



## 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: 1 Section: — DP/SP: 262948  
House No: 10 Street: INDUSTRIAL AVENUE  
Suburb: MUDGEE Postcode: 2850

### 1. Description of the Proposal

What is the proposed development?

NEW WORKSHOP, OFFICES + AMENITIES

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.)

CONSTRUCTION OF NEW WORKSHOP + OFFICES + AMENITIES.  
THE NEW BUILDING WILL BE IN ADDITION TO AN EXISTING INDUSTRIAL BUILDING.  
AN EXISTING AWNING WILL BE REMOVED AND A SHIPPING CONTAINER MOVED TO THE REAR OF THE SITE.

**2. Description of the Site**

What is the area of the site? 3289 m<sup>2</sup>

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 SITE SLOPES GENTLY TOWARDS  
THE SOUTH EAST. THERE IS NO  
VEGETATION ON THE EXISTING SITE.

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 SITE IS BOUNDED BY ROADWAYS  
ON THE SOUTH AND WEST AND A  
RAILWAY RESERVE TO THE NORTH. THE  
SITE ABUTS AN INDUSTRIAL SITE ON  
THE EAST.

**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 CURRENT LAND IS USED FOR  
INDUSTRIAL USE.

List the previous uses of the site.

NOT KNOWN .

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.

NO

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#### 5. Utilities and Services

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

STORMWATER TO BE DISCHARGED TO REAR RAIL  
RESERVE. RESTRICTED FLOW DISCHARGE TO  
BE DESIGNED BY CIVIL ENGINEER.

Provide details of proposed **electricity** supply.

EXISTING ELECTRICITY SUPPLY IS AT THE  
FRONT OF THE SITE. THE CURRENT BUILDING  
HAS AN EXISTING SERVICE.

Provide details of proposed **water** supply.

EXISTING WATER SUPPLY IS AT THE  
FRONT OF THE SITE. THE CURRENT BUILDING  
HAS AN EXISTING SERVICE.

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

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Provide details of proposed **sewage management**.

CONNECT TO COUNCIL'S EXISTING  
SYSTEM.

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**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.

THE CURRENT BUSINESS IS A STEEL  
FABRICATION BUSINESS. THE NEW BUILDING  
IS TO BE USED TO EXPAND THE CURRENT  
BUSINESS' FACILITY & AMENITY.

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Total number of staff:	<u>9</u>
Max number of staff on duty at any one time:	<u>5</u>
Max number of clients/customers expected in a day:	<u>4</u>
Max number of clients/customers expected at any one time:	<u>1</u>

Hours and days of operation: CURRENT

6 am to 5 pm Monday to Friday

6 am to 5 pm Saturday

6 am to 5 pm Sunday

6 am to 10 pm Extended hours on: MON TO FRI AS REQ'D.

• IT IS PROPOSE TO OPERATE BUSINESS 24 HOURS 7 DAYS PER WEEK

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

FIRE HOSE REELS  
FIRE EXTINGUISHERS  
FIRE BLANKETS  
EMERGENCY LIGHTING.

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?

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

Expected vehicle types associated with the proposal:

HEAVY RIGID VEHICLES + PASSENGER  
VEHICLES

Number of car parking spaces provided: 16

Location of car parking spaces provided: 10 SPACES PROVIDED

AT THE FRONT OF THE BUILDINGS +  
6 AT THE REAR.

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?

1-2 HEAVY RIGID VEHICLE PER DAY  
+ PASSENGER VEHICLES AND UTILITIES  
THROUGHOUT THE DAY.

List machinery associated with the proposed business/activity.

STEEL CUTTING, WELDING AND DRILLING.

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

STEEL SECTIONS FOR FABRICATION  
INTO FRAMEWORK FOR BUILDINGS.

How will waste be disposed of?

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

SCRAP METAL TO BE RECYCLED.

Identify any proposed hazardous material or processes.

NIL.

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

What is the land zoned? INI - GENERAL INDUSTRIAL.

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

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

GENERAL INDUSTRIAL – "GENERAL INDUSTRY"



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**9. 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).

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