

Environmental impact statement

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Location address – 47 Roberts Road, Grattai NSW 2850

Proposed development – Small single dwelling

Relevant impact breakdown

How the development achieves the requirements of the Mid-Western Regional Local Environmental Plan 2012, Development Control Plans and State Environmental Planning Policies.

The proposed location has been chosen for multiple reasons in line with Mid-Western Regional Local Environmental Plan as outlined in below breakdown.

Site locality on Property

The site has been back set from the property boundaries by a minimum of 20m from the side and rear perimeter fence lines and 60m from it the road frontage Roberts Road. (Please refer to the 'Property land map drawing' for further detail of site location in relation to the perimeter fence lines.

Previous use of the site. Some previous land uses may have led to site contamination

The previous uses of the land have been;

1. Empty lot (1960's and before)
2. Sheep grazing (1960's to 1980's)
3. Land has been unused (1990's to now)

Flooding, drainage, landslip, soil erosion, mine subsidence, bushfires and any other risk

1. The risk of flooding is low as the house will be placed on the higher side of a ridge and the drainage of the area moves away from the site immediately as it is placed on a gentle slope.

2. The grounds of the site and the surrounding areas have both natural and manmade retaining walls also shrubs and trees have been planted to ensure a lowered chance of ground erosion and or landslides.
3. There hasn't been a mine on or around the land, and there are no nearby mines which could affect the site.
4. The risk of fire is a Bal-12.5 as the block was once cleared for farming and has been well maintained to lower the risks of fire. There have been trees planted on the property to restore its natural state, but fire breaks were left to ensure the management of fire. But if in the case of a bushfire there are multiple exits from the site and property, and fire hoses have been installed around the site.

Impacts on existing and future amenity of the locality

Council amenities

Rubbish Tip- There will be a small amount of waste from the new single dwelling which will be disposed correctly in the Mudgee waste transfer.

Roads- There will be no extra cars using Roberts Road as the new dwelling will be occupied by a person who already lives on this block

Personal amenities

Driveway- I will have to maintain and grade the driveway to ensure no sediments washes down onto Roberts Road

Sewer- A new septic system will be installed on the block. Please refer to Geo tech report and design.

Availability of utility services, power, telephone and water/sewer

The site already has pre-existing telephone and water connections, there will be solar power connected and a new septic system installed on the site.

Fire Protection and Planning

There have been multiple actions put in place in case of bush fire threats;

1. The site has been fitted with high pressure fire pumps and hoses; they have been placed around the site giving easy access to emergency personnel.
2. The site has a 25m cleared fire break around the entire perimeter of the site.
3. The site has 24-hour access for emergency personnel via either 2 entrances to the property.
4. The site and property have 2 emergency exit points, 1 off Roberts Road and the other at the corner of Roberts Road and Windeyer Road.
5. The structures will all been placed at a safe distance from each other giving clear access to each building and also to lower the risk of fire spread between the buildings.

Impacts on historical, aboriginal heritage and archaeological aspects

There are no known impacts on the historical, aboriginal heritage and or archaeological aspects of the area, the site has no known cultural or historical importance.

Impacts on flora and fauna

The impact on the local flora is low as the site has been designed around the already established flora of the area, there has also been more native flora added to the area to help rebuild a sustainable environment.

The impact on fauna will also be low as the area has been designed to work with the local fauna and more local natives' plants and shrubs have been added to sustain more animals on the site. The biggest impact on the fauna will be more car, noises and foot traffic in the area.

We have put a lot of thought into how to lower the impact on the native flora and fauna in the area.

Driveway access

The driveway access to the site will be using the original driveway and gate leading to the property off Roberts Road, this has been done to eliminate further clearing and damage to the local flora on the property.

Water supply

The site will be fed by three main sources.

1. A pre-existing dam close to the nursery, fed by rainwater runoff.
2. A pre-existing water bore
3. A pre-existing rainwater tank which will be filled by the new dwelling.

Building details

House floor area – 54m²

Side walls - 3.6m

Front and back walls - 15m

Hight – 2.7m at highest point

Please refer to dwelling technical design for further information.