



# 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

18

Section no.

DP / SP

248341

Unit / Street number

119

Street name

Saints Lane

Suburb / Locality

St Fillans NSW

Postcode

2850

## 2. DESCRIPTION OF THE PROPOSAL

What is the proposed development?

Installation of a manufactured dwelling as a Secondary Dwelling

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).

The proposal is the installation of a manufactured dwelling as a second dwelling on the 18 hectare property. The dwelling will be occupied by a family member and will not be used for office, retail or industrial purposes. No tree removal is required as the dwelling will be located within the existing house yard.

### 3. DESCRIPTION OF THE SITE

What is the area of the site?

18.19 ha

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 located on the western side of Saints Lane St Fillans, has a gentle slope and generally falls from south to north. An electricity easement crosses the property on the south eastern corner. The property is mainly natural pasture with trees following the creek lines. A small number of stock are currently grazed. There are 2 existing dams. Electricity and NBN are provided, domestic water is via tanks with 140,000 of existing storage. Effluent disposal is by septic tank and absorption trench. There are several creeks on the property however these only run with storm events or rain over an extended period.

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 northern property is a large rural holding and other surrounding properties are all rural residential of approximately 10 ha. The proposal is in keeping with existing land zoning and surrounding properties which have dwelling houses. Storm water will be captured for domestic purposes with overflow directed to an existing dam. The proposal will not impact other properties as it will only be used for residential purposes and will comply with the minimum setbacks in the DCP, 60 metres front, 20 metres side and rear.

### 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?

The property is currently used for residential purposes and stock grazing. The existing dwelling, extension (2014) and shed (2016) all have council approval.

List the previous uses of the site.

Dwelling and stock grazing.

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

If yes to any of the above, indicate how the proposed development responds to the constraints

No vegetation removal is required

**6. UTILITIES AND SERVICES**

Provide details of the existing and proposed method of **stormwater** disposal.

Existing stormwater is directed to tanks (for domestic purposes) with overflow to the existing dam and creeks. The new dwelling will be similar.

Provide details of proposed **electricity** supply.

Electricity is already connected to the property

Provide details of proposed **water** supply.

25,000 litre tank with access to existing supply.

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

Although not in a bush fire prone area existing tanks are fitted with storz fitting to enable connection to fire fighting appliances.

Provide details of proposed **sewage management**.

AWTS 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.

<!-- Empty box for business activity description -->

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: <span style="border: 1px solid black; display: inline-block; width: 150px; height: 20px; vertical-align: middle;"></span>

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

<!-- Empty box for fire safety measures -->

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?

R5

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

Dual Occupancy

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)

**MWR LEP 2012: Clause 4.2A(3)(b) - Minimum LOT size: 12Ha.**

The land is 18.19 ha so well above the minimum.

**5.4 Controls relating to miscellaneous permissible uses**

(9) Secondary dwellings on land other than land in a rural zone If development for the purposes of a secondary dwelling is permitted under this Plan on land other than land in a rural zone, the total floor area of the dwelling, excluding any area used for parking, must not exceed whichever of the following is the greater—

(a) 60 square metres,

(b) 50% of the total floor area of the principal dwelling.

The floor area of the existing dwelling excluding the carport is 198 square metres. The proposed second dwelling is 98 square metres.

## 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).

PART 5 - Development Standards

5.1 Car Parking & Traffic

Existing sheds and carport provide 7 car parking spaces which adequately cater for the development. It will not significantly increase traffic volumes in the area, Saints Lane is a no through road and used for resident traffic only.

5.2 Flooding  
Not Applicable.

5.3 Stormwater Management  
Dual Occupancy Development. Performance Targets - Requirements 'A'. Comply with BASIX requirements.

5.4 Environmental Control  
Mid-Western Regional Council 10.7  
9) Flood Related Development Control - Not Applicable  
11) Bushfire Prone Land - Not applicable  
12) Loose-Fill Asbestos Insulation - Not applicable  
13) Mine Subsidence - Not Applicable  
14) Paper Subdivision Information - No notice of any development.  
15) Property Vegetation Plan - No  
16) Biodiversity Vegetation Plans - No  
17) Biodiversity Certified Land - No  
18) Orders Under Trees - No

Footings shall be designed to AS-2870.

PART 6 - Development in Rural Areas

6.1 Dwellings  
Setback:  
R5 Greater than 5Ha.

Street Setback, equal to or greater than 60m - Complies,  
Side/rear Setback, equal to or greater than 20m - Design Complies  
Corner Setbacks, equal to or greater than 15m - Design Complies

Dwelling a single level.

Outbuildings/Farm Buildings:  
No farm buildings are proposed within this development application.

6.2 Temporary Workers Accommodation  
Not applicable

6.3 Wind Farms  
Not applicable

6.4 Tourist and Visitor Accommodation  
Not applicable

6.5 Solar Energy Farm  
Not applicable

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).

N/A