

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
2		1077014
Unit / Street number	Street name	
127	Madeira Road	
Suburb / Locality	Postcode	
Mudgee	2850	

2. DESCRIPTION OF THE PROPOSAL

What is the proposed development?

Construct 2x attached 3 bedroom single storey dwellings with living, kitchen, dining, bathroom, laundry, master bedroom with WIW and ensuite, rear patio, single car garage and car space within the front setback. Landscaping works including turf, fencing and concrete paths.

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).

3. DESCRIPTION OF THE SITE

What is the area of the site?

838m

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 of proposed development is currently vacant land.
Refer to site plan with submitted plans
The site is clear of vegetation and is made ready for residential development

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 the proposed development are residential dwellings.
The proposed development will not adversely impact upon existing resources and infrastructure such as stormwater, waste disposal, water, gas, electricity and services as the function and use of the property is in accordance with the residential requirements of the area.

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?

Vacant residential land

List the previous uses of the site.

Vacant land

Have any potentially contaminating activities been undertaken on the property? (Apart from obvious activities such as petrol bowlers 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 type="checkbox"/>	<input checked="" 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 run off to be collected to on-site water tanks with excess to Council stormwater system

Provide details of proposed **electricity** supply.

On site electrical supply,

Provide details of proposed **water** supply.

Council reticulated supply

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

n/a

Provide details of proposed **sewage management**.

Waste to Council sewage system

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:

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?

R1 General Residential

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

1. Provide for housing needs of the community
2. Provide for a variety of housing types and densities
3. To enable other land uses that provide facilities or services to meet the day to day needs of residents

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 proposal is for a dual occupancy which is consistent with the general desired residential pattern of the immediate vicinity. The design will represent contemporary architecture that will make a positive contribution to the streetscape and the built form of the locality. The proposal is appropriate in an area which includes a wide variety of dwelling styles and has been designed to maintain the existing character and amenity of the surrounding dwellings

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)

See attached sheet

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).

See attached

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).

TABLE 1: PROJECT COMPLIANCE – MID-WESTERN REGIONAL LEP 2012Site Area: 838m²

LEP Provisions		Complies / Comments
Permissibility	R1 General Residential	Proposal is permissible within the zone
Minimum lot sizes	4.1A - 600m ² for dual occupancies (attached)	Complies
Flood planning	No	N/A
Heritage Item	No	N/A
Height of Building	8.5m	Complies
Groundwater vulnerability	Yes (vulnerable)	Dwelling development would increase impervious area over the site, therefore reducing potential of water entering groundwater reserves. In addition, all stormwater on-site would be managed and appropriately discharged to Council's infrastructure.
Sensitivity Biodiversity	No	It is unlikely the proposed development would have any adverse impact on the condition, ecological value, and significance of the flora and fauna on the land.
Earthworks	Yes	The cut/fill associated with the proposal is necessary to prepare the site for standard residential development.
Public Utility Infrastructure	Yes	The proposed development would be suitably serviced by essential public utility infrastructure services available within the street network which has already been installed during the creation of these lots.

TABLE 2: PROPOSAL COMPLIANCE - MID-WESTERN REGIONAL COUNCIL DCP 2013

Provision	Requirement	Proposal	Complies
Building Setbacks (Lot size < 900m ²)	4.5m setback from the street 5.5m from garage to the street Side/rear min 900mm	Primary setbacks > 4.5m Garage setbacks are at least 5.5m Side setbacks > 900mm	YES (Please see attached plans)
Building height	FFL of a single storey < 1m above natural ground level	Proposed dwellings are <1m above natural ground level and single storey in nature.	YES
Solar access	Living areas and private open space areas are to be located with a northerly aspect (i.e. on the north or eastern side of the building).	Proposed dwellings have living and PPOS orientated to the northerly aspect.	YES
Privacy	Dwellings must be single storey and have a finished floor level less than 1000mm above the natural ground level.	The proposal is for a single storey attached dual occupancy with minimal cut/fill to bench the site ready for building works.	YES (Please see attached plans)
Parking	Two (2) spaces per dwelling.	Two car spaces are proposed for each dwelling.	YES
Landscaping	Landscaping must be of high quality, smart selection and drought tolerant.	Landscaping to be provided where practical and as per the landscaping schedule.	YES (Please see attached plans)
Open space	Private open space to be on the northern or eastern side of the dwelling with direct access to living areas. Area to be 80m ² with a minimum dimension of 5m.	POS area > 80m ² with a minimum dimension of 5m for both dwellings.	YES (Please see attached plans)
Fencing	1.8m high fence to all boundaries including private open space areas. All fencing forward of the building line cannot be 'colorbond'	Timber fencing is proposed within the boundaries of the house yard with a maximum height of 1.8m. Colorbond fencing is also proposed along the external boundary of the Lot with a maximum height of 1.8m.	YES (Please see attached plans)
Infrastructure	Surface infrastructure must not be located in front setback or visible from the street.	Rainwater tank, clotheslines, garbage storage facilities are located behind the building line and not visible from the street.	YES
Development near ridgelines	Development shall protect key landscape features and ridgelines.	No ridgelines are impacted upon by the proposed development.	YES

Slopes	Cut is to be limited to 1000mm	Cut is minimal to prepare the site for development.	YES (Please see attached plans)
Fill is restricted to 600mm. It must be clean fill and a geotechnical assessment issued for the fill to demonstrate compaction to the Australian Standard.		Fill is minimal to prepare the site for development.	
Any cut and/or fill must be provided with retaining walls, drainage and must be setback a minimum of 300mm from any property boundary.		All cut/fill to be clear of the side boundaries. Appropriate conditions can be incorporated into the consent.	
Fill must not direct stormwater onto adjoining properties and drainage pits for overland flow paths are to be provided.		All cut/fill will not direct stormwater over boundaries.	
Cut and fill is not permitted in water or sewer easements.		All cut/fill to be clear of any easements.	
Access	All weather vehicle access is required to ensure that emergency services (fire, ambulance, police) are able to access the dwelling at all times.	Concrete driveway is proposed to facilitate access to the dwellings.	YES
Waste Management	Development applications should provide details of an appropriate means of waste disposal via the provision of individual 240 litre mobile garbage, recycling bins to each dwelling.	All waste generated on site during use of the dwelling will be disposed of.	YES
All dwellings should provide an external access to the rear of the development (private open space area) to enable bins to be taken to the street without the need for moving the bin through the dwelling		The dwellings have been designed to allow for external access to the rear to enable garbage bins to be taken to the street for collection.	
Waste disposal collection points should not compromise the amenity of future residents in terms of noise, odour or aesthetic impact.		The waste disposal collection will not impede or compromise the amenity of future residents.	