

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
315		1255905
Unit / Street number	Street name	
4	Page Street	
Suburb / Locality	Postcode	
Bombira	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).

It is proposed to erect a 48sqm shed that will be used for ancillary purposes of tool storage and the like in association with the existing dwelling.

The shed will be constructed of trimdek, dark in colour and positioned in the rear yard so as to generally not be visible from the street frontage.

No vegetation removal is required to facilitate the proposal.

3. DESCRIPTION OF THE SITE

What is the area of the site?

2820sqm

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 subject site is generally flat in nature and contains the original homestead for the Bombira estate in which it is located.

The dimensions of the site are of an irregular shape, which came about as a result of integrating the existing dwelling into the recent subdivision layout.

The dwelling upon the site is fully serviced, which will be extended to the shed as necessary, including stormwater discharge.

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).

Surrounding landuses consist of single dwellings on large residential lots.

Directly adjoining properties contain dwellings and sheds of a similar nature to that of the subject site. Subsequently, impacts associated with privacy, noise, physical appearance and the like will not be increased as a result of the erection of the new shed.

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?

The current use of the site is residential with the existing dwelling being in existence before the Bombira Estate subdivision was undertaken.

List the previous uses of the site.

Previous use of the site was rural. However, this has since been superseded as a result of the rezoning and undertaking of the Bombira Estate subdivision.

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 checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Sensitive biodiversity	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Saline soils	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Threatened species or habitat	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input 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

No impacts to the groundwater table expected as the proposal is for a shed only, with minimal earthworks required to facilitate preparation of the site for construction.

Slab on ground is able to be built to mitigate the impacts associated with saline soils.

6. UTILITIES AND SERVICES

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

Proposed to discharge stormwater into the existing dwelling network, which subsequently discharges directly to Council's stormwater network.

Provide details of proposed **electricity** supply.

Available. Able to be connected to shed.

Provide details of proposed **water** supply.

Available. Not proposed to be extended.

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

N/A

Provide details of proposed sewage management.

Available. Not proposed to be extended.

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
N/A	N/A	N/A	N/A

Hours and days of operation

N/A	AM	to	N/A	PM	Monday to Friday
N/A	AM	to	N/A	PM	Saturday
N/A	AM	to	N/A	PM	Sunday
N/a	AM	to	N/A	PM	Extended hours on: N/A

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

N/A

Location of car parking spaces provided

N/A

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?

R2 Low Density Residential

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

Dwelling house (shed is ancillary to the dwelling house)

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 allow for the continued use of the site for residential purposes without any impact upon the amenity of the area.

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)

YES

6.4 Groundwater Vulnerability applies and the proposal does not involve any earthworks of substance that will impact upon any groundwater systems or ecosystems.

6.9 Essential services applies and the site has access to all relevant services required to facilitate the proposal.

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).

Part 3 'Residential Development' applies to the site and proposal. The relevant controls are addressed below:

Floor Height

Generally at ground level.

Site Coverage

Approx 13%

Solar Access

Shed does not impede solar access to existing dwelling or adjoining dwellings.

Privacy

Shed does not create privacy impacts.

Parking

No impact on existing.

Landscaping

Existing.

Open Space

Dwelling continues to benefit from complying open space.

Fencing

N/A.

Infrastructure

Not impacted.

Garages/Outbuildings

Max allowed 120sqm

Total proposed 48sqm.

All other controls in the DCP are considered irrelevant to the site and the specific proposal.

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).

Setbacks

2.5m side and rear setback for dwellings applies. The proposed shed achieves setbacks of 900mm to the southern and western setbacks. However, this is considered appropriate as the shed is small in footprint, constructed of dark materials, single storey in nature and the existing boundaries, that were developed to fit with the overall subdivision layout whilst also considering the existing dwelling footprint, are of an irregular shape making it difficult to erect a standard shed that complies with the setback requirements.

It should be noted that there are numerous examples of sheds in the immediate area that are also existing with a non-compliant side/rear boundary setback and have been shown to exist with minimal impact upon surrounding properties.

The location of the proposed shed is restricted to the rear yard area to ensure that it is not positioned within the street frontage where impacts associated with streetscape would be considered inappropriate. Additionally, the shed is reasonably positioned to facilitate ease of access to the driveway area and to move items in and out of the shed with convenience.

A minimum 10m front setback applies. The proposed shed is well in excess of this requirement and within the rear yard.