



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

2

Section no.

DP / SP

1107160

Unit / Street number

19

Street name

Rouse St

Suburb / Locality

Gulgong

Postcode

2852

2. DESCRIPTION OF THE PROPOSAL

What is the proposed development?

To use the existing kitchen, office & part of the garage as a Home Industry Business.

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).

We will use areas as detailed in attached item named 'House Floor Plan', being part of the kitchen, all of the office & part of the garage.
No changes to building or areas are required unless advised by council.

3. DESCRIPTION OF THE SITE

What is the area of the site?

850m²

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).

Gently sloping rear yard with slope running West to East and towards the rear of the existing dwelling.
 Front slopes toward Rouse street and has a retaining wall to terrace an area at the front of the dwelling.
 There is a tall hedge on the North Western side, above the retaining wall and a small hedge on the North side above the retaining wall.
 Utility service run between the retaining wall and Rouse Street. Sewer line also on western side of property.

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).

Adjoining lands are residential dwellings.

There are no new proposed structures, so no changes to privacy, flow of stormwater or amenities.

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 dwelling built in 2013.
 Yes.

List the previous uses of the site.

Residential dwelling.
 Vacant lot.

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.

Down pipes to tank with overflow to Council street collection.
No changes are required.

Provide details of proposed **electricity** supply.

Supply is by current supply

Provide details of proposed **water** supply.

Currently supplied from Council main with 20mm meter in place.

Provide details of proposed bushfire firefighting water supply, where relevant

NA

Provide details of proposed sewage management

Sewage is currently to Council system
No changes are required.

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.

Mix honey & additives together, bottle, label, store then sell online, wholesale, retail & at markets.
Filter raw honey of all microscopic particles ready for sale. Bottle, label & sell online, wholesale, retail & at markets.
Make Beeswax candles - melt wax in melter, make candles either by using moulds or the old fashioned 'dip method'.
(Wax & honey areas are separated.).

Total number of staff

2

Max no. of staff on duty at any one time

2

Max no. of clients / customers expected in a day

2 - 10

Max no. of clients / customers expected at any one time

2

Hours and days of operation

9am

AM

to

5pm

PM

Monday to Friday

9am

AM

to

12pm

PM

Saturday

—

AM

to

—

PM

Sunday

AM

to

—

PM

Extended hours on:

What are the existing and proposed fire safety measures for the building?

Smoke alarms fitted to 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?

Yes. As noted on site plan - LHS of drive way to boundary is 2.33 m, RHS of drive way is 15.4m. Speed limit is 50 km/h.

Expected vehicle types associated with the proposal

Small delivery vehicle being either ute, van, LR truck, possibly HR truck.

Number of car parking spaces provided

4

Location of car parking spaces provided

Driveway.

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?

Back up driveway & unload to garage (or load). Except for small to medium truck, which would need to be accessed from Rouse Street. 2-3 times per week. Either ute, van, small truck, medium truck. 1-2 times per day 2-3 times per week.

List machinery associated with the proposed business / activity.

Honey melting tank
Honey mixing drill with paddles
Honey bottling/pouring machine.

List the type and quantity of raw materials, finished products and waste materials

Honey 0.250kg 1.425 kg per week
Additives 5 - 50 ltrs per week
Product finished 1103 - 6292 Jars per week
Waste will be recycled being mostly additive containers

How will waste be disposed of? (Note: A Trade Waste Approval may be required. Please see Council's website for details)

Hire extra waste bin that is collected separately.

Identify any proposed hazardous material or processes

N/A

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

What is the land zoned?

R1

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

Home industry

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).

The proposed development complies with the definition of a Home Industry.
 It won't involve the employment of any more than 2 people, other than the residents.
 It won't involve noise, smell or fumes.
 Only one 'V' shaped sign is proposed within boundary in line with the mail box as shown on 'site plan' attachment.
 The sign will have all info as shown on attached "Honey Yumm sign V shaped" file.
 Measurements for each side are 1m x 1m, displayed at 90° angle to each other & 45° angle to Rouse Street.
 Any goods manufactured at the dwelling will be sold.
 Clause S.4. The home industry won't occupy more than 40m².

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)