

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

3

Section no.

DP / SP

1099231

Unit / Street number

78

Street name

Louee Street

Suburb / Locality

Rylstone

Postcode

2849

2. DESCRIPTION OF THE PROPOSAL

What is the proposed development?

Alterations to the existing Post Office/General Store

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).

Proposed Alterations:

- Proposed front Verandah
- Extension to front of building, new windows, new doors and new cladding
- Pergola
- New accessible walkway Max 1:20

3. DESCRIPTION OF THE SITE

What is the area of the site?

676.6m2

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).

Existing building, gravel car park at rear, ramped path from council path at front, Turfed landscape to front of building line.

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).

Both adjacent blocks are developed and landscaped. The proposal will not impact 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?

Post Office and General store

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 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 proposed stormwater drainage to street in compliance with council conditions and

Provide details of proposed **electricity** supply.

Electricity supply unaltered

Provide details of proposed **water** supply.

Water supply unaltered

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

Provide details of proposed **sewage management**.

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.

All business activities and hours of the Post Office and General store will remain unaltered as a result of the proposed alterations.
The proposed alterations will not increase staff numbers or customer numbers

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
<div></div>	<div></div>	<div></div>	<div></div>

Hours and days of operation

<div></div>	AM	to	<div></div>	PM	Monday to Friday
<div></div>	AM	to	<div></div>	PM	Saturday
<div></div>	AM	to	<div></div>	PM	Sunday
<div></div>	AM	to	<div></div>	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?

Unaltered

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

8. MID-WESTERN REGIONAL LOCAL ENVIRONMENTAL PLAN 2012 (MWRLEP)

What is the land zoned?

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

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.

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)

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).

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).