

Statement of Environmental Effects

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: 2 **Section:** **DP/SP:** 869780
House No. 344 **Street:** Castlereagh Highway
Suburb: Spring Flat **Postcode:** 2850

1. Description of the Proposal

What is the proposed development?

The installation of 3 x manufactured and moveable dwellings to be utilised as a Farm stay accommodation.

This will be a staged development. One transportable dwelling to be installed immediately. The other two will be at a later date.

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 development includes no removal of vegetation. The site is currently flat. The proposal includes the installation of 3 (12 x 4m) prefabricated buildings that are stylish in design to be farm appropriate. The colour of the buildings will be Woodland grey with white trim, suiting the farm environment.

The buildings will be 2 bedrooms with a sleeping capacity of 4 people x 2 and 6 people x 1 (additional bunks in second bedroom). The existing driveway will be utilised. 2 parking spots exist next to a current farm stay dwelling. This car park will be expanded to host 4 vehicles. There is plenty of space surrounding the buildings.

A deck will be installed at the end of each building to be 4 x 6m.

This project will be a staged development. Stage 1 is the approval of the DA and installation of 1 x transportable building.

2. Description of the Site

What is the area of the site? 110 acres

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 and surrounding is generally flat with steep ranges to the north and south of the site. It is not mapped bushfire prone land.

The site and surrounds are used for extensive agriculture. Other areas of the property are used for agriculture.

Existing power will be connected from the existing farm stay building which is 11m to 23m away from all 3 new buildings.

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

The lands adjoining the site are predominantly farmland used for grazing and cropping.

A neighbour rural dwelling is to the east approximately 420m away. Other neighbours are 480m (South-West) and 800m (West) away from the proposed development.

There will be no impacts on the adjoining properties.

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?

The land is currently used for grazing and stock movement, with one transportable dwelling on site that sleeps maximum 6 people.

List the previous uses of the site.

Grazing for stock.

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)

X 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.

- a) Flooding. – No - The site is not identified as flood prone
- b) Bushfire (If yes, is a bushfire report included in your application?) No – The Site is not zoned for bushfire
- c) Groundwater vulnerability. No – The overall property is mapped as groundwater vulnerable, but given low impact of the development, the site is away from drainage on property, there will be no impact on ground water vulnerability.
- d) Sensitive biodiversity – No, there is no sensitive biodiversity identified on the development area
- e) Saline soils. No, there are saline soils in the drainage areas of the property, however none of these are within 240m of the development site.
- f) Threatened species or habitat – No, there are no threatened species for habitat on the property
- g) minimise vegetation removal –No, no vegetation will be removed as part of this development

5. Utilities and Services

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

60,000 litres rainwater tank has been installed on site and will collect stormwater

Provide details of proposed **electricity** supply.

Electricity will be connected to the mains power from the existing farm stay.

Provide details of proposed **water** supply.

60,000 litres in rainwater tanks have been installed.

Provide details of proposed **bushfire** fighting water supply, where relevant.
N/A

Provide details of proposed **sewage management**.

A standard septic system will be installed and is in existence.

5. 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.

Farm stay accommodation for tourists to visit and experience life on the farm.

Total number of staff:	Residents of current dwelling
Max. Number of customers per day:	20
Max. Number of customers at any one time:	20

Hours and days of operation:	Upon bookings.
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What are the existing and proposed fire safety measures for the building?

Smoke alarms are located in all bedrooms and hallways
Fire extinguisher inside building
Fire blanket in kitchen

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?

There is legal vehicular access via the existing driveway from the Castlereagh Highway to be utilised.

The driveway from the Castlereagh Highway, has been upgraded in accordance with Austroads Guide to Road Design and sealed to include minimum 10m from edge of travel lane.

All vehicle movements into and out of the development area are in a forward direction.

Expected vehicle types associated with the proposal:

Cars will be used to arrive at the property.

Number of car parking spaces provided:	Currently two, this will be upgraded to 4 parking
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spaces.

Location of car parking spaces provided:

Car park is on the western side of the existing farm stay building

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?

The transportable buildings will be delivered on one truck via the existing driveway.

List machinery associated with the proposed business/activity.

NA – No machinery will be utilised in the proposed Farm stay business

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

NA – The building is pre-fabricated and will be delivered as a finished product

How will waste be disposed of?

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

The development is a pre-fabricated building so there is no building waste to be left on site or disposed of. All work generated by the farm stay will be disposed of by existing residential measures.

Identify any proposed hazardous material or processes.

NA

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

What is the land zoned? [RU 4](#)

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

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

Farm stay accommodation

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

X Yes

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

Objective: To encourage and promote diversity and employment opportunities in relation to primary industry enterprises

The proposal meets the objectives to encourage and promote diversity of employment in relation to primary industry by providing a diverse income stream. Further, it will educate non-farming families in how a farm operates and therefore encourage others to purchase farm products.

Objective: To enable sustainable primary industry and other compatible land uses.

Further the proposal enables a sustainable primary industry by providing a supplementary income stream for the farm operators to enable them to ride out fluctuations in prices and production from primary production outputs.

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).

The proposal complies with all relevant requirements of the MWR LEP by:

5.4 - Controls relating to miscellaneous permissible uses

(5) Farm stay accommodation If development for the purposes of farm stay accommodation is permitted under this Plan, the accommodation that is provided to guests must consist of no more than 5 bedrooms.

However, the proposed Agritourism LEP amendment considers farm stay accommodation may include up to 20 guests. The three new cottages to be installed will be:

Farm stay B – 2 bedroom – sleeps 4

Farm stay C – 2 bedroom – sleeps 4

Farm stay D – 2 bedroom – sleeps 6 (2nd bedroom includes bunk beds)

Existing Farm stay building A – 2 bedroom – sleeps 6. (2nd bedroom includes bunk beds)

In total, the complete development will have a total of 8 bedrooms, across 4 transportable buildings. The maximum sleeping configuration will be 20 people.

All dwellings are located together, sharing parking, water supply and waste. The dwellings will be 11m apart east to west and 23m apart north to south.

The proposal will provide temporary (short stay accommodation) to paying guests on a working home. The farm currently produces oat crops, grazes' sheep and cattle.

6.10 - Visually Sensitive Area

The development is 871m from the Castlereagh Highway. The development is 48m from the Eastern boundary and 198m from the Western boundary of the property. The development is not visible from the Castlereagh highway as a hill sits between the development site and highway. Further there is a row of existing large trees on all 4 sides of the development site.

The development is sympathetic to the landform of the site and there is minimal visual intrusion.

6.4 Ground water vulnerability

The development has been designed and placed so that there is no impacts on groundwater vulnerability

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).

6.4 Tourist and Visitor Accommodation

The development is sympathetic to the environment with the use of woodland grey colours and building style to suit a farm environment. The building is single storey with a gable roof and sits in front of a row of trees. There are tree-lines on all 4 sides of the site of the development. Electricity will be run from the current farm stay building house to the new farm stay buildings.

5.1 Car Parking

There will be 4 parking spaces provided on the western side of the existing farm stay building.

6.4 Water Cycle Management

An on-site standard septic system has been installed with rainwater tanks as water supply complying with the DCP.

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)

NA