



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: Section: DP/SP:
House No: 22 Street: PERRY STREET
Suburb: MUDGEE Postcode: 2850

1. Description of the Proposal

What is the proposed development?

UPDATE EXISTING SIGNAGE + ADD ONE NEW SIGN
TO WALL FACING PERRY ST TO THE CURRENT
BUSINESS LOGO AND DESIGN.

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.)

① REPLACE OVERHEAD HIGH SIGNS OVER ENTRY, FACING
ROUNDAABOUT + PERRY ST.

② REPLACE PARKING SIGN OFF PERRY ST ENTRY,
DOUBLE-SIDED SIGN.

③ ADD LOWER PATH SIGN FACING PERRY ST ON
GARDEN PATH.

NOTE: ALL SIGNS ARE NOT PERMANENT FIXTURES
AND CAN BE REMOVED IF WE EVER MOVED.

2. Description of the Site

What is the area of the site? _____

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.)

PERRY + MORTIMER STREET CORNER FRONT-
AGE. SLIGHT DECLINE ON PERRY STREET
TOWARD NORTH. BUILDING IS RENDERED
BRICK.

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)

PROPOSAL WILL NOT IMPACT NEIGHBOURS.
• 16 PERRY ST OPERATES AS A DANCE STUDIO
• 100 MORTIMER ST IS RESIDENTIAL
• WILL NOT EFFECT OUR CURRENT OPERATIONS.

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?

BUSINESS OWNERS ARE LEE + TAMARA TAYLOR.
PURCHASED EXISTING BUSINESS FROM
PETER DONALD IN MAY 2017. MR DONALD
OPERATED THE BUSINESS IN CURRENT
PREMISES FOR A NUMBER OF YEARS.

List the previous uses of the site.

COMMERCIALY LEASED SITE.

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.
- (b) Bushfire (If yes, is a bushfire report included in your application?)
- (c) Groundwater vulnerability.
- (d) Sensitive biodiversity.
- (e) Saline soils.
- (f) Threatened species or habitat.
- (g) minimise vegetation removal.

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

N/A

5. Utilities and Services

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

N/A

Provide details of proposed **electricity** supply.

N/A

Provide details of proposed **water** supply.

N/A

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

N/A

Provide details of proposed **sewage** management.

N/A

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.

◦ TILES, MATERIALS, PRODUCTS + SERVICES RETAIL.

◦ BATHROOMWARE RETAIL.

Total number of staff:

5

Max number of staff on duty at any one time:

3-4

Max number of clients/customers expected in a day:

40

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

10

Hours and days of operation:

7:30 am to 5 pm Monday to Friday
9:00 am to 12 pm Saturday
_____ am to _____ pm Sunday
_____ am to _____ pm Extended hours on: _____

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

N/A

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?

50KM - YES

Expected vehicle types associated with the proposal:

N/A

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?

NORMAL DAILY ACTIVITY.

to safety measures.

of way) vehicular access available from the street to the site? What are
s (left and right)? What is the speed limit?

YES

N/A

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?
expected frequency of deliveries, size of vehicles and frequency
of truck movements?

NORMAL DAILY ACTIVITY.

List machinery associated with the proposed business/activity.

N/A

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

PANEL SIGNS

How will waste be disposed of?

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

BY CONTRACTOR / INSTALLER : MOUNTAIN
SIGNS.

Identify any proposed hazardous material or processes.

N/A

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

What is the land zoned?

B3

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

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

UPDATING EXISTING BUSINESS SIGNAGE AND
ADDING ONE NEW SIGN; INCORPORATING CURRENT
BUSINESS LOGO + SERVICES. WILL NOT EFFECT
PEDESTRIAN MOVEMENT.

Is this use permissible within the zone?

No

Are you relying on existing use rights?

Yes

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

Yes

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

- CONTINUING BUSINESS ACTIVITY OF 22 PERRY STREET.
- NO CHANGE TO CURRENT OPERATIONS, JUST
UPDATING BUSINESS SIGNAGE.

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).

B3 - COMMERCIAL CORE.
YES.

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).

N/A

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)

N/A