

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
8		250675
Unit / Street number	Street name	
98	Norris Lane	
Suburb / Locality		Postcode
Galambine		2850

2. DESCRIPTION OF THE PROPOSAL

What is the proposed development?

Shed

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).

240 sm shed, 24m long, 10m wide, 3.6m wall height. 5.420m apex height
Colour deep ocean. constructed of steel.
shed will be used for storage of caravan, farm machinery and personal race cars
will only use 240 sm of the land, will only require 2 trees to be removed. trees will be replaced

3. DESCRIPTION OF THE SITE

What is the area of the site?

10 hectares

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).

cattle grassing paddocks with fences.
slope 30m drop over 500 meters approx.
proposed location of land is currently used as a stock corral and is level

existing services power

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).

land adjoining are farm land.
the will be no impact to adjoining properties.

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?

approximately since 1975 the site has been used for cattle grassing paddocks with fences.
the proposed location of the new shed is currently used as a stock corral
no development consent required for live stock

List the previous uses of the site.

cattle grassing paddocks
stock corral

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 checked="" 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 checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

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

Minimise vegetation removal by removing 2 trees and replacing them in a different location

6. UTILITIES AND SERVICES

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

water tank

Provide details of proposed **electricity** supply.

electricity will be feed from the existing supply

Provide details of proposed **water** supply.

na.

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

water tank with diesel water pumps

Provide details of proposed **sewage management**.

na

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.

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

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: <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?

Expected vehicle types associated with the proposal

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?

List machinery associated with the proposed business / activity.

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

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

Identify any proposed hazardous material or processes

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

What is the land zoned?

Residential Zones

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

R5 large lot 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.

the shed will be constructed in the location of a stock corral that is no longer required, so building it there will minimise the impact on environment and scenic quality.

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)

To provide residential housing in a rural setting while preserving, and minimising impacts on, environmentally sensitive locations and scenic quality.

- its a shed and will be constructed in a location to minimise the impact on environment
- To ensure that large residential lots do not hinder the proper and orderly development of urban areas in the future.
-its a shed and i will not impact this
- To ensure that development in the area does not unreasonably increase the demand for public services or public facilities.
-there will be no public access.
- To minimise conflict between land uses within this zone and land uses within adjoining zones.
-all the surrounding areas are zoned the same

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).

DEVELOPMENT IN RURAL AREAS

Zone R5

Outbuildings including a farm building* must not negatively affect the amenity of the streetscape or adjoining properties. The following standards apply for rural areas:

Lot size: Greater than 5ha and less than 40ha
Shed size:200 m2

My lot size 10ha
and i would like to build a shed that is 240m2

Building setback
Street:60m
Side/rear:20m

My Proposed Building setback
Street: 380m
Side 1 :50m
Side 2 :149m
Rear:60m

The property is located above the flood plan

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).

Lot size: Greater than 5ha and less than 40ha
Shed size:200 m2

My lot size 10ha
and i would like to build a shed that is 240m2

the additional size for the shed is to meet my requirements of parking and storing my caravan, personal race cars, vehicles and car trailers