

Statement of Environmental Effects



Submission date: **12 January 2022, 9:09PM**
Receipt number: **SEE22**
Related form version: **5**

Before you begin

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.

Please note that you will need to read and accept the [privacy statement](#) and applicable [terms and conditions](#) in the final stage of this form before submitting.

Your Details

First name **Anthony**

Last name **Burgoyne**

Email

A copy of your submission will be sent to this email address.

Phone number

Address **Butler Cir, Bombira NSW 2850, Australia [Map](#)
(-32.5758973, 149.603096)**

Property Details

Property address **Butler Cir, Bombira NSW 2850, Australia [Map](#)
(-32.5758973, 149.603096)**

The following details can be found on a recent rates/water notice.

Property number **13**

Lot number **15**

Deposited Plan (DP) number **DP1227585**

Description of Proposal

What is the proposed development? **Conversion of current approved shed for the purpose of accommodation**

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.

No new building works proposed, application to update current approved shed with bathroom to include bedroom and kitchen for accommodation

Description of the Site

What is the area of the site? **2000m**

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.

2000m block with Main residence and an approved shed with bathroom. Mainly level site. DA does not include any additional construction on site, it is to convert the use the shed to be used for accommodation

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 street, neighboring properties are residential, at least one other premises in street has approved second dwelling for accommodation. Quint accommodation designed to minimize noise to neighbors as well as rear windows on shed are set high so guest cannot see into neighboring properties. Private driveway for guests to park off of roadway. Shed already approved and plumbing/storm water issues have been addressed.

Present and Previous Uses

What is the present use of the site and when did this use commence? **Present use is residential home with shed containing bathroom both approved.**

Did this use receive development consent? **Yes**

List the previous uses of the site. **Residential**

Have any potentially contaminating activities been undertaken on the property? **No**

Apart from obvious activities such as petrol bowzers and industries, there may be less obvious sources of contamination such as asbestos disposal, old sheep dips and sawmills.

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

Utilities and Services

Provide details of the existing and proposed method of stormwater disposal.	Storm water disposal by 100mm pipe from tank overflow to street
Provide details of proposed electricity supply.	Electricity from main house switchboard with separate switch
Provide details of proposed water supply.	Connected to mains supply from main house, all metered as one premise
Provide details of proposed bushfire fighting water supply, where relevant.	N/A
Provide details of proposed sewage management.	Sewer connected to main sewer line of primary residence.

Operational Details

Is the application for the construction of a dwelling-house, additions and alterations to a dwelling-house or structures ancillary to a dwelling-house?	Yes
---	------------

Mid-Western Regional Local Environmental Plan 2012 (MWRLEP)

What is the land zoned?	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
Is this use permissible within the zone?	Yes
Expand on how your proposal meets the objectives of the zone.	All buildings already DA approved. Simply applying to convert the approved shed to allow residential accommodation
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 documentation in the upload field below if necessary.	Yes

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 Stormwater

Appendix C – Caerleon 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 **Part 4** development based on the zone of your land (add extra pages if necessary).

Where the proposed development does not comply with **Complies** 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).

Declaration

Privacy Statement & Terms and Conditions

I have read and accept the [privacy statement](#), any above statements and applicable [terms and conditions](#) as listed on Council's website.

I have read and accept the above and any applicable terms and conditions.

Signature

Name of signatory: Anthony Burgoyne

