

# 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
41		1172013
Unit / Street number	Street name	
20	Winter Street	
Suburb / Locality		Postcode
Mudgee		2850

## 2. DESCRIPTION OF THE PROPOSAL

What is the proposed development?

Steel Clad 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).

Shed for storage of motorcycles, tools and equipment. Also to be used as home office.  
Site currently reasonably level, only vegetation to be removed is topsoil, to allow for concrete slab and the topsoil will be reused on site.  
Power supply to shed to be provided to shed in trench from house.  
Water supply to shed to be provided by 2 x 10,000L tanks to be installed as part of this development.  
Waste water from shed to be connected to existing sewer (as per site plan)  
Shed and tanks to be Slate Grey in colour or similar.  
Shed will be of steel construction (frames and external cladding) with concrete floor and downpipes to tanks.  
2 roller doors and 1 access door in south facing wall of shed (house side)  
All installations to be carried out by licensed contractors.

### 3. DESCRIPTION OF THE SITE

What is the area of the site?

1012m2

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).

Site is a residential property in Mudgee, existing dwelling already on the site. Site is reasonably level. Shed to be built away from the existing dwelling and away from current services. See site plan

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).

Proposal will not impact adjoining properties  
Proposed shed stormwater to be directed to contour on southern end of shed and directed to natural waterway  
Proposal will not impact adjoining properties, both side properties are residential properties and the rear of the site is railway easement.  
The height of the shed is for storage and will not effect the privacy of the adjoining properties.  
The Shed will be built on the high side of the block and will not effect water flow or drainage.

### 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?

2012 - Residential,  
Yes development consent was obtained.

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 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 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 type="checkbox"/>	<input checked="" type="checkbox"/>
Bushfire (if yes, is a bushfire report included in your application?) <input type="text"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Groundwater vulnerability	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Sensitive biodiversity	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Saline soils	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Threatened species or habitat	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Minimise vegetation removal	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" 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.

Proposed shed stormwater to be connected to adjoining 10,000L tanks.  
 Overflow from tanks will be directed into overland flow path and into stormwater drain at north of the site.

Provide details of proposed **electricity** supply.

Supply from existing house, via trench. Supply will be installed by a licensed contractor and will have appropriate earth leakage and safety switches.  
 Solar panels to be installed on northern face of roof and fed back to house powerboard.

Provide details of proposed **water** supply.

Water Supply from existing tanks via 240V ground mounted pump.

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

N/A

Provide details of proposed **sewage management**.

Water water from the proposed shed will be connected to the existing sewerage on site and be carried out by a licensed contractor.

### 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

<input type="text"/>	AM	to	<input type="text"/>	PM	Monday to Friday
<input type="text"/>	AM	to	<input type="text"/>	PM	Saturday
<input type="text"/>	AM	to	<input type="text"/>	PM	Sunday
<input type="text"/>	AM	to	<input type="text"/>	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)

**Steel Frame 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 shed will be of simialr construction, colour, orientation and use to other shed built in the same area.**

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)

[Empty response area for compliance 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).

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).

