## MID-WESTERN REGIONAL COUNCIL



**Property Details** 

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## 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.

<b>Lot</b> : 65	Section:	DP/SP:	251603
1. Description of the	Proposal		
What is the proposed Installing to site a new	-	Iroom house. The bu	uiling is 255sq.m
The building is supp	olied by Taylor Ma	de Buildings Dubbo	
land(s), whether new building(s), the nature scheme, signage, dis removal.)	as whether the deve buildings are propose of the building(s) [e abled access and fa to site a new modular t	sed, the physical feat eg: office, retail, indus cilities, seating capac transportable building fo	etrial, etc], materials and color city, tree or vegetation or use as a residential home.
255sq.m brand new 4	4 bedroom home. Co	olorbond roofing. Colo	orbond gutters & <mark>fasci</mark> a.
14 degree roof pitch	. Aluminium windov	vs with flyscreens. C	olorbond clad <mark>ding</mark>
Conected to mains p	ower with onsite seption	c system.	
Water suplied by 2 ra	ainwater tanks conecte	ed to house and shed.	

## 2. Description of the Site What is the area of the site? 10.12 Hectares 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 house site is 300sq.m that is free from vegitation. The house is on a predominatly flat area on a rocky ridge that falls to the east. There is power available on ridge road aproximatly 100metres away. Site access is via a council aproved drive way off ridge road 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) The closest neighboring property is vacant and consists of a rugged rock outcrop. The House wont be visible to any existing neighbouring houses. 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 land us currently unused with native vegitation and weeds

List the previous uses of the site.	
Unused	

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.
<b>4. Environmental Constraints</b> 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).
<ul> <li>(a) Flooding.</li> <li>(b) Bushfire (If yes, is a bushfire report included in your application?)</li> <li>(c) Groundwater vulnerability.</li> <li>(d) Sensitive biodiversity.</li> <li>(e) Saline soils.</li> <li>(f) Threatened species or habitat.</li> <li>(g) minimise vegetation removal.</li> </ul>
If yes to any of the above, indicate how the proposed development responds to the constraint/s.
The house site is natualy clear of vegitation. A bushfire report is included in aplication
5. Utilities and Services
Provide details of the existing and proposed method of <b>stormwater</b> disposal.
Storm water runoff will be collect in two 30,000 litre rainwater storage tanks
Any additional water runoff will be contained onsite.
Provide details of proposed <b>electricity</b> supply.
There is power availlable on ridge road aproximatly 100metres away.

Provide details of proposed <b>water</b> supply.
Water suply will be by rainwater collected in two 30000 litre storage tanks
Provide details of proposed <b>bushfire</b> fighting water supply, where relevant.
20000 litre water storage tank dedicated to bush fire use fitted with an appropriate outlet
Provide details of proposed sewage management.
A enginered site specific onsite septic system
6. Operational and Management Details (e.g. Home Business)
Note. This section is not applicable to the construction of a dwelling-house, addition and alterations to a dwelling-house or structures ancillary to a dwelling-house.
Describe in detail the proposed business activity.
Total number of staff:
Max number of staff on duty at any one time:
Max number of clients/customers expected in a day:
Max number of clients/customers expected at any one time:

Hours and days of o	peration:		
am	to	pm	Monday to Friday
am	to		Saturday
am	to	pm	Sunday
am	to	pm	Extended hours on:
What are the existin	g and proposed fire sa	fety me	asures for the building?
	f Way) vehicular acces eft and right)? What is t		able from the street to the site? What are ed limit?
Expected vehicle type	oes associated with the	e propos	sal:
Number of car parki	ng spaces provided:		
Location of car park	ing spaces provided:		
_		_	and unloading goods? What is the 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? R5
What is the proposal for (as defined by MWRLEP)? (There are parent definitions and child definitions in MWRLEP – please use the child definition)
Large Lot Residential - Residential Building

is this use p	ermissible withi	n the zone?
	No	
	Are you relyi	ng on existing use rights?
		Yes
		No – the development is prohibited in the zone and cannot be approved by Council
×	Yes	
Expand on	how your propos	sal meets the objectives of the zone.
The building	ng is a resident	tial building
	and address all	with all the relevant requirements of the MWR LEP? relevant clauses to your development from the LEP - add extra
Yes		
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. Mid-Western Region	al Develo	pment Control Plan 2013 (DCP)
<i>I</i> lid-Western Regional D levelopment.	CP 2013	is structured into sections that are relevant to specific
ечеюрители.		
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
loto Part 1 12 Commu	ınity Con	sultation may require the development to be
	-	tised in accordance with the DCP provisions.
riease list and address t and (add extra pages if l		nt clauses to your development based on the zone of yo
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Development in rural are	eas	
		sidential developments
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Γhe zone is R5 Land ald	owwing re	sideritial developments
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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)