

Statement of Environmental Effects

Your Details

First name Required

Last name Required

Email Required

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

Phone number Required

Address Required

or



Use my current location

Can't find your address?

My address is not listed

Statement of Environmental Effects

Property Details

Property address Required

Rocky Waterhole Road

or



Use my current location

Can't find your address?

My address is not listed

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

Property number Required

120

Lot number Required

4

Section number

Deposited Plan (DP) number Required

247921

Statement of Environmental Effects

Description of Proposal

What is the proposed development? Required

Single Storey Residential Dwelling as a Manufactured Home

Describe your proposal in detail. Required

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.

Seeking approval to erect a 4 bedroom residence as a detached dual occupancy

Statement of Environmental Effects

Description of the Site

What is the area of the site? Required

10.15 hectares

Describe the site. Required

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.

Site is currently used for residential accommodation and livestock. The land consists of cleared managed yard and gardens with majority of the land being cleared grazing paddocks. Property slopes 1 - 2 % to the West. There is a large dam located on the Eastern Boundary. Brick veneer 5 bedroom home and various agricultural shed on site.

Describe the use of lands adjoining the site. Required

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

The neigh property are similiar in development eg: hobby farms, one neighbour has a vineyard and cellar door cafe.

Statement of Environmental Effects

Present and Previous Uses

What is the present use of the site and when did this use commence?

Required

Site is currently used as residential dwelling and minor cattle grazing.

Did this use receive development consent? Required

Yes

No

List the previous uses of the site. Required

Site has previously been used for farming including lucerne and livestock. There is nothing potentially contaminated on site.

Have any potentially contaminating activities been undertaken on the property? Required

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.

Yes

No

Statement of Environmental Effects

Environmental Constraints

Has the proposed development been designed to respond to the following environmental constraints, where applicable? Required

Indicate yes, no or not applicable to each of the following

Questions (a) Flooding

Yes

No

N/A

Questions (b) Bushfire (If yes, is a bushfire report included in your application?)

Yes

No

N/A

Questions (c) Groundwater vulnerability

Yes

No

N/A

Questions (d) Sensitive biodiversity

Yes

No

N/A

Questions (e) Saline soils

Yes

No

N/A

Questions (f) Threatened species or habitat

Yes

No

N/A

Questions (g) Minimise vegetation removal

Yes

No

N/A

If yes to any of the above, indicate how the proposed development responds to the constraints.

No BAL rating on proposed site

Statement of Environmental Effects

Utilities and Services

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

Stormwater discharge to the existing of greater than 20,000 litres

Provide details of proposed electricity supply. Required

Existing power to site will be accessed

Provide details of proposed water supply. Required

Roof water will be harvested and stored in the existing tank

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

The existing 20,000 plus concrete tank adjacent to the house

Provide details of proposed sewage management. Required

Owner to install septic tank (separate application)

Statement of Environmental Effects

Operational Details

(e.g. Home Business)

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

Yes

No

Statement of Environmental Effects

Operational and Management Details

Describe in detail the proposed business activity. Required

N/A

Total number of staff: Required

N/A

Max number of staff on duty at any one time: Required

N/A

Max number of clients/customers expected in a day: Required

N/A

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

N/A

Hours of Operation

Monday to Friday Required

N/A

Saturday Required

N/A

Sunday Required

N/A

Extended hours Required

N/A

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

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? Required

N/A

Expected vehicle types associated with the proposal: Required

N/A

Number of car parking spaces provided: Required

N/A

Location of car parking spaces provided: Required

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? Required

N/A

List machinery associated with the proposed business/activity. Required

N/A

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

N/A

How will waste be disposed of? Required

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

N/A

Identify any proposed hazardous material or processes. Required

N/A

Statement of Environmental Effects

Mid-Western Regional Local Environmental Plan 2012 (MWRLEP)

What is the land zoned? Required

RU4 Primary Production Small Lots

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

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

The purpose of the proposal is to erect a dwelling as a detached dual occupancy

Is this use permissible within the zone? Required

Yes

No

Expand on how your proposal meets the objectives of the zone. Required

The South Eastern corner of the property has poorer soil quality with stones and gravelly pebbles making this area less suitable for agriculture. Using this area means the better quality agricultural land will not need to be compromised for the use of a detached dual occupancy.

Does the proposal comply with all the relevant requirements of the MWRLEP? Required

Please list and address all relevant clauses to your development from the LEP - add extra documentation in the upload field below if necessary.

Yes

Supporting documentation

Select file

Max file size: 50 MB
Max number of files: 20 files