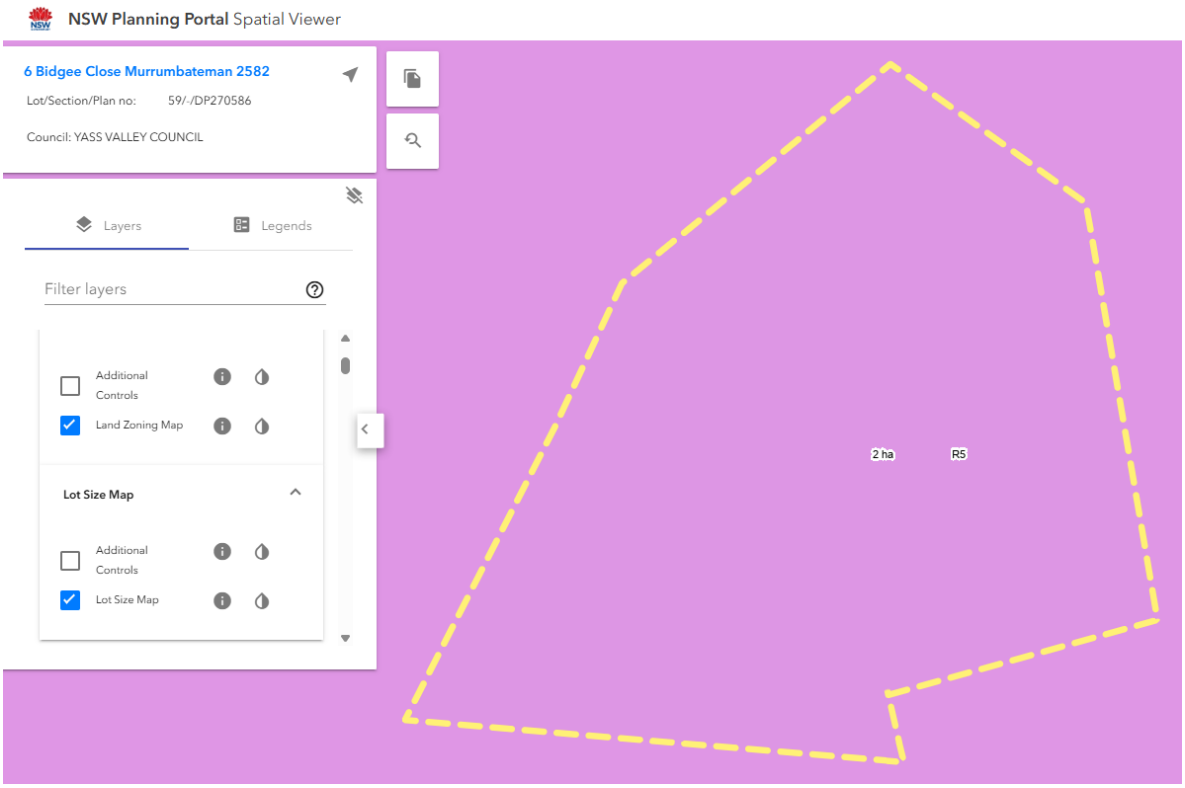

Figure 3: Zone and Minimum Lot Size

Context & setting

***Locality*:** The lot is part of a rural residential sub-division of large lots. The size of the lots allow for use of larger areas of land for recreational purposes such as tennis courts, basketball courts, large rural sheds and large areas of lawn and gardens. In this setting the construction and private use of a soccer field is not considered inconsistent with surrounding land use.

***Neighbourhood impact*:** The neighbouring impact of the soccer field is similar to that of a private tennis court with lights. There is no overshadowing or privacy concerns due to the distance from surrounding houses. Boundary plantings provide screening from neighbouring dwellings, refer **Figures 4 & 5.**

Noise impact: The soccer field is for private use and will not increase noise beyond that associated with normal outdoor recreational activities in rural residential areas.

Figure 4: Boundary screen plantings on southern and southwestern boundary.

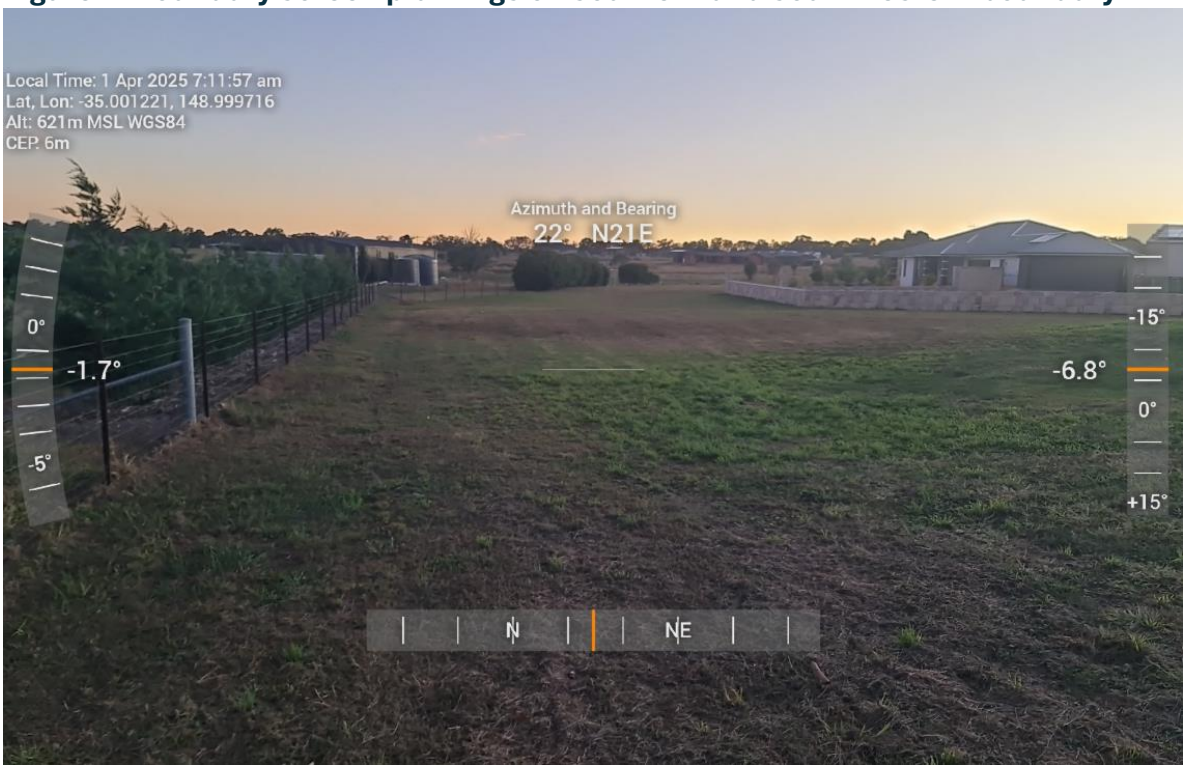

Figure 5: Boundary screen plantings on western and northwestern boundary.

Waste & servicing

***Builders waste*:** N/A – construction has occurred. There are no residual stockpiles of unused building material or imported fill material on the site.

***Effluent disposal*:** N/A – the facility does not include change rooms/bathroom.

***Stormwater*:** The soccer field has an artificial turf surface which is porous and allows drainage to underlying earth fill material and natural ground beneath. Any potential increase in run-off associated with the artificial surface having a different permeability than surrounding naturally vegetated paddocks would be assimilated by the surrounding areas of well vegetated paddock downslope of the soccer field and upslope of boundaries. Surface water drainage issues are discussed in more detail in following sections.

***Household waste*:** There is no additional waste created by the use of the facility.

***Power & telephone services*:** The lights are connected to the existing domestic power supply. Specifications of lighting to be provided separately.

Environmental impacts

***On-site erosion*:** The site is not identified as High Soil Erodibility on the *Yass LEP Natural Resources Land map*. The construction of the soccer field has been completed therefore construction related soil and water management issues cannot be addressed. The site including the batter slopes and surrounding disturbed areas have been revegetated and appear in stable condition. Fill batter grades are appropriate and stable with good groundcover of vegetation.

***Excavation/Fill*:** The area containing the soccer field was built up using imported fill material. As the soccer field has been completed, issues related to the placement and compaction of fill material cannot be addressed. Issues related to the use of imported fill material (including estimation of volumes and proof of VENM status) are addressed separately from this SEE. Fill batter grades are appropriate and stable with good groundcover of vegetation.

***Vegetation*:** The site is not identified as within 'Biodiversity' land on the Yass Valley LEP *Natural Resources Biodiversity map*, refer **Figure 6**.

Based on a review of historical aerial imagery the proposal did not involve removal of any large trees and the vegetation impacted was modified groundcover associated with historical grazing land use.

***Salinity*:** The site is not identified as Dryland Salinity on the *Yass LEP Natural Resources Land map*, refer **Figure 6**.

There were no dryland salinity indicators observed during the site inspection such as the bare scalded areas of prevalence of saline indicator species in groundcover vegetation such as sea barley grass.

The construction and use of the soccer field facility will not increase the potential for dryland salinity as there will be no associated increase in accession to groundwater tables.

***Groundwater vulnerability*:** The lot is not mapped as groundwater vulnerable on the Yass LEP 2013, refer **Figure 6**.

The construction and use of the soccer field facility will not impact groundwater systems as there are no foreseeable associated increase in accession to groundwater tables or impacts to groundwater quality.

The soccer field surface is artificial turf and will not require additional water resources to maintain the grass.

Riparian land & watercourses: The site is not identified as within watercourse land on the *Riparian Lands and Watercourses Map – Yass LEP 2013*, refer **Figure 6**.

The soccer field surface is artificial turf and will not require additional water resources to maintain the grass.

The site is stable and well vegetated so there are no foreseeable impacts to surface water quality of downstream riparian areas of watercourses resulting from sedimentation or erosion issues.

Figure 6: Yass Valley Local Environment Plan (2013) - Environmental Issues

Bushfire

The soccer field facility does not change the bushfire risk profile to surrounding dwellings from that of the surrounding managed vegetation in adjacent paddocks.

Flood prone

The soccer field facility is not prone to flooding and does not change the flood risk profile to surrounding dwellings.

Heritage conservation

The site is not identified as, or close to, a heritage item or conservation area.

Overland flow impacts

The potential for the construction of the soccer field to impact overland flow has been considered in the following way:

1. evaluating potential of the development to **impact overland flow volumes** considering the nature and extent of the development site,
2. **reviewing historical aerial imagery** of the site to understand pre and post development flow patterns,
3. **overlaying the development footprint** to identify areas of potential interaction, and
4. **assessing the significance** of any potential interactions.

It should be noted that no detailed hydrological assessment or modelling has been conducted.

1. **Impacts to overland flow volume**

The potential for the construction and use of the soccer field to impact on the volume of overland flow generated in the area is considered limited due to:

- The soccer field surface is artificial turf which is porous and allows rainfall to drain through the material to underlying foundation substrate and the natural ground

beneath. The potential for increased run-off to be generated from the artificial turf is not the same as from a similar size area of roof, roads, or other hardstand recreation areas such as tennis courts, all of which are common in large lot residential environments.

- The artificial turf surface is flat and porous and has a similar run-off flow retardance as for a natural vegetated flat surface. As a result, the velocity of rainfall runoff generated on the surface is slow which maximises the opportunity for infiltration through the porous surface and evaporative loss to the atmosphere which combines to reduce overland flow volumes.

- The potential for the lack of evapotranspiration from the artificial turf area to result in increased volumes of overland flow is small due to small area (approximately 2,000m^2) combined with the compensatory effect of the built-up area of imported soil material which provides additional soil moisture storage capacity compared to natural soil profile of less depth/volume.

2. Review aerial imagery

Open-source aerial imagery for the site was reviewed from pre-development to most current imagery (7/10/2023).

Images from the following dates were selected as they showed most clearly the flow paths intersecting the site and development activities on properties:

- 19/5/2010 – pre-development
- 14/7/2014 – post development (6 Bidgee Close plus dwellings to south, southwest and southeast built)
- 14/10/2016 – post development (6 Bidgee Close plus dwellings to west, south, southwest and southeast built)
- 27/4/2019 – post development (6 Bidgee Close second dwelling built plus dwellings to west, south, southwest and southeast built)
- 2/11/2021 – post development (6 Bidgee Close second dwelling built plus dwellings to northwest, west, south, southwest and southeast built)
- 7/10/2023 – post development (6 Bidgee Close second dwelling built and soccer field construction commended plus dwellings to northwest, west [including large shed extension to rear], south, southwest and southeast built).

3. **Overlay development footprint** — The dimensioned site plan was overlaid on historical aerial images to show the potential for the development footprint to intersect with natural flow paths. The images are shown in **Figures 7-12.**

4. **Significance of impacts to overland flow** — The potential impacts to overland flow from the construction and operation of the soccer field facility are not considered significant based on the following:
    - The development has limited potential to increase the volume of overland flow generated from the site,
    - The development interacts with the natural flow paths on the lot however flow paths exit the downslope property boundary in the same pre-development location,
    - The development has limited potential to back up run-on water which enters the property through the upslope boundary onto the upslope property.

NAME: **John Franklin, Principal, Soil & Water**

DATE: **22 April 2025 (Date inspected 1 April 2025)**

Figure 7: Flow Paths – 19/05/2010

Figure 8: Flow Paths – 14/07/2014

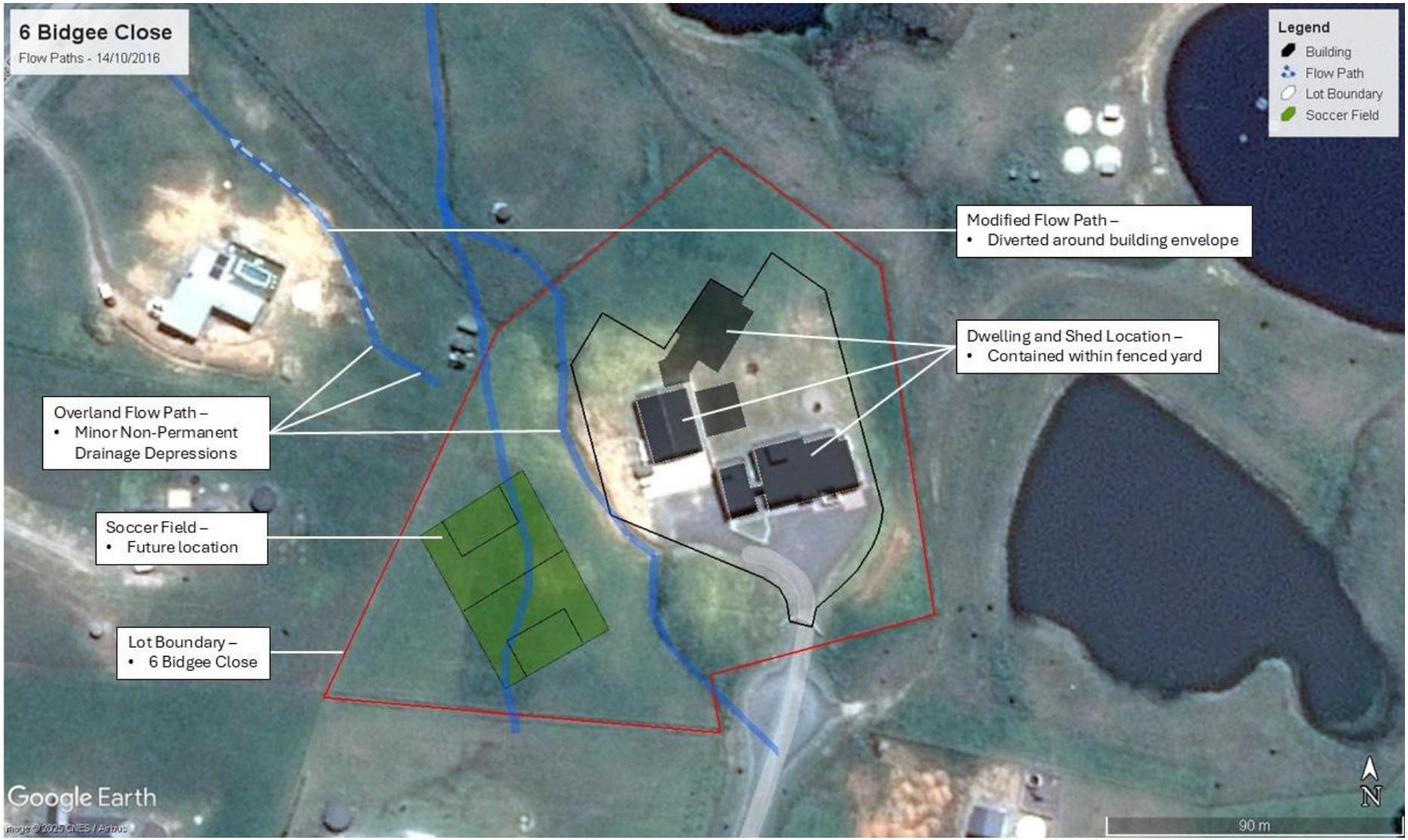

Figure 9: Flow Paths – 14/10/2016

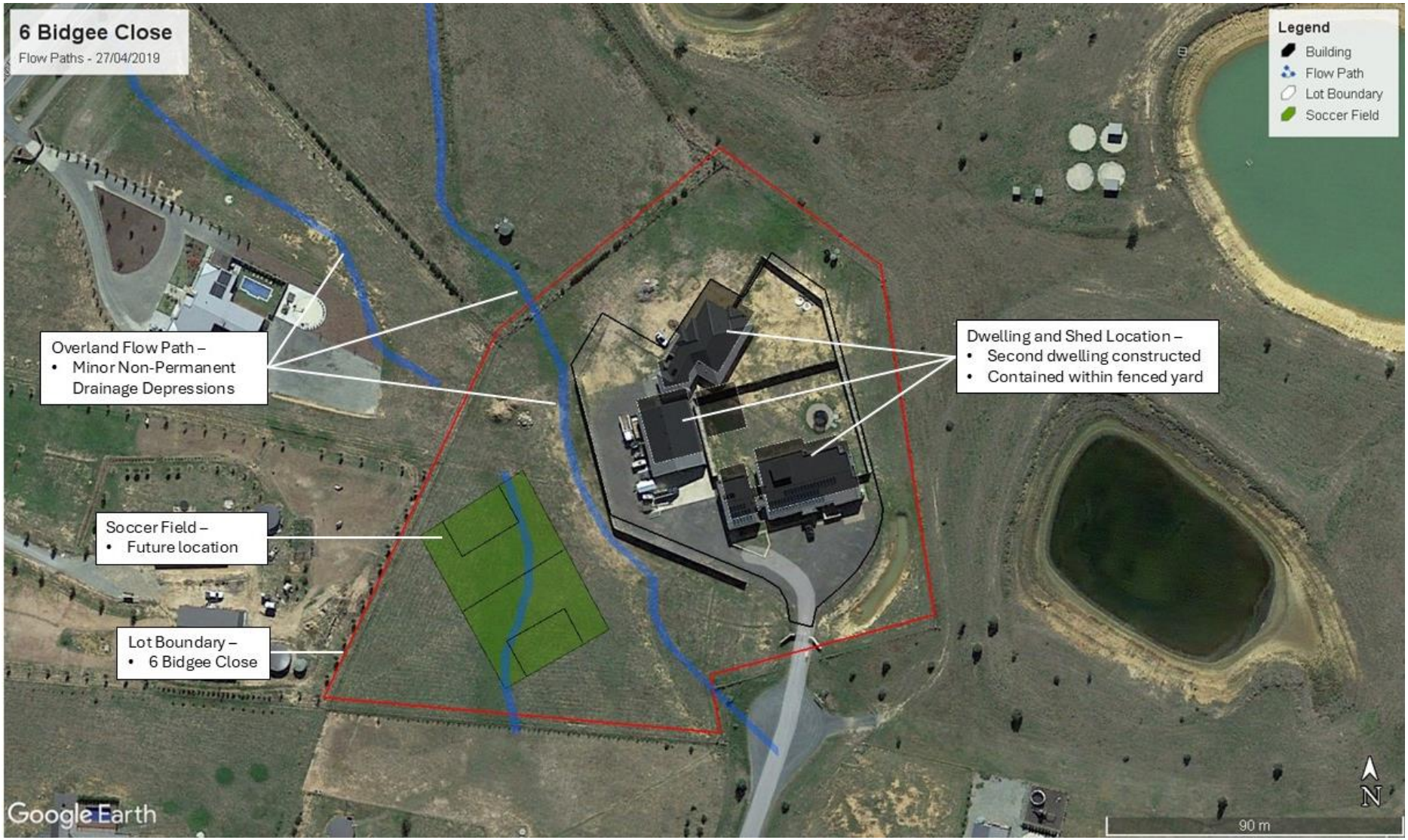

Figure 10: Flow Paths – 27/04/2019

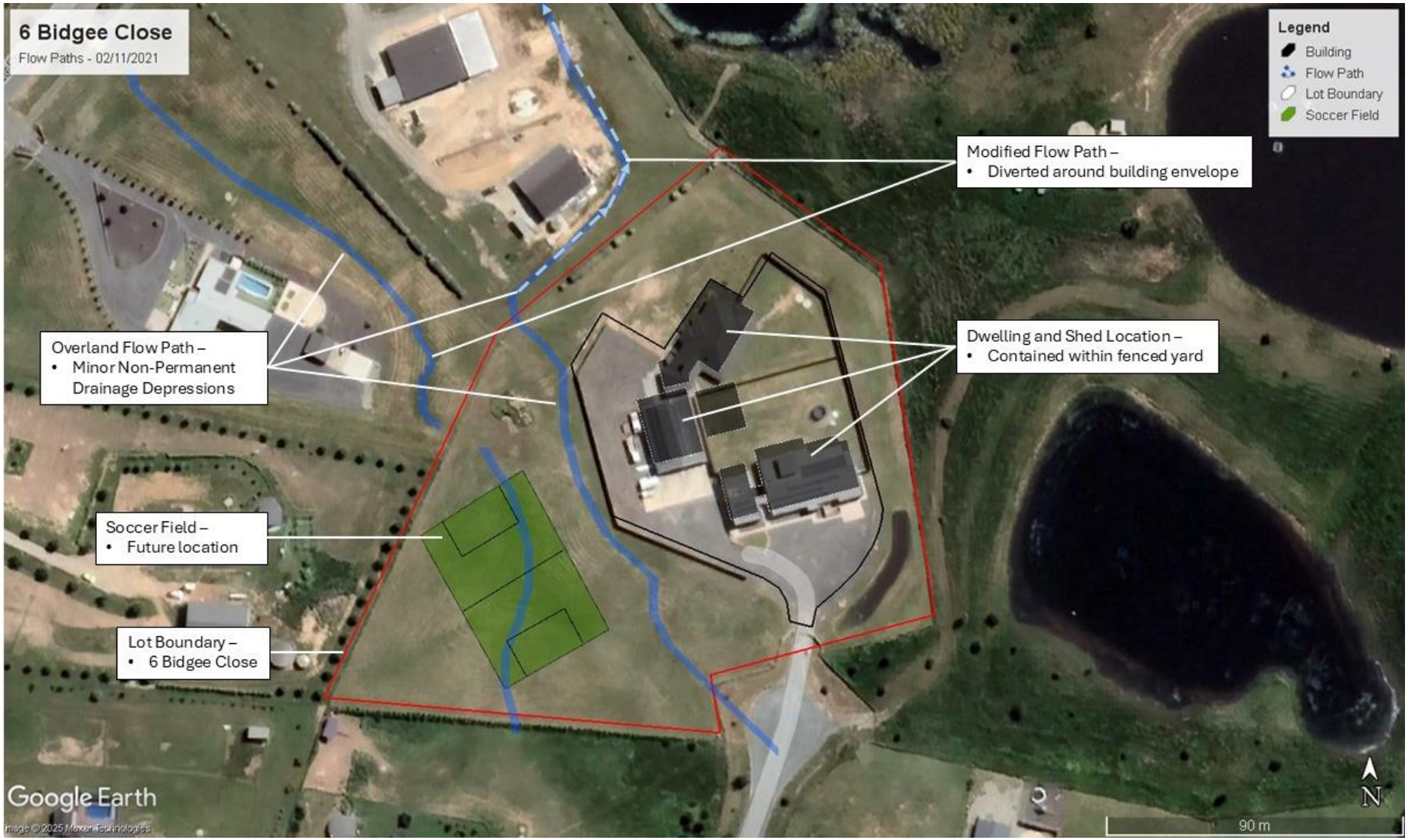

Figure 11: Flow Paths – 02/11/2021

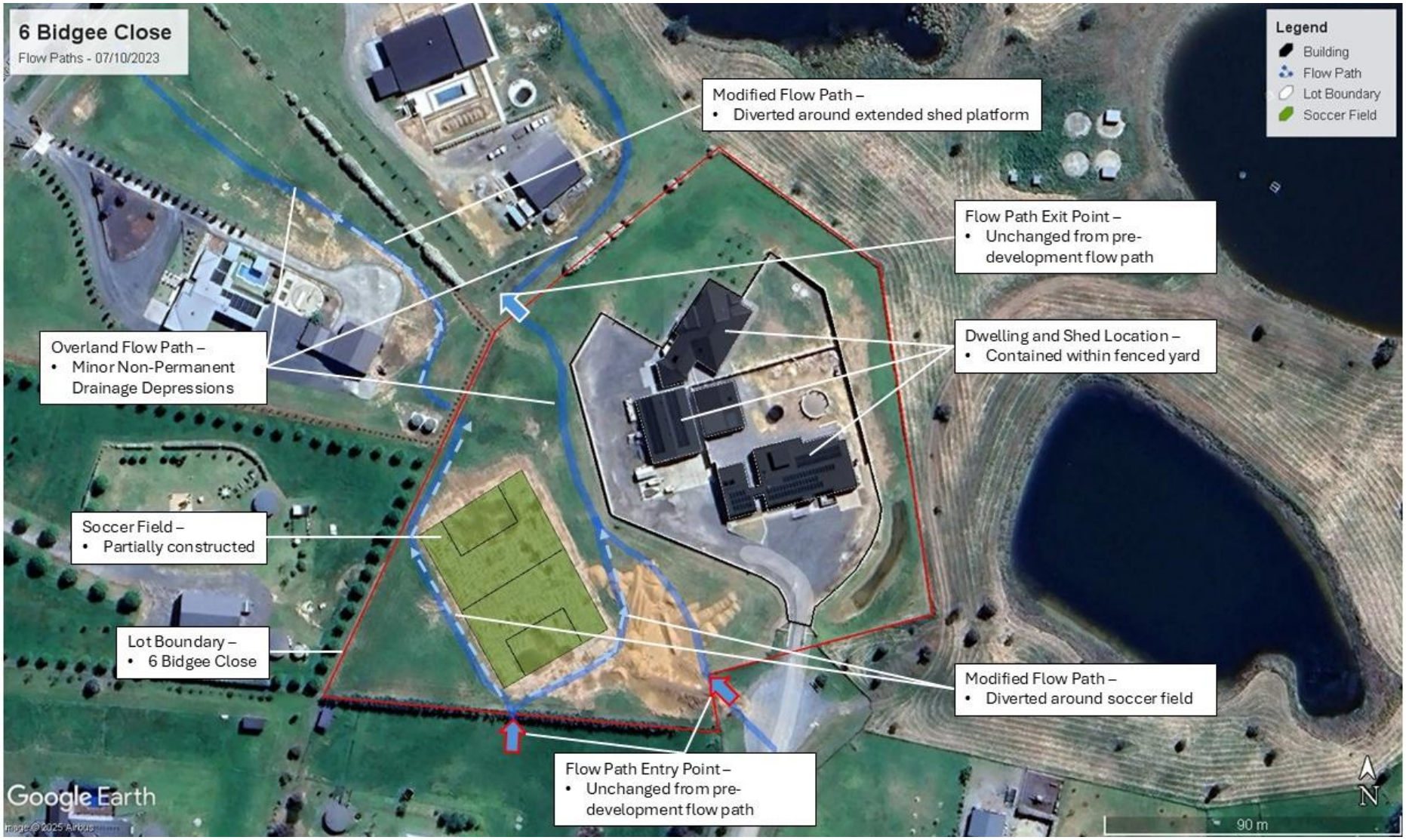

Figure 12: Flow Paths – 07/10/2023