

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: DP996763
 House No: 68 Street: SHORT STREET
 Suburb: MUDGEE Postcode: 2850

1. Description of the Proposal

What is the proposed development?

DEMOLITION OF EXISTING HOUSE

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.)

DEMOLISH AND MAKE GOOD EXISTING HOUSE,
- EXISTING HOUSE (RESIDENTIAL) TO BE REMOVED
CLAD FRAME, STEEL ROOF STRUCTURE

2. Description of the Site

What is the area of the site? Approx 2.62 Ha (TOTAL BLOCK)

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.)

EXISTING RESIDENTIAL HOUSE FACING SHORT
STREET.
MAJORITY OF BLOCK UNDEVELOPED, USED AS
VACANT LAND.
APPROXIMATELY 1/2 TO 2/3 OF THE BLOCK TO THE
NORTH IS UNDER THE 100yr FLOOD LEVEL.

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 HOUSE BLOCKS TO THE EAST.
SHORT STAY ACCOMMODATION TO THE WEST.

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?

PRESENT - RESIDENTIAL HOUSE BLOCK.

List the previous uses of the site.

AGRICULTURAL LAND - GRAZING + GENERAL FARM
USE

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.

- REMOVAL OF EXISTING HOUSE WILL NOT IMPACT ANY OF THESE CONSTRAINTS

5. Utilities and Services

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

NO STORMWATER IMPACT - REMOVAL OF HARD/IMPERVIOUS SURFACES ONLY.

Provide details of proposed **electricity** supply.

LOW VOLTAGE SUPPLY EXISTS FROM SHORT ST.

Provide details of proposed **water** supply.

RESIDENTIAL WATER CONNECTION FROM SHORT ST.
(INCLUDING METER)

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

NOT APPLICABLE

Provide details of proposed **sewage** management.

EXISTING RETICULATED SEWER CONNECTION
EXISTS

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.

NOT APPLICABLE

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: N/A

_____ 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?

N/A

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?

YES, PROPERTY ENTRANCE FROM SHORT ST, EXISTING DRIVEWAY.

Expected vehicle types associated with the proposal:

LIGHT VEHICLES ONLY

Number of car parking spaces provided: N/A

Location of car parking spaces provided: N/A

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?

CONSTRUCTION TRAFFIC INCLUDING:
SMALL TRUCKS (TRADES)

List machinery associated with the proposed business/activity.

SMALL EXCAVATORS, → CONSTRUCTION ONLY,
NOT ONGOING.

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

WASTE (FOR DEMOLITION ONLY)
- BUILDING MATERIALS AS WASTE TO BE
DISPOSED OF APPROPRIATELY.

How will waste be disposed of?

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

THROUGH MUDGE WASTE DISPOSAL CENTRE.

Identify any proposed hazardous material or processes.

POSSIBLE ASBESTOS - TO BE INVESTIGATED &
REMOVED BY LICENCED CONTRACTOR + CLEARANCE
CERTIFICATE PROVIDED.

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

What is the land zoned? PARTIAL R1, PARTIAL E3

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

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

DEMOLITION OF EXISTING DWELLING HOUSE

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.

N/A - DEMOLITION ONLY.

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).

- COMPLIES WITH ZONING REQUIREMENTS.

• ALL WORKS TO COMPLY WITH RELEVANT AUSTRALIAN STANDARDS AND WORK COVER REQUIREMENTS FOR SAFE WORK PRACTICES.

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).

PART 3 – DISCRETIONARY DEVELOPMENT APPLICATIONS

- ALL WORK TO BE IN ACCORDANCE WITH
PART 3.1 – DEVELOPMENT IN RESIDENTIAL AREAS.
 - NO INCREASE, ONLY REDUCTION IN STORMWATER,
PARKING, SEWER, PRIVACY, PARKING,
LANDSCAPING, FENCING OR BUILDINGS.
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