

# Statement of Environmental Effects

Pro-forma for minor development

## ABOUT THIS FORM

This statement must be completed by the applicant and/or their representative to comply with the requirement of Section 4.15 of the *Environmental Planning and Assessment Act, 1979*. The completed statement must accompany the Development Application and accompanying plans.

Each of the following categories must be completed for all forms of development, building works or activity requiring development consent. The level of detail required will depend upon the nature and scale of the proposed development. Should you be uncertain of any aspect, you should contact Council's Planning and Development Group for advice.

## 1. PROPERTY DETAILS

Lot Number

401

Section no.

DP / SP

DP108787

Unit / Street number

96

Street name

Madeira Road

Suburb / Locality

Mudgee

Postcode

2850

## 2. DESCRIPTION OF THE PROPOSAL

What is the proposed development?

Two story Dwelling

Describe your proposal in detail. (Include details such as whether the development will use whole or part of the building(s) or land(s), whether new buildings are proposed, the physical features of the proposed building(s), the nature of the building(s) [eg office, retail industrial etc], materials and colour scheme, signage, disabled access and facilities, seating capacity, tree or vegetation removal).

New two story Dwelling, Use as a family home, brick veneer ground floor, iron clad second floor using natural and earth tones. Exposed blackbutt posts and beams, 4 bedrooms plus a study, 4 bathrooms, kitchen, two living areas and a dining room, two car garage, ultra modern internally with detailed Joinery.

### 3. DESCRIPTION OF THE SITE

What is the area of the site?

842.7 m2

Describe the site (elaborate on the information provided on the site analysis plan. Include information such as the physical features of the site, for example slope and vegetation, existing services).

Vacant block of land with a 3 meter slope at the front of block to sloping 1 meter from mid to back of block, there are no trees it is roughly 20m wide and 40m deep there is mains water meter already connect to the front left of the block and an easement running front to back on the right side of the block.

Describe the use of lands adjoining the site. Will the proposal impact on adjoining property? (Consider issues such as noise, privacy, overland flow of stormwater and other amenity impacts).

There are dwellings adjoining this property, These dwellings will be 9 meters away on the eastern side, 20 meters to the northern side and a good 50 meters to the western side so I believe this will impact the adjoining property. I will be providing better drainage to this block which will then help drainage issues on the northern adjoining block.

### 4. PRESENT AND PREVIOUS USES

What is the present use of the site and when did this use commence? Did this use receive development consent?

Vacant Land established in 2004 by a subdivision for residential

List the previous uses of the site.

Vacant Land

Have any potentially contaminating activities been undertaken on the property? (Apart from obvious activities such as petrol bowsers and industries, there may be less obvious sources of contamination such as asbestos disposal, old sheep dips and sawmills).

No

Yes – please identify:

If yes, you will need to provide the relevant documentation as outlined in Council’s Development Control Plan (DCP).

### 5. ENVIRONMENTAL CONSTRAINTS

Has the proposed development been designed to respond to the following environmental constraints, where applicable? (Indicate yes, no, or not applicable to each of the following).

	YES	NO	NOT APPLICABLE
Flooding	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Bushfire (if yes, is a bushfire report included in your application?) <span style="float: right; border: 1px solid black; padding: 2px 10px;"> </span>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Groundwater vulnerability	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Sensitive biodiversity	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Saline soils	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Threatened species or habitat	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Minimise vegetation removal	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

If yes to any of the above, indicate how the proposed development responds to the constraints

### 6. UTILITIES AND SERVICES

Provide details of the existing and proposed method of **stormwater** disposal.

Connect to the stormwater easement on the proposed block

Provide details of proposed **electricity** supply.

connect to overhead power lines to a stand alone pole on the western front of the block then run under ground to the dwelling

Provide details of proposed **water** supply.

a mains water supply and meter are already connected to the the proposed block, there will also be a 3000 liter water tank connect to the dwellings roof

Provide details of proposed **bushfire** firefighting water supply, where relevant.

Mains water supply

Provide details of proposed **sewage management**.

connect to main sewage lines running throught proposed block

**7. OPERATIONAL AND MANAGEMENT DETAILS (E.G. HOME BUSINESS)**

**NOTE: This section is not applicable to the construction of a dwelling-house, additions and alterations to a dwelling-house or structures ancillary to a dwelling-house.**

Describe in detail the proposed business activity.

Total number of staff <input style="width: 100%; height: 20px;" type="text"/>	Max no. of staff on duty at any one time <input style="width: 100%; height: 20px;" type="text"/>	Max no. of clients / customers expected in a day <input style="width: 100%; height: 20px;" type="text"/>	Max no. of clients / customers expected at any one time <input style="width: 100%; height: 20px;" type="text"/>
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Hours and days of operation

	AM	to		PM	Monday to Friday
	AM	to		PM	Saturday
	AM	to		PM	Sunday
	AM	to		PM	Extended hours on: <input style="width: 300px; height: 20px;" type="text"/>

What are the existing and proposed fire safety measures for the building?

Is legal (eg. Right of Way) vehicular access available from the street to the site? What are the site distances (left and right)? What is the speed limit?

Expected vehicle types associated with the proposal

Number of car parking spaces provided

Location of car parking spaces provided

What are the arrangements for transport, loading and unloading goods? What is the expected frequency of deliveries, size of vehicles and frequency of truck movements?

List machinery associated with the proposed business / activity.

List the type and quantity of raw materials, finished products and waste materials

How will waste be disposed of? (Note: A Trade Waste Approval may be required. Please see Council's website for details)

Identify any proposed hazardous material or processes

**8. MID-WESTERN REGIONAL LOCAL ENVIRONMENTAL PLAN 2012 (MWRLEP)**

What is the land zoned?

**R1 General Residential**

What is the proposal for (as defined by MWRLEP)? (There are parent definitions and child definitions in MWRLEP – please use the child definition)

Dwelling

Is this use permissible within the zone??

Yes

No – are you relying on existing use rights?

Yes

No – the development is prohibited in the zone and cannot be approved by Council

Expand on how your proposal meets the objectives of the zone.

single family residential

Does the proposal comply with all the relevant requirements of the MWR LEP? (Please list and address all relevant clauses to your development from the LEP – add extra pages if necessary)

yes the plan applies to the land identified on the land application map

## 9. MID-WESTERN REGIONAL DEVELOPMENT CONTROL PLAN 2013 (DCP)

Mid-Western Regional DCP 2013 is structured into sections that are relevant to specific development.

- Part 1 – Introduction
- Part 2 – Fast Track Development Applications
- Part 3 – Discretionary Development Standards
- Part 4 – Specific Types of Development
- Part 5 – Development Standards
- Part 6 – Development in Rural Areas
- Part 7 – Subdivision
- Part 8 – Site Specific Controls
- Appendix A – Flood schedules
- Appendix B1 – MWRC Auspec Stormwater Drainage Design
- Appendix B2 – Stormwater to Stormwater
- Appendix C – Carleon Development Control Plan
- Appendix D – Implementing a Subdivision Consent

### NOTE

**Mid-Western Regional Community Participation Plan 2019 may require the development to be neighbour notified and/or advertised.**

Please list and address the relevant clauses to your development based on the zone of your land (add extra pages if necessary).

Part 2 2.1 Residential zones R1 General Residential  
2.2 for the purposes of this plan, land is within the zones shown on the land zoning map to provide for the housing needs of the community

Where the proposed development does not comply with a relevant “deemed to satisfy” standard in the DCP, please provide justification for the variation to the standard. (Refer to Section 1.7 of the DCP).