

Statement of Environmental Effects

Pro-forma for minor development

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

12

Section no.

DP / SP

119 1336

Unit / Street number

221

Street name

STUBBO ROAD

Suburb / Locality

STUBBO

Postcode

2. DESCRIPTION OF THE PROPOSAL

What is the proposed development?

FARM BUILDING

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).

NEW FARM BUILDING - REFER TO PLANS

3. DESCRIPTION OF THE SITE

What is the area of the site?

60-83 HA

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 SHEDS AND HANGARS.
RELATIVELY CLEARED LAND
COUPLE FARM DAMS
GENTLE SLOPE

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).

AGRICULTURAL - NIL IMPACT IDENTIFIED

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?

AGRICULTURAL + HANGARS

List the previous uses of the site.

AGRICULTURAL

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	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Bushfire (if yes, is a bushfire report included in your application?) <input type="text"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Groundwater vulnerability	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Sensitive biodiversity	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Saline soils	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Threatened species or habitat	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Minimise vegetation removal	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

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

6. UTILITIES AND SERVICES

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

OVERLAND

Provide details of proposed **electricity** supply.

EXISTING SERVICE TO THE SUBJECT LAND

Provide details of proposed **water** supply.

NOT REQUIRED

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

NOT APPLICABLE TO FARM BUILDING

Provide details of proposed sewage management.

NOT APPLICABLE.

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.

NOT APPLICABLE - FARM BUILDING

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?

EXISTING ACCESS TO BE USED

Expected vehicle types associated with the proposal

FARM VEHICLES

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?

NORMAL FARM VEHICLES.

List machinery associated with the proposed business / activity.

NOT APPLICABLE

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

NOT APPLICABLE

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

NOT APPLICABLE

Identify any proposed hazardous material or processes

NIL

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

What is the land zoned?

Ru1 PRIMARY PRODUCTION.

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

FARM BUILDING.

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.

FARM BUILDING IS CONSISTENT WITH AN AGRICULTURAL ENTERPRISE IN THE ~~RUR~~ PRIMARY PRODUCTION ZONE.

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)

NO SPECIFIC CLAUSES RELATING TO A FARM BUILDING.
NO VEGETATION REMOVAL

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).

PART 6 – RURAL DEVELOPMENT.

There are no specific provisions relating to farm buildings.

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).

[Empty box for justification]