# STATEMENT OF ENVIRONMENTAL EFFECTS

CONSTRUCTION OF A DWELLING AND SHED

At

56 CHARBON ROAD CHARBON NSW 2848



# Dated 14th of April 2025

Prepared by

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#### DETAILED STATEMENT OF ENVIRONMENTAL EFFECTS

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# **1.0 INTRODUCTION**

This report constitutes a Statement of Environmental Effects and has been prepared on behalf of Josip Almasi to accompany the submission of a Development Application to Mid-Western Regional Council made under the *Environmental Planning and Assessment Act 1979*.

The application proposes the construction of a 113.63m2 m<sup>2</sup> single-story dwelling with a verandah size of 35.47m2 and a 147m2m<sup>2</sup> shed on vacant land at 56 Charbon Road, Charbon NSW 2848 (the "subject site"). The works will establish a high-quality rural residence exceeding Australian standards, designed to address the site's bushfire-prone (BAL-29) conditions.

The purpose of this report is to:

- Describe the proposed development and the locality in which it is situated
- Discuss Statutory Controls governing the development
- Discuss the potential environmental effects of the proposal
- Draw conclusions as to whether those impacts are significant
- Make a recommendation to Council as to whether the proposed development described in this development application should be supported

This report should be read in conjunction with the following accompanying material:

- Architectural drawings
- BASIX Certificate
- Bushfire Assessment Report
- Waste Management Plan
- Survey Plan
- Stormwater Management Plan

# 2.0 SITE DESCRIPTION

## 2.1 Site Analysis

Key features relevant to the site and its context were identified prior to the design process. These features, detailed on the site plan, include flat to gently sloping topography, sparse to no on-site vegetation, a forested area to the rear, and arid woodlands to the north, contributing to bushfire risk (BAL-29). Managed lands lie to the south and west, with no existing structures. Neighbouring developments are rural or low-density residential in a village setting, with utility services accessible from Charbon Road. The site is not near watercourses or drainage lines, requiring no riparian setbacks, per DCP Part 5.4. An assessment indicates no significant flora/fauna or Aboriginal archaeological relics, given the site's disturbed state and distance from watercourses. The dwelling and shed are sited to minimise vegetation clearing, comply with bushfire setbacks, and integrate with the rural

landscape. Engineered retaining walls and stormwater runoff with grassed surrounds will minimise erosion and runoff to neighboring properties.

#### 2.2 Site Location

The site is located at 56 Charbon Road, Charbon, NSW 2848, within the Mid-Western Regional Council local government area, on the northeast side of Charbon Road in a rural-village precinct surrounded by larger lots and natural vegetation.



NSW Maps spatial services image

## 2.3 Legal Description

The site is legally described as Lot 165 in Deposited Plan 14595, zoned RU5 Village under the Mid-Western Regional LEP 2012.



NSW Planning Portal Spatial Viewer Image

#### 2.4 Physical Description

The allotment is rectangular, with a 15.24m frontage to Charbon Road, side boundaries of 60.96m adjacent to private land (arid woodlands to the north), and a rear boundary abutting forest. The site has a total area of 929.03m<sup>2</sup>. The landform is flat to gently sloping, suitable for construction.

#### 2.5 Services

The site has the following services available as option for installation:

- Reticulated or tank water (to be initiated upon development approval)
- Grid electricity (to be initiated upon construction of dwelling)
- Reticulated sewerage (to be initiated upon development approval)
- Telecommunications (available and subject to owner's wishes for installation)

All essential services will be installed to service the new dwelling and shed.

## **3.0 EXISTING DEVELOPMENT**

#### 3.1 On the Site

The site is currently vacant, with no existing structures. Vegetation is sparse to none, consisting of land only. The forested area to the rear and arid woodlands to the North contribute to the site's rural and natural character.

## 4.0 PROPOSED DEVELOPMENT

The application seeks council consent for a 113.63m<sup>2</sup> single-story dwelling with a 35.47m<sup>2</sup> verandah and a 147m<sup>2</sup> shed on a 929.03m<sup>2</sup> lot. The dwelling comprises 3 bedrooms, 1 bathroom, and an open-plan living/kitchen area, exceeding Building Code of Australia (BCA) standards. It utilises prefabricated frames and trusses, manufactured off-site to minimise waste, with BAL-29 compliant materials (fibre-cement cladding, Colorbond roofing, double-glazed windows). The dwelling's height is 5.2m, with a 20,000L rainwater tank, high-grade insulation, and connection to Charbon's reticulated sewer and water systems. Sub-soil drainage and a maximum 1000mm cut/fill ensure salinity and runoff management. The shed, located at the rear, is a prefabricated steel structure for storage (non-habitable), with a steel frame, Colorbond cladding, and a concrete slab (4.7m height). It complies with the 150m<sup>2</sup> limit for lots up to 5ha (DCP Part 6). A gravel driveway provides access from Charbon Road, with two off-street parking spaces behind the building line per DCP Part 5.1. Low-water native plants will be used for landscaping to minimise salinity impacts (DCP Part 5.5). Construction (6–9 months) will adhere to council-approved timelines, using sediment

and erosion controls for a <800m<sup>2</sup> disturbed area (DCP Part 5.3). The development complements Charbon's rural character with minimal environmental impact.

# 4.1 Waste Management

The construction process will adhere to a Waste Management Plan (submitted with this application), designed to minimise environmental impact in line with NSW EPA guidelines and ISO 14001 standards. The use of prefabricated frames and trusses for the dwelling and a prefabricated steel shed ensures minimal waste, with accurate estimations and calculations guiding material orders. For example:

- **Fibre-cement cladding**: Estimated 0.5 tonnes of offcuts, with 80% recyclable via supplier programs
- **Steel (shed)**: Estimated 0.2 tonnes of scraps, 100% recyclable at local facilities (e.g., Kandos Waste Management Centre)
- **Timber (trusses)**: Estimated 0.1 tonnes of waste, reused for formwork where possible
- **Concrete**: Surplus from slabs (est. 0.3m<sup>3</sup>) to be crushed and reused as driveway base

Total waste is projected at under 1 tonne, with over 90% diverted from landfill through sorting, reuse, and recycling. On-site bins will separate materials, and all waste will be disposed of responsibly at council-approved facilities. This approach reduces site disturbance and aligns with the low-impact ethos of the development.



## **5.0 Development Controls**

The proposed development complies with the **Environmental Planning and Assessment Act 1979**, specifically Section 4.15, and related legislation. The following controls have been assessed:

## 5.1 Mid-Western Regional Local Environmental Plan (LEP) 2012

The site is zoned **RU5 Village** under the Mid-Western Regional LEP 2012. Relevant clauses include:

- Objectives of Zone:
  - The dwelling (113.63m<sup>2</sup> with 35.47m<sup>2</sup> verandah) and shed (147m<sup>2</sup>) are permissible in the RU5 Village zone, occupying a small portion of the 929.03m<sup>2</sup> lot to preserve the natural resource base.
  - The residential use supports rural living, complementing agricultural activities in Charbon, with minimal land disturbance.
  - Setbacks (7.5m front, 3m rear, 1.1m side) and bushfire measures (BAL-29) minimise conflict with neighboring rural and natural areas, per DCP Part 6.
  - The small-scale, high-quality development integrates with Charbon's rural-village character.

- Dwelling houses and sheds are permitted, confirming LEP compliance.
- **CI 4.3 Height of Buildings**: The LEP permits a maximum height of 8.5m. The dwelling (5.2m) and shed (4.7m) comply with this limit.
- **CI 5.10 Heritage Conservation**: No heritage items are listed on or adjacent to the site. The vacant rural setting ensures no heritage impacts, and no Aboriginal archaeological relics are expected due to the site's distance from watercourses (DCP Part 5.4).
- **CI 6.1 Flood Planning**: The site is not identified as flood-prone per council mapping, with no flood-related constraints (DCP Part 5.2).
- **CI 6.5 Water Management**: A 20,000L rainwater tank and council-approved drainage will manage stormwater, preventing adverse impacts on water systems or runoff to neighboring properties, per DCP Part 5.3.

#### 5.2 Mid-Western Regional Development Control Plan (DCP) 2013

The DCP, adopted on 24 July 2013, guides development in the Mid-Western Regional Council area. The proposal has been assessed against relevant chapters, particularly village and rural requirements:

- Part 5 Development Standards:
  - 5.1 Car Parking: The dwelling requires two off-street parking spaces, with one in the shed and one stacked in front, wholly within the site. The proposal provides two spaces (one undercover, one in the gravel driveway), complying with DCP requirements. No additional landscaping is required, as only two spaces are provided, below the threshold for shade tree provision (1 tree per 6 spaces).
  - **5.2 Flooding**: The site is not flood-prone per council mapping, exempting it from flood study or survey plan requirements. The proposal does not increase flood risk, aligning with DCP performance criteria.
  - 5.3 Stormwater Management: As a single dwelling on a 929.03m<sup>2</sup> lot, the development meets BASIX requirements (per submitted BASIX Certificate). Quantity management during operation requires a minimum runoff storage volume of 0.022m × impervious area (e.g., ~149m<sup>2</sup> for dwelling, verandah, and shed roofs, yielding ~3.28m<sup>3</sup>). The 20,000L rainwater tank (≥15kL) provides a 2.25m<sup>3</sup> credit for outdoor use, reducing the required storage to ~1.03m<sup>3</sup>, which the tank exceeds. Quality management during construction (<800m<sup>2</sup> disturbed area) includes a hand-marked-up plan for sediment and erosion controls, submitted with the Stormwater Management Plan, per the S2S Technical Guidelines.
  - 5.4 Environmental Controls:
    - Aboriginal Archaeological Items: The site's distance from watercourses and disturbed state indicates low archaeological significance, requiring no survey.

- Bushfire Management: The BAL-29 rating, fire-resistant materials (fibre-cement cladding, Colorbond roofing, FLAMEfixx pine), and asset protection zone comply with *Planning for Bushfire Protection 2019* and AS 3959. The design avoids impacting native vegetation.
- Riparian and Drainage Line Environments: No drainage lines or watercourses are present, requiring no setbacks.
- Pollution and Waste Management: The Waste Management Plan ensures construction waste (e.g., fibre-cement, steel, timber) is sorted, recycled (>90%), and disposed of at council-approved facilities, preventing impacts on stormwater or neighboring properties.
- Threatened Species and Vegetation Management: Sparse vegetation and no tree removal indicate no significant flora/fauna impacts. No Flora and Fauna Impact Assessment is required.
- **5.5 Building in Saline Environments**: The site may potentially have salinity risks. (subject to soil testing)
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- Part 6 Development in Rural Areas:
  - Dwellings Adjacent to Village Zones: The site has sealed road frontage to Charbon Road, connected to the sealed road network, as required for RU5 Village zones. No road upgrades are needed due to low traffic (1-2 vehicle trips/day). The dwelling connects to the reticulated sewer system at Charbon Road, with a 20,000L rainwater tank for water (reticulated water unavailable), complying with DCP requirements for sites within 500m of an RU5 Village zone.
  - Outbuildings: The 147m<sup>2</sup> shed complies with the 150m<sup>2</sup> limit for lots up to 5ha (site: 929.03m<sup>2</sup>). Its Colorbond cladding and 4.7m height ensure no negative impact on the streetscape or adjoining properties, per DCP standards.

## 5.3 BASIX Compliance

The proposed dwelling complies with the sustainability requirements of the *State Environmental Planning Policy (Sustainable Buildings) 2022*, Chapter 2, as demonstrated by **BASIX Certificate No. 1792443S**, prepared using the DIY method. The certificate confirms the dwelling's compliance with energy, water, and thermal performance standards through commitments such as high-grade insulation, double-glazed windows, efficient lighting, and a 20,000L rainwater tank. The BASIX Materials Index accounts for construction materials (e.g., fibre-cement cladding, Colorbond roofing, H2 treated softwood frames, concrete piers), ensuring low embodied emissions. The verandah (35.47 m<sup>2</sup>) is integrated into the dwelling's BASIX assessment, enhancing thermal performance. The 147 m<sup>2</sup> shed, boundary fence, and retaining wall are non-habitable ancillary structures, exempt from BASIX requirements, but their environmental impacts are addressed through drainage (e.g., retaining wall ag drains) and bushfire-compliant materials (e.g., Colorbond, concrete). The BASIX Certificate aligns with the Stormwater Management Plan and low-water landscaping to mitigate salinity risks (DCP Part 5.5), ensuring a sustainable development.

No variations from the LEP or DCP are proposed, as the development fully complies with all controls.

# 6.0 CONCLUSION

This report has described the proposed construction of a 113.63m<sup>2</sup> dwelling with a 35.47m<sup>2</sup> verandah and a 147m<sup>2</sup> shed at 56 Charbon Road, Charbon, illustrating compliance with relevant statutory considerations and assessing likely environmental effects.

The development satisfies Mid-Western Regional Council's planning objectives, the Mid-Western Local Environmental Plan 2012, Development Control Plan 2013, and provisions of the Environmental Planning and Assessment Act 1979. By utilising prefabricated frames and trusses for the dwelling and a prefabricated steel shed, the project minimises waste through modern manufacturing processes, with accurate estimations projecting under 1 tonne of waste, over 90% of which will be recycled or reused. The Waste Management Plan ensures responsible disposal, complementing stormwater and bushfire measures to deliver a low-impact development.

The proposal is sympathetic to Charbon's rural-village character, providing a high-quality residence that enhances the locality with minimal environmental footprint. Having regard to the analysis and assessment within this report, it is recommended that Council support the application.