

# Statement of Environmental Effects

Applicant Rules Club Wagga Wagga  
Andrew McIntosh



Project Rules Club Wagga Changerooms  
Address 188 Fernleigh Road, Glenfield Park, Wagga Wagga, NSW 2650  
Property Title Lot 42 DP 1212749  
Issue P1

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# 1. Description of Development

The proposed development seeks approval for the alteration and addition to existing changerooms servicing Maher Oval located within the site of Lot 42 DP 1212749 located at 188 Fernleigh Rd, Glenfield Park, Wagga Wagga, NSW 2650.

## Description of Proposed Buildings

The proposed development includes the demolition of existing brick player interchange seating, the demolition of the existing changeroom facility verandah, the alteration of the existing blockwork changeroom facility exterior, and the addition of more changeroom amenities, provisions for umpire staff rooms, and a canteen.

## Proposed Building Materials and Nominated Colour Scheme

Location	Material	Type and Colour
Exterior Walls (Existing and Proposed)	Cement Blockwork	Dulux 'Ashville'
Exterior Walls	Danpal Everbright Polycarbonate Façade Cladding	'Opal'
Gutters, downpipes, fascia, and flashings	Metal Sheetting	Colorbond 'Monument'
Roof	Corrugated Metal Roofing	Custom Orb Colorbond 'Monument'
Seating	Concrete	Natural Finish
Soffits	Fibre Cement	Raw Finish
Doors and Windows (Existing and Proposed)	Metal Frame, Solid Core Door Leaf	Dulux 'Sweet Mandarin' to Leaf Dulux 'Baltic Mist' to Frame

## Nature of Use

The proposed development is to be used for private recreational purposes, serving the local sporting community at Maher Oval.

## Staging of the Development

The proposed development will make no alterations to the internal arrangement of the existing changeroom facilities.

Demolition requirements:

- Demolition of existing verandah.
- Demolition of existing concrete apron
- Demolition of existing corrugated metal shed and scoreboard.
- Demolition of existing bollards.
- Demolition of brick and corrugated metal roof player interchanges.
- Partial demolition of oval boundary fence.
- General landscaping

Proposed alterations and additions:

- New open verandah to existing changeroom facilities
- New changeroom and umpire facilities to the south of existing building
- New changeroom and canteen facilities to the north of existing building
- New roof between existing and proposed developments
- General cleaning and painting of existing building

## 2. Description of Site

### Location and Description

The site that is subject of this application is formally described as Lot 42 DP 1212749, it is located at 188 Fernleigh Road, Glenfield Park, 2650. The site is approximately 7.3 hectares, with northern frontage of approximately 125m to Fernleigh Rd and 365m of eastern frontage to Glenfield Rd. The site is zoned RE2 private recreation and accommodates several buildings, the main being the Wagga Rules Club in the Northeast Corner of the Site. The site also accommodates the Maher Oval, Netball, bowling, and cricket facilities, and a carpark. Entry to the site is located to the north and is shared between the Social Club and the neighbouring Hotel. See figure 01.

The existing changeroom facilities located to the west of the site are a single-storey blockwork structure, primarily supporting the operational requirements of the Maher Oval. The site generally slopes to the south with large berms located to the south and east of the Maher oval. The majority the vegetation is located to the west and to the east beyond the site boundary along Glenfield Road.

The Site is not zoned as a Bush Fire Prone Area, nor is it located within the Wagga Wagga Flood Plain Zone or heritage protection zone. See figure 03, 04, and 07. It is bordered by zoning IN2 to the north, SP2 to the West, and R1 and RE1 to the South and East. See Figure 02.



Figure 1 – SITE LOCATION MAP (NEARMAPS 2023)

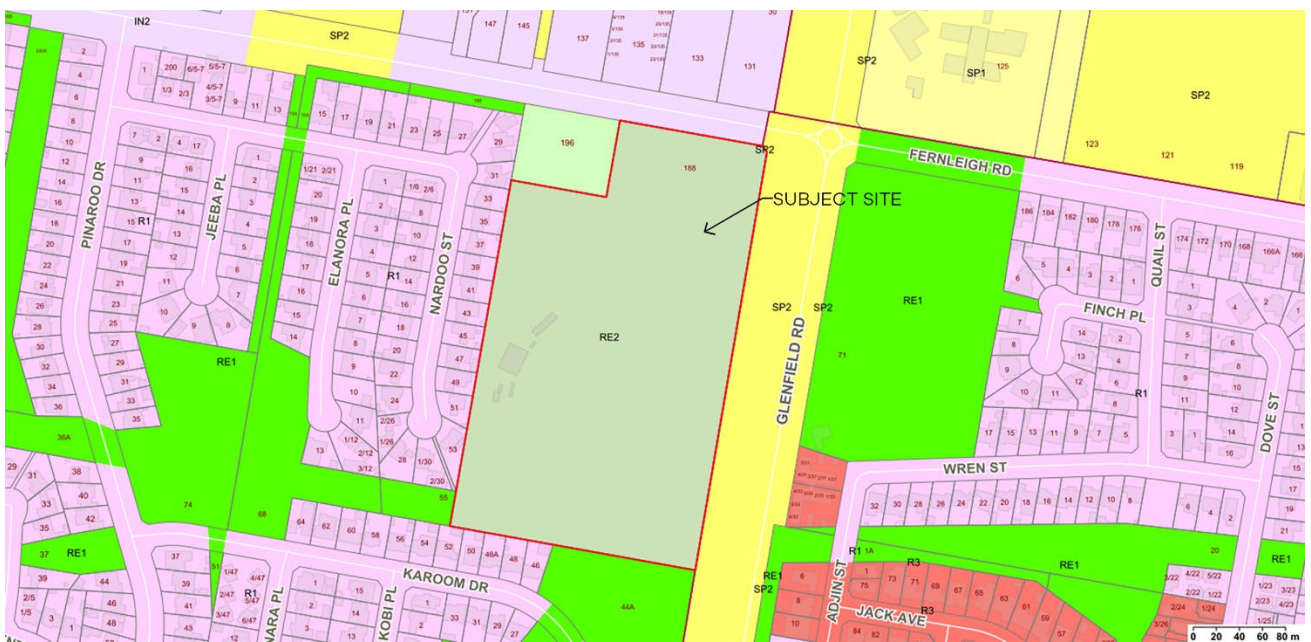


Figure 2 - LAND ZONING MAP



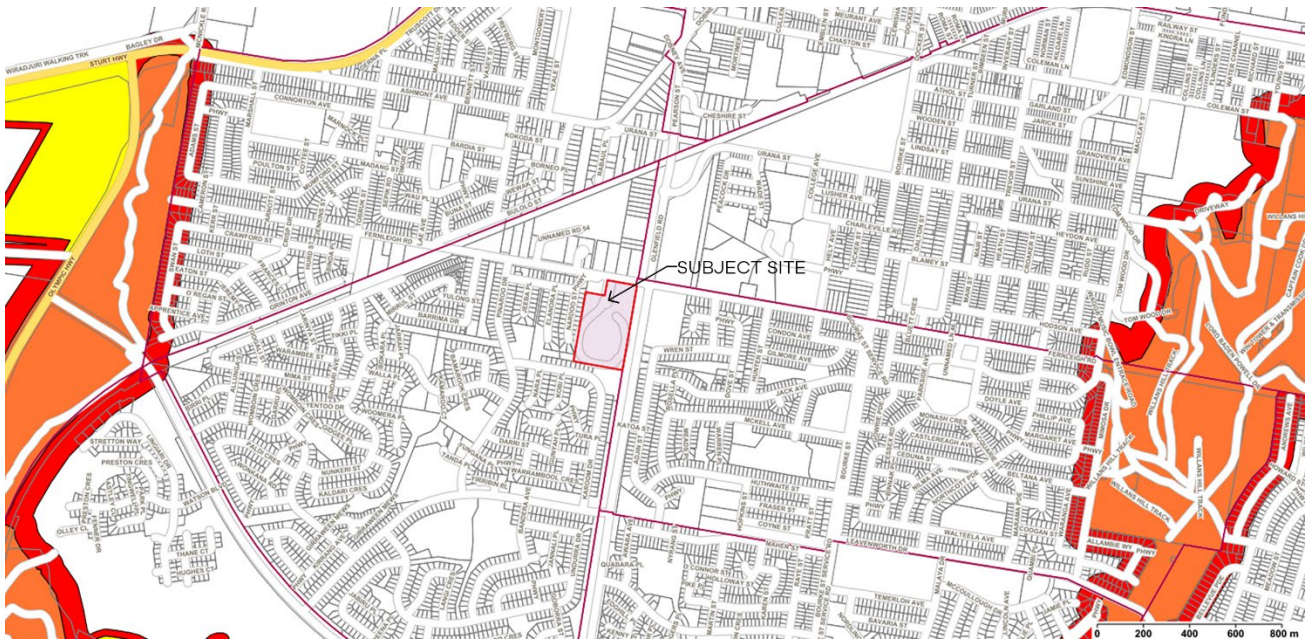


Figure 3 – BUSHFIRE PRONE LAND MAP

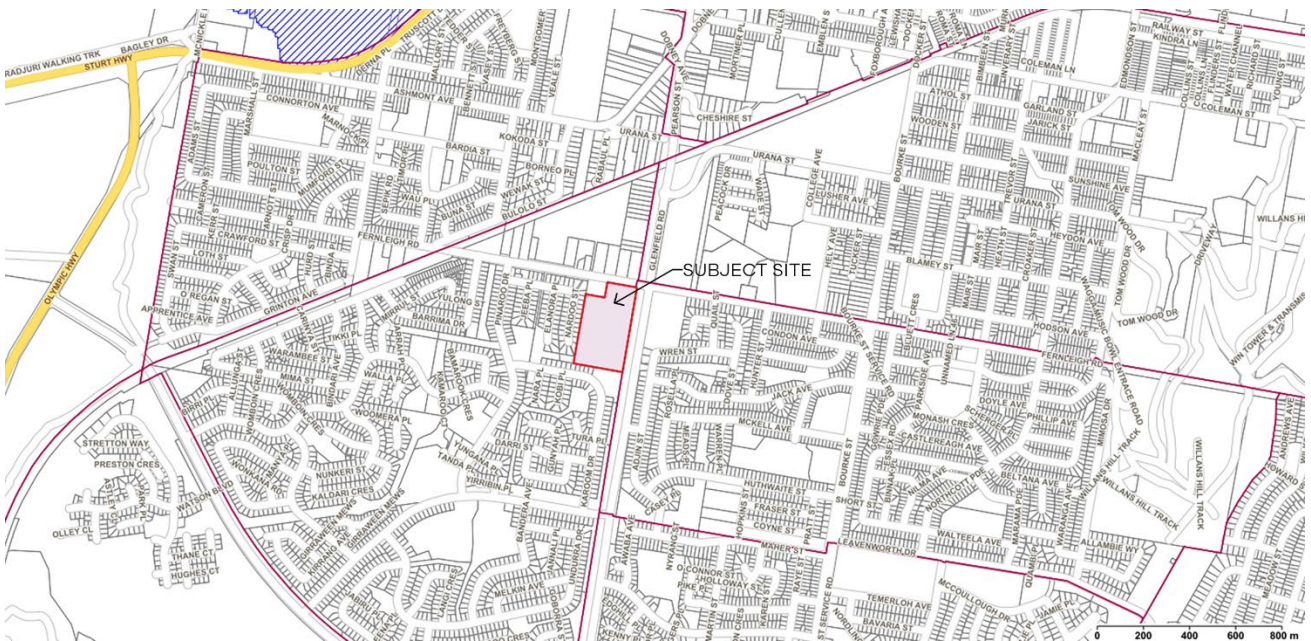


Figure 4 – FLOOD PRONE LAND MAP

### 3. Planning Controls

#### Zoning and Permissibility

The proposed development is permissible in the current zone, consistent with the current zone objectives and in accordance with the relevant development control plan.

#### Wagga Wagga Local Environmental Plan (LEP) 2010

The following parts have been considered relevant to the development proposal:

##### *2.2 Zoning of Land*

The Site is zoned RE2 Private Recreation.

##### *2.3 Zone Objectives*

The proposed development is consistent with the zone objectives as it provides for a use that is compatible with the objectives of the RE2 Private Recreation zoning. It enables land to be used for private recreational purposes and its placement and orientation on the site protects and enhances the existing natural environment.

##### *4.3 Height of Buildings*

The height of the proposed development complements the streetscape and character of the area while preserving the amenity of the neighbouring properties. No maximum height applies to the site. See figure 05.

##### *4.4 Floor Space Ratio*

No Maximum floor space ratio applies to the site. See figure 06.

##### *5.10 Heritage Conservation*

The proposed development is not in a heritage protection zone nor is it likely to affect any items of heritage significance. See figure 07.

##### *5.21 Flood planning*

The Proposed development is not in a flood prone area.

##### *7.1A Earthworks*

Minimal earthworks are required for the proposed development, it is unlikely to have a detrimental impact on the environmental functions and processes, neighbouring uses, cultural or heritage items or features of the surrounding land.

##### *7.3 Biodiversity*

The proposed development does not impact any established vegetation, nor does it involve work to be undertaken in land identified as biodiverse in the Terrestrial Biodiversity Map. See figure 08.



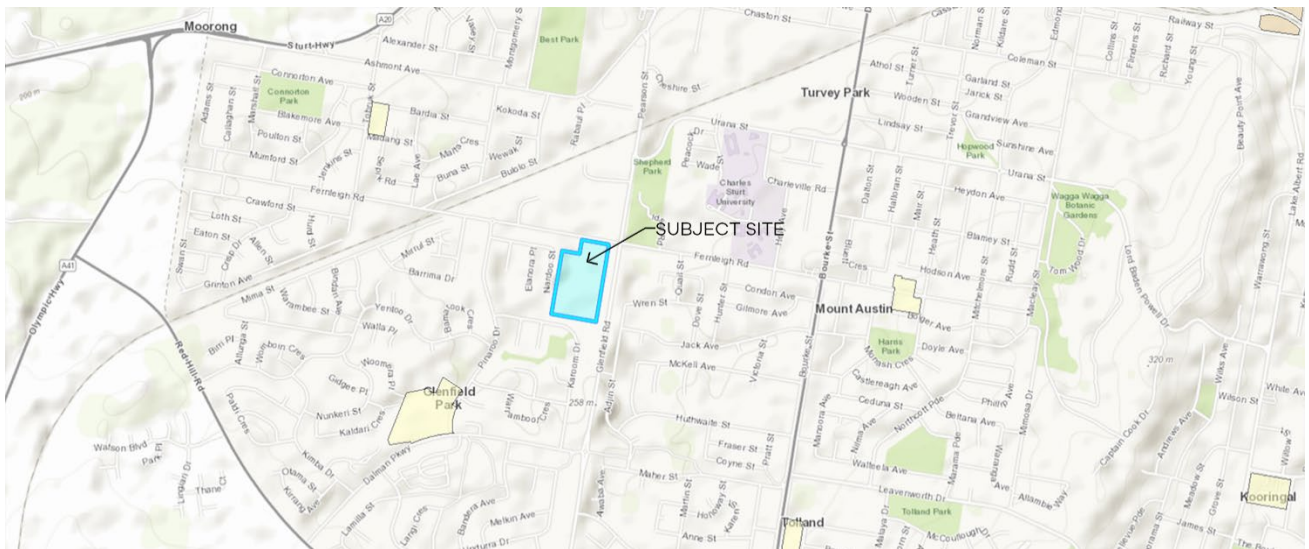


Figure 5 – HEIGHT OF BUILDING MAP

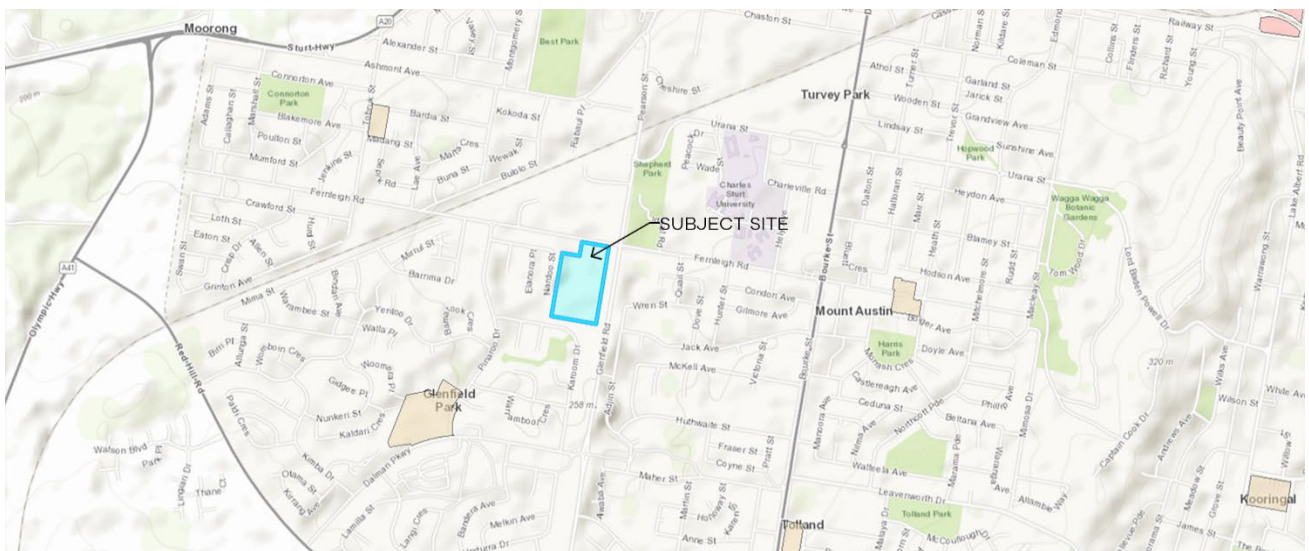


Figure 6 – FLOOR SPACE RATIO MAP

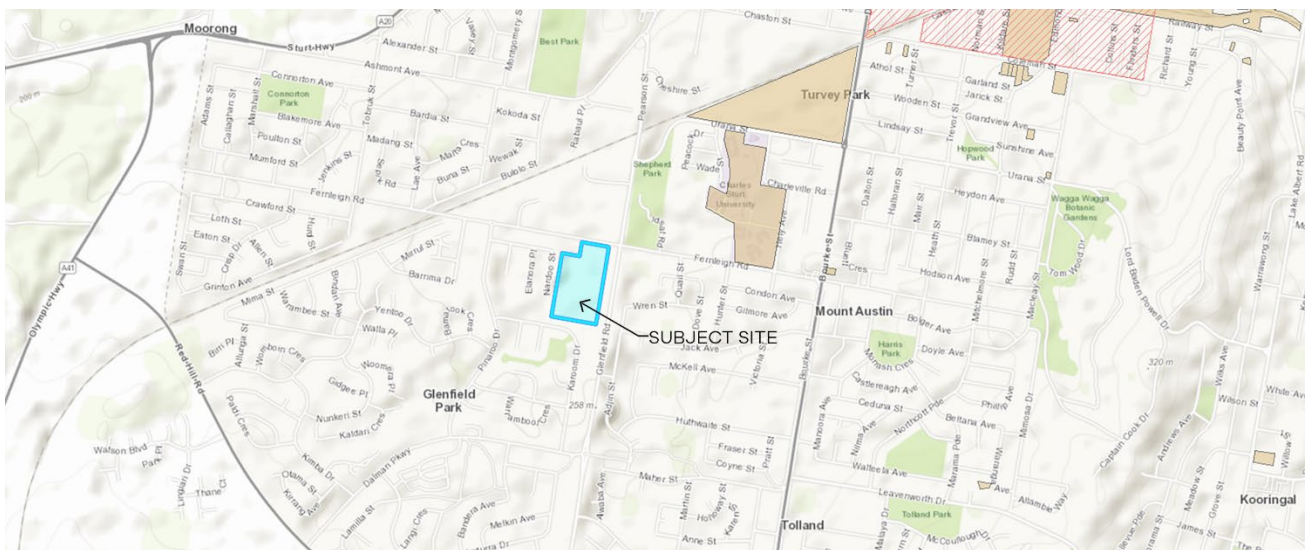


Figure 7 – HERITAGE PROTECTION ZONE MAP





Figure 8 – TERRESTRIAL BIODIVERSITY LAND MAP

## Wagga Wagga Development Control Plan (DCP) 2010

The following sections have been considered relevant to the development proposal:

### *2.1 Vehicle Access and Movements*

The proposed development will have no adverse effects on current access, traffic, and parking.

### *2.3 Landscaping*

The proposed development retains and protects existing vegetation with minimal impact on the existing landscape.

### *2.5 Safety and Security*

**Natural Surveillance** – The proposed design reduces opportunity for un-seen/antisocial behaviour with elevations addressing the street and carparks. The use of outdoor lighting will also assist in deterrence of anti-social behaviour during the night-time period.

**Access Control** – Access to the site is through a shared driveway off Fernleigh Road that provides a manageable control point and is securely monitored.

**Territorial Reinforcement** – The well-defined access points indicate the site is private and securely monitored.

**Space Management** – The proposed development is designed to be durable with the use of hardwearing materials and anti-graffiti measures where applicable.

### *2.6 Erosion and Sediment Control Principles*

Adequate steps to promote the implementation of erosion and sediment control measures by persons undertaking the construction and earthworks will be performed to prevent soil loss and preserve existing vegetation using sediment control methods such as silt fences.

### *4.1 Bushfire*

The Site is not identified as bushfire prone. See figure 3.

#### *4.2 Flooding*

The site is not identified as flood prone. See figure 4.

#### *5.2 Preservation of trees*

The proposed development does not require the removal of existing trees.

#### *5.4 Environmentally sensitive land*

Although some parts of the site have been identified as terrestrial biodiverse no work is proposed on land identified as such. See figure 8.

No State Environmental Planning Policies (SEPPs) were considered applicable to this development.

## 4. Site Suitability

The site is considered suitable for the development in that:

- The site is suitably serviced, located, and zoned for the proposed development.
- The proposed development is consistent with and complements RE2 zoning objectives.
- The proposed development is consistent and compatible with adjoining and surrounding land uses.
- The proposed development will not be visually prominent, inconsistent, or out of character with the surrounding area.
- No significant environmental, safety, security, or crime prevention issues pertain to the site.
- No significant site constraints would render the site unsuitable for the development.

Refer to the Site Survey for details and physical characteristics of the site.

## 5. Present and Previous Uses

The site, zoned for RE2 private recreation, has been used for the purpose of a registered club since the late 1970's and continues to do so at the time of application. The site also houses AFL, netball, cricket, and bowling facilities. The current and proposed uses for the site are suitable under RE2 zoning requirements and objectives. This application proposes no changes to the current land use.

There are no previous or current uses of the site that would suggest site contamination.

## 6. Operation and Management

The proposed changerooms and adjoining canteen will primarily be operated on weekends during sporting events. There are no clear hours of operation relating to the operation of this proposal. The canteen will be staffed by a maximum of 4 volunteers during these events. Cleaning and waste management will be arranged by the existing club on site, making use of the existing loading and

waste removal areas. No potentially hazardous materials or processes will be produced in its operation and its operation will not require the additional movement of trucks or vehicles on site.

## 7. Social Impact

The proposal aims to increase the number of spectators on site for AFL and other sporting activities through the addition of larger covered areas and a canteen to provide food and beverages. The proposal is expected to provide a positive social impact on the surrounding area, creating additional opportunities for the local community with generous modern facilities.

*The Value of a Community Football Club study undertaken by La Trobe University found that for every \$1 spent to run a community football club, there is at least a \$4.40 return in social value.*

*This "social value" is measured in terms of increased social connectedness, wellbeing and mental health status, employment outcomes, physical health and support of other community groups.*

*The Study identified that the reach of a community club is significant; "for every 1 player, football clubs reach 10 people in their community."*



## 8. Economic Impacts

The proposal will provide construction jobs and opportunities to benefit the community. While the addition of modern facilities is expected to create greater economic opportunities in relation to sporting events to be played at Maher Oval. The operation of the proposed canteen is expected to benefit the local sporting communities with proceeds contributing to funding local teams and upkeep of the grounds.



## 9. Pedestrian and Vehicle Movements

It is not expected that the proposed development will have an adverse effect on pedestrian and vehicle movements. Vehicle access to the site off Fernleigh Road will not be affected by the development proposal.

The site currently has adequate parking for the existing club with overflow parking available. The proposed development will provide undercover amenities supporting a safe environment for pedestrian movement.

## 10. Privacy, Views, and Overshadowing

The proposed development will not adversely affect the views, privacy, or overshadowing of neighbouring properties. Refer to Architectural drawings DA-501 and DA-502 for Shadow diagrams.

## 11. Air and Noise

The proposed development will not cause significant additional odour or fumes to the site. Likely sources may be from the canteen facilities, existing air conditioning units and during construction.

Considerations to mitigate these potential sources are as follows:

- The location of flues or vents relating to the proposed food premises will be installed in accordance with the BCA.
- The design and orientation of the proposed development has been considered to reflect noise from Maher Oval away from neighbouring residential properties.
- The proposed development will utilise the waste storage facilities of the main club building at the northeast of the site.
- Construction will be in accordance with the Protection of the Environment Operations Act, the Environment Protection Authority Guidelines and any local guidelines limiting the hours of operation, maximum noise levels and requirement to notify surrounding residents.

## 12. Soil and Water

The proposed development will manage stormwater, wastewater, and soil erosion control through the following methods:

- Stormwater: water will be discharged to the existing drainage system.

- Wastewater: Liquid waste and sewerage will utilise the existing connections on site.
- Sediment and erosion control; Materials storage will be clear of overland flows and dust control measures will be undertaken during construction. Areas of excavation are not known to be subject of overland flows, the use of silt fence will be undertaken as a precaution during construction. Areas of demolition surrounding the proposed works will be regraded and revegetated as required.

All potential flood and overland risks have been considered in the design of this development. Stormwater runoff will not adversely affect neighbouring properties. No rainwater tanks have been proposed for the development.

## 13. Waste

The proposal promotes waste minimisation by incorporating the following methods:

- The use of established waste management facilities of the existing club for at source waste separation and recycling.
- The use of adequate bin placement, signage, and monitoring of the effectiveness of litter management processes for the changeroom and sporting oval.
- The builder shall make reasonable attempt to recycle or reuse materials during the construction process. All building and construction materials shall be disposed of in accordance with council guidelines on the safe disposal of construction and demolition waste.
- The disposal of hazardous materials if uncovered will be undertaken as required in accordance with local and national requirements.

## 14. Landscaping

The existing landscape is to be retained, no trees are to be removed for this proposed development, surrounding areas are to be revegetated if disturbed during construction.

I/we declare to the best of my/our knowledge and belief, that the particulars stated on this document are correct in every detail and that the information required has been supplied. I/we acknowledge that the development application may be returned to me/us if information is found to be missing or inadequate.

Prepared by CK Architecture on behalf of Rules Club Wagga Wagga

Applicants Signature

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Date

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