

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 2	Section no. 	DP / SP DP1190252
Unit / Street number 374	Street name Coxs Creek Road	
Suburb / Locality Rylstone		Postcode 2849

2. DESCRIPTION OF THE PROPOSAL

What is the proposed development?

A single level 4 bedroom house and detached 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).

A 4 bedroom and two bathroom home to be used as the main residence. Materials will be colorbond roofing and hybrid cladding in Dover White and Southerly. No vegetation will be removed.

A ~~6x6~~ colorbond shed in Southerly will be also on site ^{7x6}. No vegetation will be removed.

3. DESCRIPTION OF THE SITE

What is the area of the site?

Private farm land

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).

Slight slope. Grass farming land with small pockets of trees

Existing 3 bedroom house and 2 bay shed on block

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).

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?

Private residence and farming
Current owners have been here since July 2020
Private residence and farming since early 1970's

List the previous uses of the site.

Private residence and farming

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="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.

Rain water harvesting

Provide details of proposed **electricity** supply.

Connected from the power lines from the existing residence

Provide details of proposed **water** supply.

Water tanks

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

Dams and water tanks

Provide details of proposed sewage management.

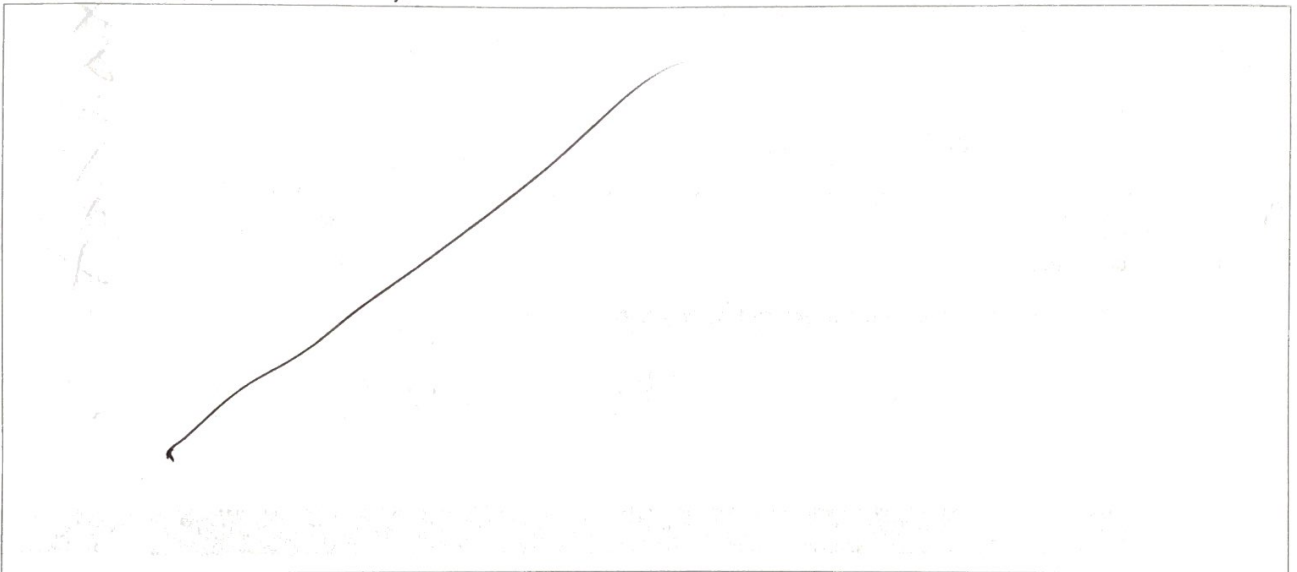
AWTS treatment septic tank

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.

[Faint handwritten notes on the left side of the box]



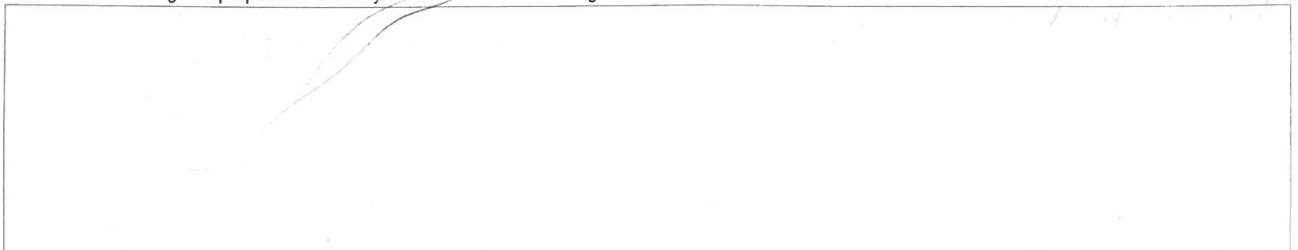
Total number of staff	Max no. of staff on duty at any one time	Max no. of clients / customers expected in a day	Max no. of clients / customers expected at any one time
<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>

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?

[Faint handwritten notes on the left side of the box]



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?

[Empty text box for legal vehicular access details]

Expected vehicle types associated with the proposal

[Empty text box for expected vehicle types]

Number of car parking spaces provided

[Empty text box for number of car parking spaces]

Location of car parking spaces provided

[Empty text box for location of car parking spaces]

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?

[Empty text box for transport and loading arrangements]

List machinery associated with the proposed business / activity.

[Empty text box for machinery associated with the business]

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

[Empty text box for 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)

[Empty text box for waste disposal details]

Identify any proposed hazardous material or processes

[Empty text box for hazardous material or processes]

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

What is the land zoned?

C3 - Environmental Management

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

Residential dwelling

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)

Meets standard proposal of dwelling on property

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).

Complies with DCP requirements

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).

