



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: 201 Section: _____ DP/SP: 12005
House No: 4A Street: ANSFORD COURT
Suburb: MUDGEES Postcode: 2850

1. Description of the Proposal

What is the proposed development?

CHANGE OF USE OF A TEMPORARY DWELLING - SHED
TO A GRANNY FLAT.

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 WORKS ARE REQUIRED, CHANGE OF USE
ONLY TO A GRANNY FLAT.

2. Description of the Site

What is the area of the site? 7441m²

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.)

As per Site Plan, a Residential Block with a Dwelling Separate and a Temporary Dwelling/shed that was occupied during construction of our home.

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 Dwellings on large Blocks of land

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?

DA was issued in 2015 & currently the Temporary/shed Dwelling has excess furniture & storage use.

List the previous uses of the site.

N/A

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.

To Arisford Court through a kerb
adaptor. existing already there.

Provide details of proposed **electricity** supply.

existing supply already there.

Provide details of proposed **water** supply.

existing supply from Rain Water Tank &
top up from the town water supply.

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

N/A.

Provide details of proposed **sewage** management.

Existing in place from Original DA/CC of
for Temporary Dwelling.

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: _____

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 operation:

_____ am to _____ pm Monday to Friday
_____ am to _____ pm Saturday
_____ am to _____ pm Sunday
_____ am to _____ pm Extended hours on: _____

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

Smoke detector installed as per A/s

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?

N/A

Expected vehicle types associated with the proposal:

cars / utes

Number of car parking spaces provided: 2

Location of car parking spaces provided: AT SHED

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? R2

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

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

 L2N - 006D - low density Residential

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.

Complies with zoning.

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).

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).

Part 3 - DDS.

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
