

Statement of Environmental Effects

Pro-forma for minor development (incl. minor residential additions, class 1 & 10 structures, change of use, etc.)

ABOUT THIS FORM

This statement must be completed by the applicant and/or their representative to comply with the requirement of Section 4.15 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.

1. PROPERTY DETAILS

Lot Number	Section no.	DP / SP	PROPERTY NO
			16158
Unit / Street number	Street name		
20	CARWELL ST		
Suburb / Locality		Postcode	
RYLSTONE		2849	

2. DESCRIPTION OF THE PROPOSAL

What is the proposed development?

TO BUILD A 3 BAY GARAGE ON THE ADDRESS ABOVE, LOCATED IN THE REAR OF THE PROPERTY ALONG THE "BRIDGE LANE" SIDE.

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).

- THE CONSTRUCTION OF A 3 BAY COLOUR BOND SHED/GARAGE FROM "BEST SHEDS".
- THE PROPOSED DEVELOPMENT WILL BE A STAND ALONE NEW STRUCTURE, WITH THE PREFERRED COLOUR BEING COLOUR BOND 'SLATE GREY'.
- THE PHYSICAL FEATURES CONSIST OF A METAL FRAME ON A CONCRETE SLAB IN THE AFOREMENTIONED COLOUR. IT WILL HAVE X 1 PERSONNEL DOOR AND X 3 ROLLER DOORS ON THE LANEWAY SIDE. THE STRUCTURE WILL FACE NORTH, WITH THE LONGEST SIDE FACING THE LANEWAY.
- THE NATURE OR INTENTION OF THE STRUCTURE IS TO HOUSE 2 CARS AND OTHER HOUSEHOLD / SHED ITEMS. IT IS NOT A COMMERCIAL STRUCTURE.
- THE SHED WILL NOT HAVE DISABLED ACCESS. THERE WILL BE NO TREE OR VEGETATION REMOVAL.
- THE STRUCTURE COMPLIES WITH AUSTRALIAN STANDARDS, RATED FOR WIND AND WILL BE PROFESSIONALLY ERECTED BY A LICENCED SHED BUILDER. ADDITIONALLY, THE STRUCTURE WILL COMPLY WITH ALL OF COUNCIL PROTOCOL AND GUIDELINES, E.G UNDER 100square metres. et al.

3. DESCRIPTION OF THE SITE

What is the area of the site?

98 square metas. / 7m x 14m.

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 is clear and level.
- There is no existing Services or vegetation.

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 lands adjoining the site are zoned residential, however the rear of these properties will face the shed.
- The proposal will not impact upon adjoining property or neighbours.
- There is another shed on number 7 babidge lane which is similar in size and is essentially a mirror image of what we hope to construct. This shed and its inhabitants offer no impact to us whatsoever.
- We consider the proposal to be very low impact on noise, privacy and other impacts.
- There will be no impact to stormwater - in addition tanks will capture surpl.

4. 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 use of the site is a residential backyard (the unused portion).

List the previous uses of the site.

- Residential back yard.

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 Development Control Plan (DCP).

5. 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).

	YES	NO	NOT APPLICABLE
Flooding If yes, is a flood impact statement included in your application?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Bushfire If yes, is a bushfire report included in your application?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Groundwater vulnerability	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Sensitive biodiversity	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Saline soils	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Threatened species or habitat If yes, is a BDAR (Biodiversity Development Assessment Report) or similar included?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Minimise vegetation removal If yes, is a BDAR (Biodiversity Development Assessment Report) or similar included?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

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

N/A.

6. UTILITIES AND SERVICES

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

-Guttering directed into x2 5000 litre Slimline tanks attached to the shed.
 - Overflow pipe that the aforementioned tanks cannot handle will be directed via pump to an existing 15'000 litre tank. In total 25'000 litres of mitigation and renewable H₂O storage

Provide details of proposed electricity supply.

-The Shed will be unpowered. - we need storage space and protection for the cars. There will be no workshop facility and as such we do not require electricity.

Provide details of proposed water supply.

-There will be no water supply to the sheds.

Provide details of proposed bushfire firefighting water supply, where relevant.

- We are not in a direct or even indirect bushfire zone. However we will have the potential to utilize 25,000 litres of water should that be required.

Provide details of proposed sewage management.

- There will be no toilet facilities in the shed and no need for this management.

7. 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 - Residential shed.

Total number of staff	Max no. of staff on duty at any one time	Max no. of clients / customers expected in a day	Max no. of clients / customers expected at any one time
<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>

Hours and days of operation

<input type="text"/>	AM	to	<input type="text"/>	PM	Monday to Friday
<input type="text"/>	AM	to	<input type="text"/>	PM	Saturday
<input type="text"/>	AM	to	<input type="text"/>	PM	Sunday
<input type="text"/>	AM	to	<input type="text"/>	PM	Extended hours on: <input type="text"/>

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

Is legal (eg. 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, no speed limit but most folk do less than 5kph.

Expected vehicle types associated with the proposal

residential traffic to park into residential shed.

Number of car parking spaces provided

nil 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?

not a business endeavor. residential shed N/A.

List machinery associated with the proposed business / activity.

N/A. No brigess conducted here.

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

- metal frame
- colour bond sheeting
- roller doors
- potentially some metal offcuts? from the construction of the shed.

How will waste be disposed of? (Note: A Trade Waste Approval may be required. Please see Council's website for details)

Any waste generated will be taken to kandor tip. Indeed we don't anticipate this will generate much if any, as there is no existing structure or any-thing to demolish or remove.

Identify any proposed hazardous material or processes

- No HAZMAT material or processes will be required or utilised.

8. MID-WESTERN REGIONAL LOCAL ENVIRONMENTAL PLAN 2012 (MWRLEP)

What is the land zoned?

Residential

What is the proposal for (as defined by MWRLEP)? (There are parent definitions and child definitions in MWRLEP – please use the child definition)

Shed residential

Is this use permissible within the zone??

Yes

No – are you relying on existing use rights?

Yes

No – the development is prohibited in the zone and cannot be approved by Council

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

N/A

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)

N/A.

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 B1 – MWRC Auspec Stormwater Drainage Design
- Appendix B2 – Stormwater to Stormwater
- Appendix C – Carleon Development Control Plan
- Appendix D – Implementing a Subdivision Consent

NOTE

Mid-Western Regional Community Participation Plan 2019 may require the development to be neighbour notified and/or advertised.

Please list and address the relevant clauses to your development based on the zone of your land (add extra pages if necessary).

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).

