

# Statement of Environmental Effects



Submission date: **4 January 2022, 1:25PM**  
Receipt number: **SEE14**  
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 **Chloe**

Last name **Burgun**

Email

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

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

## Property Details

Property address **280 Henry Lawson Dr, Eurunderee NSW 2850, Australia [Map](#)**  
**(-32.5547986, 149.6084214)**

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

Property number **280**

Lot number **8**

Deposited Plan (DP) number **397248**

## Description of Proposal

What is the proposed development? **Shed**

Describe your proposal in detail. **proposed storage shed**

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.

## Description of the Site

What is the area of the site? **10ha**

Describe the site. **RU4**

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.

Describe the use of lands adjoining the site. **RU4**

Will the proposal impact on adjoining property? (Consider issues such as noise, privacy, overland flow of stormwater and other amenity impacts).

## Present and Previous Uses

What is the present use of the site and when did this use commence? **Winery cellar door, small agricultural use**

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

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

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

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.

## 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. **na to this application**

Provide details of proposed electricity supply. **na to this application**

Provide details of proposed water supply. **na to this application**

Provide details of proposed bushfire fighting water supply, where relevant. **na to this application**

Provide details of proposed sewage management. **na to this application**

## 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? **No**

## Operational and Management Details

Describe in detail the proposed business activity. **na**

Total number of staff: **na**

Max number of staff on duty at any one time: **na**

Max number of clients/customers expected in a day: **na**

Max number of clients/customers expected at any one time: **na**

## Hours of Operation

Monday to Friday **na**

Saturday **na**

Sunday **na**

Extended hours **na**

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

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? **Refer to site plan**

Expected vehicle types associated with the proposal: **farm vehicles**

Number of car parking spaces provided: **as per plas**

Location of car parking spaces provided:	<b>as per plans</b>
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?	<b>na</b>
List machinery associated with the proposed business/activity.	<b>farm tractor</b>
List the type and quantity of raw materials, finished products and waste materials.	<b>na</b>
How will waste be disposed of? Note. A Trade Waste Approval may be required. Please see Council's website for details	<b>na</b>
Identify any proposed hazardous material or processes.	<b>na</b>

## Mid-Western Regional Local Environmental Plan 2012 (MWRLEP)

What is the land zoned?	<b>Ru4</b>
What is the proposal for (as defined by MWRLEP)? There are parent definitions and child definitions in MWRLEP – please use the child definition	<b>Shed (ancillary)</b>
Is this use permissible within the zone?	<b>Yes</b>
Expand on how your proposal meets the objectives of the zone.	<b>Permissible with development consent</b>
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.	<b>yes</b>
Supporting documentation	<b>Drawn Proposed Tractor Shed Site Plan.pdf Mudgee Wines - 0716418181 - [18x30x5] - Engineering RegA (2).pdf</b>

## 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 5 and part 6** development based on the zone of your land (add extra pages if necessary).

Where the proposed development does not comply with **na** 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.**

