

Statement of Environmental Effects

Pro-forma for minor development

This statement must be completed by the applicant and/or their representative to comply with the requirement of Section 79C 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.

Property Details

Lot: 102 Section: _____ DP/SP: 1148749
 House No: 170 Street: ULAN RD
 Suburb: BOMBIRIA Postcode: 2850

1. Description of the Proposal

What is the proposed development?

CONSTRUCTION OF NEW DWELLING

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.)

CONSTRUCTION OF DWELLING FOR RESIDENCE
COLORBOND ROOF (MONUMENT), ALMOND
SPLIT FACE BESSER BLOCK OUTER, STEEL FRAMED
VERANDAH WRAPPING AROUND ENTIRE BUILDING.
THE BLOCK IS WELL ESTABLISHED WITH
EXISTING GARDENS + LAWN. HOWEVER 4
TREES HAVE BEEN FLAGGED FOR REMOVAL

2. Description of the Site

What is the area of the site? 4285 m²

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 PROPERTY HAS, POWER, WATER 1 SEWERAGE
ON SITE READY FOR CONNECTION. IT IS A
WELL ESTABLISHED AREA WITH 2 SHEDS
ALREADY ON SITE. THERE ARE SEVERAL
GUM TREES, ESTABLISHED LAWN, GARDENS
AND DRIVEWAY WITH ALREADY WATER
TANKS ON SITE IN USE. THERE IS ALREADY
A DRIVE EXIT ON MOGGS LANE, BEING A
CORNER LOT.

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)

RESIDENTIAL TO THE LEFT
LAND EASEMENT TO THE BACK
GOING ONTO MORE RESIDENTIAL
WITH NO IMPACT ON SURROUNDING
PROPERTY

3. Present and Previous Uses

What is the present use of the site and when did this use commence? Did this use receive development consent?

STORAGE SHED FOR OUR PERSONAL
USE.
SUBDIVIDED IN 2009/2010. FOR
OUR PURCHASE.
STABLE AREA FOR HORSES.

List the previous uses of the site.

STABLE + HORSE MATERNITY

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 DCP.

4. 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).

- (a) Flooding.
- (b) Bushfire (If yes, is a bushfire report included in your application?)
- (c) Groundwater vulnerability.
- (d) Sensitive biodiversity.
- (e) Saline soils.
- (f) Threatened species or habitat.
- (g) minimise vegetation removal.

If yes to any of the above, indicate how the proposed development responds to the constraint/s.

5. Utilities and Services

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

WATER RUNS OFF SHED INTO TANK
TRANSFERRED TO LARGE TANK AND
USED ON GARDEN.

Provide details of proposed **electricity** supply.

3 PHASE ELECTRIC
3 PHASE SOLAR TO BE INSTALLED
ASAP.

Provide details of proposed **water** supply.

RAINWATER FOR GARDEN
SUPPLY TO DWELLING TO TAP INTO
METER ON SITE. FOR TOWN SUPPLY

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

N/A

Provide details of proposed **sewage** management.

SEWER TO MAINS CONNECTED
SEWER FROM DWELLING TO BE DETERMINED
WHEN INSTALLED

6. 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 number of staff on duty at any one time: _____

Max number of clients/customers expected in a day: _____

Max number 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 (e.g. 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.

7. Mid-Western Regional Local Environmental Plan 2012 (MWRLEP)

What is the land zoned?

R2

What is the proposal for (as defined by MWRLEP)?

(There are parent definitions and child definitions in MWRLEP – please use the child definition)

LOW DENSITY RURAL

Is this use permissible within the zone?

- No
 - Are you relying on existing use rights?
 - Yes
 - No – the development is prohibited in the zone and cannot be approved by Council
- Yes

Expand on how your proposal meets the objectives of the zone.

NEW ESTATE
PRESEDEENCE WITH NEIGHBOURHOOD

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).

ONE CORNER OF THE VERANDAH SITS AT 8M + 1.5
WITHIN THE 10M SETBACK.

WE ASK FOR DISPENSATION OF PRESEDEENCE
AS THERE ARE DWELLINGS AND BUILDINGS
IN THE VICINITY OR THE SAME DISTANCE
IF NOT CLOSER TO THE FENCELINE.

NOT A TYPICAL ROAD FRONTAGE
WITH SEVERAL METRES OF ROAD
WIDDENING FROM MOGGS LANE TO
T INTERSECTION OF HENRY LAWSON DVE
+ ULAN RDS.

8. 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 B – MWRC Auspec Stormwater Drainage Design
- Appendix B2 – Stormwater to Smartwater
- Appendix C – Carleon Development Control Plan
- Appendix D – Implementing a Subdivision Consent

Note. Part 1.12 Community Consultation may require the development to be neighbour notified and/or advertised in accordance with the DCP provisions.

Please list and address the relevant clauses to your development based on the zone of your land (add extra pages if necessary).

REFER TO LEP
RESPONSE IN QUESTION 7

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)
