

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
340		DP1187002
Unit / Street number	Street name	
10	Eleanor Dark Court	
Suburb / Locality	Postcode	
Mudgee	2850	

2. DESCRIPTION OF THE PROPOSAL

What is the proposed development?

Proposed 4 bedroom dwelling, and a 10m x7 m 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).

This proposal is for 2 new buildings to be constructed on Lot 340 - DP1187002.
A new 4 bedroom dwelling and a new 10m x 7m shed.

The new structures will all have metal cladding to the roof & walls. The main dwelling will be on piers to reduce the need for cut and fill on site, with a garage under the main floor level. The shed will be on a concrete slab. Exact materials and colours are noted on the plans.

3. DESCRIPTION OF THE SITE

What is the area of the site?

2,002m²

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 site is a long rectangle block with the frontage facing Eleanor Dark Court.

The site has a steep slope to it, with over 13m in fall to the street.

The site has all existing services, which include:

- stormwater
- sewer connection
- electricity

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 land adjoining the site is a residential dwelling to the left & to the rear of the proposed dwelling. The neighboring land to the right is for power lines & driveway use only. There will be no impact to adjoining properties.

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?

Vacant land for residential use

List the previous uses of the site.

N/A

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 checked="" type="checkbox"/>	<input 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.

Dwellings will be connected new rainwater tanks that will be installed on site & the overflow connect to the existing storm water disposal on site.

Provide details of proposed **electricity** supply.

Connect to existing electricity supply on site

Provide details of proposed **water** supply.

Connect to new rainwater tanks & existing water supply on site

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

Provide details of proposed **sewage management**.

Connect to existing town sewage system

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: <div></div>

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?

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)

Proposed 4 bedroom dwelling and a 10m x 7m shed.

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 dwelling has been designed to try meet all objectives within this zone, however due to the large slope in the site a few objectives have been altered to suit. Please refer to the next box to justify why.

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)

This proposal meets all of councils DCP and the LEP requests with building heights, private open space, privacy, materials & window openings etc. However when it comes to setbacks the eastern side setback does not comply, the reasons for this are as follows:

The main dwelling is closer to the side boundary than the DCP allows for, this is purely to try work with the existing site levels to reduce the need for unnecessary cut and fill, by have the house wider rather than deeper it allows us to reduce the site works, as the eastern side neighboring property is only for power lines & a driveway we see no impact to neighbors. We are only asking for a 500mm adjustment to the min setback requirement of 2.5m.

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).

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The main dwelling is closer to the side boundary than the DCP allows for, this is purely to try work with the existing site levels to reduce the need for unnecessary cut and fill, by have the house wider rather than deeper it allows us to reduce the site works. As the eastern side neighboring property is only for power lines easement & a driveway we see no impact to neighbors. We are only asking for a 500mm adjustment/reduction to the min setback requirement of 2.5m.

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).