

# 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		625944
Unit / Street number	Street name	
77	MAYNE STREET	
Suburb / Locality	Postcode	
GULGONG	2852	

## 2. DESCRIPTION OF THE PROPOSAL

What is the proposed development?

**Proposed Freestanding Double Carport (including storage room)**

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).

**New Freestanding Double Carport ((by Ranbuild) to be located to the south western side of the existing dwelling.  
Colorbond roof & partially clad walls (for storage area & western clad wall for weather protection)**

### 3. DESCRIPTION OF THE SITE

What is the area of the site?

**1676 sq m**

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).

**Large residential block - R1 zoning - bound by Mayne Street to north & Robinson Street to south.  
Existing heritage style dwelling & outbuildings  
Site slopes from South East to North West  
All services exist to the 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).

**The Mayne Street and neighbouring lots are established residential properties.  
The proposed development addition is to be located behind the existing dwelling and clears the western splayed boundary - setback 1.5 to 1.6m.-  
Minor cut is proposed for a level building pad for carport slab.  
Slab edge beam to slab proposed to partially leveled site with landscaped frontage to Mayne Street. The proposed carport is subservient to the main dwelling and consistent with residential use and in keeping with surrounding development.**

### 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?

**Residential use - the existing dwelling was constructed in the late 1800's.**

List the previous uses of the site.

Refer Heritage Statement - The land was subdivided for residential use from approx. 1875

Have any potentially contaminating activities been undertaken on the property? (Apart from obvious activities such as petrol bowsters 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 type="checkbox"/>	<input checked="" type="checkbox"/>	<input 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.

**All roof storm water from new addition to be piped to the Mayne Street kerb as per existing dwelling**

Provide details of proposed **electricity** supply.

**Existing electrical connection to the site**

Provide details of proposed **water** supply.

**Existing Water connection to the site**

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

N/A

Provide details of proposed **sewage management**.

No wet areas are proposed - N/A

## 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?

**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)

**Residential Use - vehicle parkint**

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 proposed carport complies with the primary zoning objective - for residential use**

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)

**R1 GEN RESIDENTIAL****1 Objectives of zone**

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

**Permitted with consent**

Attached dwellings; Boarding houses; Caravan parks; Centre-based child care facilities; Community facilities; Dwelling houses; Educational establishments; Environmental protection works; Exhibition homes; Exhibition villages; Flood mitigation works; Function centres; Funeral homes; Group homes; Health services facilities; Home industries; Hostels; Information and education facilities; Markets; Multi dwelling housing; Neighbourhood shops; Oyster aquaculture; Places of public worship; Pond-based aquaculture; Recreation areas; Recreation facilities (indoor); Recreation facilities (outdoor); Residential accommodation; Residential flat buildings; Respite day care centres; Semi-detached dwellings; Seniors housing; Sewage reticulation systems; Shop top housing; Signage; Tank-based aquaculture; Tourist and visitor accommodation; Water recycling facilities; Water storage facilities

The Proposed Carport complies with MWRC LEP requirements

## 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).

MWRC DCP 2013 AMENDMENT 5  
 PART 2.1  
 BUILDING SETBACKS - R1 - STREET - 6.5m & 7.5m to garage  
 SIDE & REAR - 900mm  
 BUILDING HEIGHT - Max 4.5m allowable - Proposed 3.99m  
 PARKING - Provision of 2 spaces  
 UTILITIES - All services connected to site  
 FENCING - Existing fencing  
 ACCESS - Existing All weather access  
 OUTBUILDINGS -Max size - 100 sq m - Proposed Area - 61.2sq m  
 SLOPE CUT & FILL - Minimal cut & fill proposed for level building pad  
 HERITAGE - Refer Heritage Statement

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).

PROPOSAL COMPLIES WITH MWRC DCP STANDARDS