

Statement of Environmental Effects

Pro-forma for minor development

This statement must be completed by the applicant and/or their representative to comply with the requirement of Section 79C 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.

Property Details

Lot: 10 Section: DP/SP: 37470
House No: 4 Street: BURRUNDULLA AVENUE
Suburb: MUDGEE Postcode: 2850

1. Description of the Proposal

What is the proposed development?

Renovations & additions to existing dwelling, including demolition of enclosed verandah areas
Demolition of sub standard garage & sheds.

Proposed second dwelling to form a Dual Occupancy Development.
Proposed Torrens Title subdivision

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.)

Large Lot R3 zoned block 1854 sq m area . Existing residential Californian Bungalow full brick building. Additions to be weatherboard clad construction. Roof sheeting to be colorbond Custom orb. New 4 bedroom dwelling to be constructed in weatherboard with colorbond roof sheeting to the rear of the site to result in a Dual Occupancy. Torrens Title subdivision also proposed as part of the application.

Existing Palm Tree to be retained to front yard of the site. Selective trees & shrubs to be removed for new additions & dwelling.

2. Description of the Site

What is the area of the site? 1854 sq m

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.)

The site is currently used as a residential property and is fully serviced.
Site & Contour plans included in this application indicate an overall slope or fall of 2.0m from south east to north west diagonally across the lot.
Several existing trees on the property will be removed for the development.
Adjoining property buildings are also shown on the site plan attached.
Existing services to the site to be extended for proposed secondary dwelling.
Drainage easement is being sought over neighbouring property at rear of 6 Burrundulla Avenue for sewer main connection.
Stormwater from roof of secondary dwelling to be positively charged to Burrundulla Ave kerb.
Surface stormwater from driveway - options include sump & pump to Burrundulla Ave, or gravity feed to transpiration bed to rear of site. Refer to Stormwater Analysis Report attached

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)

Residential use currently existing to all adjoining properties. The additional single storey dwelling proposed to form a dual occupancy is allowable in the R3 zone. Site coverage proposed is within the MWR Council DCP allowance.
Additions and secondary dwelling are designed to minimise overlooking to neighbouring properties . Overland flow of stormwater addressed elsewhere in this application

3. Present and Previous Uses

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

The present use of the site is for residential purposes .
The Californian Bungalow dwelling has received minimal alterations over the lifetime of the site use, and is understood to have been constructed in the 1930's.

List the previous uses of the site.

Previous use to be assumed as residential only

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 DCP.

4. 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).

- | | |
|---|-----|
| (a) Flooding. | NO |
| (b) Bushfire (If yes, is a bushfire report included in your application?) | NO |
| (c) Groundwater vulnerability. | YES |
| (d) Sensitive biodiversity. | NO |
| (e) Saline soils. | NO |
| (f) Threatened species or habitat. | NO |
| (g) minimise vegetation removal. | YES |

If yes to any of the above, indicate how the proposed development responds to the constraint/s.

C) The site has been identified as ground water vulnerable. All new construction to be standard r/c slab to garage & elevated timber floors on isolated piers to remainder .
Where possible removal of advanced trees to be minimised.

5. Utilities and Services

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

All stormwater from existing dwelling & additions to be discharged to Burrundulla Avenue
Proposed Secondary Dwelling roof stormwater to be positively charged to Burundulla Avenue.
Surface stormwater from concrete driveway - refer Stormwater Analysis Report attached.

Provide details of proposed **electricity** supply.

Existing Electrical connection to be extended for proposed secondary dwelling

Provide details of proposed **water** supply.

Existing water connections to be extended and provided for proposed second dwelling

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

N/A

Provide details of proposed **sewage management**.

Existing dwelling connected to sewer main to Burrundulla Ave.

Secondary Dwelling requires easement to be created over adjoining property for sewer connection

6. 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.

N/A

Total number of staff:

N/A

Max number of staff on duty at any one time:

N/A

Max number of clients/customers expected in a day:

N/A

Max number of clients/customers expected at any one time:

N/A

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: _____ N/A

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

Existing hydrant connections in Burrundulla Ave

Is legal (e.g. 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?

Proposed subdivision creating battleaxe lot proposed for secondary dwelling. Shared vehicle Right of way to be created over both lots. Refer Preliminary Subdivision Plan

Expected vehicle types associated with the proposal:

Residential use only

Number of car parking spaces provided: 4

Location of car parking spaces provided: 2 spaces per double garage

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?

N/A

List machinery associated with the proposed business/activity.

N/A

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

N/A

How will waste be disposed of?

(Note. A Trade Waste Approval may be required. Please see Council's website for details)

N/A

Identify any proposed hazardous material or processes.

N/A

7. Mid-Western Regional Local Environmental Plan 2012 (MWRLEP)

What is the land zoned?

R3 MEDIUM DENSITY RESIDENTIAL

What is the proposal for (as defined by MWRLEP)?

(There are parent definitions and child definitions in MWRLEP – please use the child definition)

RESIDENTIAL ACCOMMODATION - DUAL OCCUPANCY

8. 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 B – MWRC Auspec Stormwater Drainage Design
- Appendix B2 – Stormwater to Smartwater
- Appendix C – Carleon Development Control Plan
- Appendix D – Implementing a Subdivision Consent

Note. Part 1.12 Community Consultation may require the development to be neighbour notified and/or advertised in accordance with the DCP provisions.

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

REFER ANNEXURE ATTACHED
