



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: 123 Section: DP/SP: 755418
House No: 17 Street: BUCKAROO ROAD
Suburb: BUCKAROO Postcode: 2850

1. Description of the Proposal

What is the proposed development?

Alterations and additions to existing free standing dwelling. Including minor demolition, internal works, garage and new pool. And proposed secondary dwelling as free standing.

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.)

Alterations and additions to existing single storey mud brick house to be in keeping with existing structure. Proposed to stay as single storey. New external walls to be brick veneer with corrugated metal sheet roofing. One new skylight proposed. New pool proposed.
Proposed secondary dwelling located away from existing house. To be timber framed with metal sheet roofing. New rear driveway off Buckaroo Road.

2. Description of the Site

What is the area of the site? 32.37 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 site has mud brick house, timber shed and barn. The landscape is low grassland with three dams, generally site is flat. Access of two roads, Buckaroo road and ulan road. Homestead is currently occupied and has access to all services.

Previous DA0179_2021 approved for demolition of existing mud brick hall and construction of secondary dwelling has had demolition commenced, however owners would like to rescinder the DA approval for construction of a secondary dwelling in favour for this current proposal.

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)

Neighbour 121 DP 755418 is a vineyard, the neighbours opposite Buckaroo Road are a tourism mini railway and neighbours opposite Buckaroo Road in opposite direction are a hobby farm. Due to the location of construction on site there will be no impact of the proposal on neighbours.

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?

Site is currently a hobby farm. Current owners too over property three years ago. Previously was a goat dairy farm.

List the previous uses of the site.

Dairy farm, farm and homestead

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.

Yes bushfire. Bushfire report to accompany this proposal

5. Utilities and Services

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

- At main dwelling, no changes to existing stormwater disposal. Stormwater to be collected from new roof and outlet to existing stormwater tank. —
- At secondary dwelling, new roof will outlet to new rainwater tank. —

Provide details of proposed **electricity** supply.

- At main house, to connect to existing electricity supply. Existing mains outlet at existing shed. —
- At secondary dwelling, connect to existing electricity supply. Offset with solar panel —
- 5kw system. —

Hours and days of operation:

~~_____ 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?

—Extension to existing house and new building will have smoke alarms. Refer to plans for locations —

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 - Ulan Road 100km/h

Expected vehicle types associated with the proposal:

No change from existing - cars and light farm vehicles

Number of car parking spaces provided: _____
Main house = 2
Secondary dwelling = 1

Location of car parking spaces provided: _____

—Main house = garage connected to house —
Secondary dwelling = gravel designated parking area adjacent to structure —

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?

List machinery associated with the proposed business/activity.

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

- _Sheet Metal = 439m² + 5m² waste _____
- Timber pine frame = 7m³ + 0.5m³ waste _____
- _Hardwood timber = 10m³ + 0.5m³ waste _____
- _Concrete = 20m³ + 1m³ waste _____
- Brick = 10m³ + 0.25m³ waste _____

How will waste be disposed of?

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

Demolished material to be recycled on site or disposed of by builder

Identify any proposed hazardous material or processes.

NA

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

What is the land zoned? RU4

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

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

Dwelling house and secondary dwelling. Application for Dual Occupancy.

- NB Previous DA0179_2021 approved for demolition of existing mud brick hall and _____
- construction of secondary dwelling has had demolition commenced, however owners _____
- would like to rescinder the DA approval for construction of a secondary dwelling in _____
- favour for this current proposal.

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.

Modifications to an existing dwelling and a secondary dwelling in this zone are both permissible. The scale of the both proposal are modest in nature, and alterations to the existing home are in keeping with the style of the homestead.

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).

- 4.2B: (C) Dwelling house will not cause conflict with existing agricultural uses on neighbouring properties
- 4.3: No max height of buildings specified on maps
- 4.4: No floor space ratio specified on maps
- 5.10: The buildings on site are not heritage listed

In conclusion, the proposal complies with all relevant requirements of the MWR LEP. The proposal is considered to have no impact on adjacent properties, the greater area, or the functionality of the property as specified in an RU4 zone.

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 2.1 General Housing and Ancillary Structures 'deemed to satisfy' provisions

- _____ - street setback is greater than 60m (Ulan Road) _____
- _____ - Side/rear setback is greater than 100m _____
- _____ - Secondary frontage for corner lots is greater than 15m _____
- _____ - Secondary frontage for corner lots is greater than 15m _____
- _____ - Building height is single storey and FFL is less than 1m above natural ground _____
- _____ - The proposal complies with all privacy requirements _____
- _____ - The proposal complies with all design requirements _____
- _____ - The proposal has provisions for parking for two vehicles behind the building line _____
- _____ - The proposal complies with all utilities requirements _____
- _____ - The proposal does not modify the existing front fence _____
- _____ - The proposal complies with all access requirements _____
- _____ - The garage proposed complies with all requirements _____
- _____ - The proposal is below any ridgeline _____
- _____ - The proposal complies with all slope, cut and fill requirements _____
- _____ - The proposed pool complies with the requirements _____
- _____ - The proposal complies with all energy efficiency requirements _____
- _____ - The proposal complies with the permissibility requirements _____
- _____ - Building is not heritage listed _____

