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**Proposed Weekender Cabin at 643 Campbells Creek Road, Windeyer**

**STATEMENT OF ENVIRONMENTAL EFFECTS**

Prepared for Mr. and Mrs I. Campbell

Issue: 6th September 2021

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This statement forms part of the Development Application for a new weekender cabin at No. 643 Campbells Creek Road, Windeyer.

**1. Site Analysis**

- 1.1 The site (lot 296 of D.P. 705274) is a small rural block located approximately 5kms to the east of Windeyer adjoining Campbells Creek. The subject site forms part of the larger property at No. 643 Campbells Creek Road. The adjoining lot (lot 281 of D.P. 756917 to the north and south also form part of the same property.
- 1.2 The existing site is set amongst established rural properties along Campbells Creek Road. The neighbouring properties contain single storey dwellings and associated agricultural structures. The immediate landscape is characterised by pasture land set within surrounding mature bushland.
- 1.3 The existing site is on gently sloping ground that slopes down to Campbells Creek adjoining the site on the north east.
- 1.4 The site is largely cleared with stands of mature trees located on the southern and western portion of the site and scattered mature trees along the creek line. A dilapidated early Twentieth Century dwelling is located on the north western side of the site with an adjoining mature peppercorn tree.
- 1.5 The site is located in bushfire prone land.
- 1.6 The site is not located within flood prone land.

**2. Development Proposal**

The proposed works is shown on the attached drawings CCD/00, CCD/01A and CCD/02A and comprises of:

- Demolition of existing dwelling;
- gravel driveway from existing access road to vehicle turning bay;
- new single storey weekender cabin and attached carport;
- New septic tank system with absorption trenches
- 2 No. 5000 litre rainwater tanks.

### **3. Site Suitability**

- 3.1 The proposal is the demolition of the existing dwelling and the construction of a new weekender cabin located towards the north eastern boundary, of the subject site. The works also comprise of a new driveway, septic system and rainwater tanks.
- 3.2 The proposed cabin is for short-term weekender accommodation. Such a use will bring an economic benefit to the local area.

### **4. Privacy, Views, Vistas and Overshadowing**

- 4.1 The proposed cabin will not obstruct any current views from neighbouring properties. It is located on the north eastern side of the subject site with no direct views towards neighbouring dwellings in the immediate vicinity. No issues of privacy or views occur. Privacy between the cabin and the neighbouring dwellings is retained by the screen of mature vegetation on the subject site and the distance between the buildings.
- 4.2 No overshadowing occurs to the properties in the vicinity. Shadow diagrams are not considered necessary for the proposal.

### **5. Current and Previous Uses**

- 5.1 The site forms part of the property No. 643 Campbells Creek Road and is currently used as a livestock paddock. The subject lot contains a dilapidated dwelling previously used as a separate dwelling to the main house located on lot 241 of D.P. 756917. Refer to separate Dwelling Entitlement Report for discussion on the historic use of the subject site.
- 5.2 The subject site (lot 296 of D.P. 705274) is to be established as a weekender cabin for tourist accommodation. It will retain the existing residential address at No. 643 Campbells Creek Road.

### **6. Flooding, Drainage, Water supply and Sewage Disposal**

- 6.1 Rainwater drainage from the subject dwelling is to the proposed 2 No. 10,000 litre rainwater tanks for kitchen, bathroom and laundry fixtures (including drinking water use) and on watering the garden. Overflow from the new rainwater tanks is to a rubble absorption pit.
- 6.2 Household waste water is to a septic tank and absorption trenches as shown on the plans.
- 6.3 There are no flooding issues at the subject site.

## **7. Erosion and Sediment Control**

- 7.1 There will be no impact on adjacent land or waterways.
- 7.2 Erosion and sedimentation strategy during construction is indicated on the site plan.
- 7.3 No significant excavation or cut and fill is proposed.

## **8. Heritage Conservation**

- 8.1 The subject site does not contain a heritage item, is not located in a Conservation Area and is not located in the vicinity of any heritage items as identified in Schedule 5 of the *Mid-Western LEP 2012*.

## **9. Acoustic**

- 9.1 The use of the subject site is as a weekender cabin. There will be no change to the potential for noise generation in comparison to those levels produced at any typical dwelling.
- 9.2 Noise arising from the construction works will be controlled in accordance with the requirements of the Environmental Operations Act & Guidelines contained in the NSW EPA Environmental Noise Control Manual.

## **10. Landscaping, Flora and Fauna**

- 10.1 No trees are proposed to be removed due to the development. There are no threatened species of flora or fauna on the site. An arborist's report is not required.

## **11. Waste Management**

- 11.1 A Waste Management Plan for the materials removed during construction works can be provided by the contract builder prior to the commencement of works.
- 11.2 All general waste will be collected as per existing arrangements.

## **12. Energy**

- 12.1 Refer to the BASIX certificate accompanying the development application for details of energy requirements.
- 12.2 Electricity for the cabin is to be mains supply from the adjoining power supply that runs through the subject site.

### 13. Public Authorities/ Planning Issues

We have consulted *Mid-Western Local Environmental Plan 2012 (Mid-Western LEP 2012)* and the *Mid-Western Development Control Plan 2013 (Mid-Western DCP 2013)*. We have identified the following items in regards to compliance with the objectives of the policies as follows:

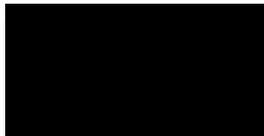
- As per the Land Zoning Map of the *Mid-Western LEP 2012* the subject site is zoned RU1 – Primary Production. According to the Land Use Table a **serviced apartment** (the proposed farm stay cabin) is permitted with consent. The current proposal is permissible under the RU1 – Primary Production Zone;
- The cabin setback from the road is 30m. This has been designed so as to align with the view to the north east towards the creek and to lie away from the stand of trees at the front of the property adjoining the road reserve. The proposal does not meet the requirements of the Building Setbacks control of Part 6 Development of Rural Areas of the DCP. The proposal, however, is consistent with the objectives of the control and matches the setback of the existing dwelling on the adjoining property to the northwest at No. 501 Campbells Creek Road. It is acknowledged that the setback of this dwelling and the proposed cabin are constrained in their site location due to the proximity of Campbell Creek on the north eastern boundary of these sites. The proposal is consistent with the objectives of the setback control.
- As per Section 3.6: Application for Approval of the Mid-Western On-Site Sewage Management Plan 2008 the proposed onsite sewage disposal system meets the minimum 6m buffer distances from driveways and buildings.

### 14. Conclusion

14.1 The proposals are totally sympathetic with the site and the location and will have minimal environmental impact.

### 15. Recommendation

15.1 We consider that the proposal should be approved by the Council.



Peter Duggan