



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	Section no.	DP / SP
80		DP250887
Unit / Street number	Street name	
59	Wyaldra Lane	
Suburb / Locality	Postcode	
Cooks Gap	2850	

2. DESCRIPTION OF THE PROPOSAL

What is the proposed development?

The building of a Colorbond Garaport 12m x 7m x 2.7m on a concrete slab with a Poly Water tank attached. Costs approx \$20,000

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 New Colorbond Garaport (12m x 7m x 2.7m) will be built adjacent to the current home on a concrete slab. It will be 3m away from the home and approximately 12 metres away from the western boundary of the property. The colour of the garaport including the trims will be slate grey as will be the water tank attached. The garaport will be used to house the family's 3 cars from the weather. The water tank will be a poly tank of approx. 23,000 ltrs to store the stormwater, which in turn will be used to water gardens. The design of the garaport includes 2 garage roller doors, a glass sliding pa door and 3 windows which are yet to be decided on their location.

3. DESCRIPTION OF THE SITE

What is the area of the site?

10.12ha is the property area but the shed location is 84sqm

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 overall site is a gentle sloping rural lifestyle block consisting of a home (242sqm) and a 9 x 6 barn style shed for machinery. Property has 2 dams at the back and a tree belt halfway down the property.

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 adjoining properties are similar in use and size or are unkept farm land.

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?

Present use is a rural lifestyle block. House was built in 2014 and the barnstyle shed in 2013.

List the previous uses of the site.

N/A

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 type="checkbox"/>	<input checked="" type="checkbox"/>
Bushfire (if yes, is a bushfire report included in your application?) <input type="text"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input 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	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Minimise vegetation removal	<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

6. UTILITIES AND SERVICES

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

Stormwater disposal will be via a 23000ltr poly water tank connected to the garaport which will be used to water gardens around the house.

Provide details of proposed **electricity** supply.

Electricity supply will come from current supply for the house.

Provide details of proposed **water** supply.

refer Stormwater.

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

We have a 23000ltr tank on barnstyle shed, 90000ltr for house, and another 23000ltr for new shed. we also have 2 dams at the back of the property if need.

Provide details of proposed **sewage management**.

N/A

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

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?

N/A

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?

N/A

Expected vehicle types associated with the proposal

N/A

Number of car parking spaces provided

Location of car parking spaces provided

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?

N/A

List machinery associated with the proposed business / activity.

N/A

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

N/A

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

N/A

Identify any proposed hazardous material or processes

N/A

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

What is the land zoned?

RU5 Large lot 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 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.

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)

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).