

# statement of environmental effects



## for single dwelling houses, granny flats and associated ancillary structures

A statement of environmental effects is required on all development applications. It examines the impact of the proposal and how these impacts can be minimised. Refer to the relevant Development Control Plan (DCP) applicable to your property.

### property

Lot and DP numbers are found on the Certificate of Title or on a Rates Notice. Note: Not all properties have section numbers

Lot N <sup>o</sup> s.	Section N <sup>o</sup> .	DP N <sup>o</sup> .
<input type="text" value="39"/>	<input type="text"/>	<input type="text" value="2120"/>
Street N <sup>o</sup> .	Street Name	
<input type="text" value="18/24"/>	<input type="text" value="Farm Road"/>	
Township	Postcode	
<input type="text" value="Mulgoa"/>	<input type="text" value="2745"/>	

### proposal

Provide a brief outline of the proposed work

Additions and Alterations to an existing residence

### planning

Maps and details of zonings, protected areas, heritage items and bushfire areas can be found on Council's website

What is the zoning of the land?

Which LEP applies to the land?  LEP 2015  LEP 2005  LEP 1991

Is the property affected by a protected area or environmental constraint area?  Yes  No

Is the proposal permissible within the zoning?  Yes  No  
*Refer to the relevant Local Environmental Plan (LEP).*

Are there any restrictions on the Certificate of Title?  Yes  No  
*If yes, attach a copy of the covenant or restriction.*

What is the site coverage?

*For definitions on site cover refer to the development standards in the relevant LEP or DCP.*

	Existing	Proposed	
Building site coverage	<input type="text" value="143.65"/>	<input type="text" value="297.27"/>	% or m <sup>2</sup>
Principal development area	<input type="text"/>	<input type="text"/>	m <sup>2</sup>
Notional development area	<input type="text"/>	<input type="text"/>	m <sup>2</sup>

*(if applicable)*

To determine the level of construction refer to the NSW Rural Fire Service Guidelines for 'Single Dwelling Development Applications' [www.rfs.nsw.gov.au](http://www.rfs.nsw.gov.au)

Is the development located on Bushfire Prone Land?  Yes  No  
*If yes, state the level of threat. Refer to Rural Fire Service 'Single Dwelling Development Applications' for details.*

Indicate the bushfire attack level (BAL)

BAL-12.5  BAL-19  BAL-29  BAL-40  BAL-FZ

*Attach a bushfire threat assessment; detail the level of construction on the plans.*

*Refer to BMDCP C4 Bushfire / BLDCP C4.1 Bushfire.*

# statement of environmental effects

Yes No

## site checklist

You must tick the boxes to show that you have considered these issues

Please refer to the appropriate section in the relevant Development Control Plan (DCP)

Attach details where required

Maps and details of protected areas, water supply catchment areas and heritage items can be found on Council's website

Does the site contain undisturbed areas of native vegetation or is it adjacent to areas of bushland?

*If yes, a detailed statement of environmental effects may be required depending on vegetation type and likelihood of habitats.*

Yes  No

Does the site contain any rocky outcrops, rock ledges or other significant natural features?

*If yes, a detailed statement of environmental effects may be required depending on vegetation type and likelihood of habitats.*

Yes  No

Is the area to be cleared located within 40 metres of a watercourse (permanent or intermittent)?

*If yes, a detailed statement of environmental effects may be required depending on vegetation type and likelihood of habitats.*

Yes  No

Is the property located within a Water Supply Catchment Area?

*This can be obtained from Council's maps.*

Yes  No

Are there any noxious weeds on the site?

*If yes, a weed management strategy may be required.*

Yes  No

Is the site classified as potentially contaminated or is it currently or has been previously used for a purpose that may have resulted in it being contaminated?

*If yes, a Land Contamination Report may be required.*

Yes  No

Does the proposal involve any demolition works?

*If yes, complete the section on waste management on this form. Refer to BMDCP E4.5 Demolition Management and Demolition and Construction Waste Site Management.*

Yes  No

Is there any asbestos on the site / building?

Yes  No

Is there disturbance to any area containing lead paint?

Yes  No

Is the area of land to be disturbed greater than 50m<sup>2</sup>?

*If yes, an erosion and sediment control plan is required.*

Yes  No

Is the site listed on a heritage register, adjoins a heritage item or located within a heritage conservation area?

*If yes, a heritage assessment may be required.*

Yes  No

Is the site located within a Protected Area - Period Housing Area?

*If yes, a detailed character assessment is required.*

Yes  No

Is the site accessed via an unformed road?

*If yes, you need to apply for a Roads Act Approval.*

Yes  No

Is the development within 60 metres of a railway corridor?

*If yes, a noise and vibration report may be required.*

Yes  No

Is the development located on a main transport corridor?

Yes  No

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Yes No

Is the site classified as being 'subject to inundation'?

*This information is shown on a 149(2) Planning Certificate.*

Is the site subject to overland flow or surcharge from the street or a drainage easement?

*If yes, a flood study report may be required.*

Yes No

Is the design contrary to a development standard?

*If yes, please indicate whether it is a:*

Local Environmental Plan (LEP) development standard and/or

Development Control Plan (DCP) development standard

Please attached detailed documentation indicating the development standard to be varied and reasons in support of the variation. Reference must be made to the performance criteria or objectives of the LEP or DCP. Application forms for a SEPP 1 or cl. 4.6 variation to LEP development standard is available from the website.

## varying a standard

Development standards for single dwellings are referenced in the relevant DCP

## Effects and mitigation measures

Provide an outline of measures taken to reduce the impact on the environment and to build biodiversity.

*This could include a site responsive design; limited clearing; use of recycled materials/plants; retention of natural features and native habitats; regeneration of native areas, etc. Refer to BMDCP C1.1 Biodiversity and Natural Resources / BLDCP C1.1 Biodiversity.*

The site responsive design has incorporated all the excavation to be retained on site and spread around accordingly, refer to site plan whilst minimise bulk by having a basement construction garage/storage under with an Alfresco above. The proposed single storey garage has been located on the existing driveway minimising site disturbance and an impact on the surrounding environment.

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## biodiversity

Mountain Landscapes, an interactive web site, provides a list of plants that are local to each village [www.bmcc.nsw.gov.au](http://www.bmcc.nsw.gov.au)

## stormwater

For new dwellings and additions having an estimated value of work \$50,000 or more, BASIX will also specify stormwater requirements

The development proposes the following retention and / or detention stormwater management measures. Indicate whether rainwater on the site flows naturally to the:

front  rear  side

*Look at detention and retention measures to contain potential upstream and downstream effects. Detention limits the quantity and velocity of stormwater discharge. Retention is the methods used to store stormwater on the site for later reuse. For example, collection and reuse of rainwater, use of infiltration trenches, discharge to pipes etc. Refer to BMDCP C6 Water Management / BLDCP C1.3 Stormwater and the development standards for single dwellings in Parts D1 and E1.*

New stormwater to connect into existing. The existing stormwater connects into the dam

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## site management

Should the proposal involve the removal of any asbestos cement, you will need to refer to *Working With Asbestos Guide* on [www.workcover.nsw.gov.au](http://www.workcover.nsw.gov.au)

What are the proposed arrangements for the management and minimisation of waste during construction.

*If demolition is proposed indicate the extent and order of demolition, the type of materials and disposal techniques including asbestos removal and disposal. Refer to BMDCP E4 Site Management / BLDCP C1.4 Site management.*

The proposed development has a waste management plan

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## streetscape and character

Provide a statement on the character of the streetscape, the locality and how the proposal addresses these elements.

*Compare the predominant features such as height; design style and gardens elements. Attach a schedule of external materials and colours. Refer to BMDCP B1 Site and Context Analysis / BLDCP C2.1 Streetscape and Character.*

The proposed additions and alterations is in keeping with the streetscape and character of the area. The guidelines of the LEP 2010 and DCP 2014 governs the size and bulk as well as other items of the residential proposal.

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## crime minimisation

Provide a statement on crime minimisation strategies

State measures that have been incorporated into the proposal that consider crime minimisation strategies.

*This might include natural surveillance areas, clearly defined access points, lighting and security. Refer to BMDCP J5 Part E5 Crime Prevention Through Environmental Design (CPTED) Guidelines / BLDCP C4.2 Crime Minimisation.*

As the owner will be living on the property whilst the development is being built, the potential of a crime happening is minimal. The existing lighting and landscaping also helps surveillance.

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## vehicular access

Provide details, if applicable

Provide a statement on vehicular access, driveway design and location. Include measures taken to mitigate the impact.

*Consider the type and load of vehicular and pedestrian traffic within the street. Include driveway design, grade, surface material and its position in relation to natural features (identify the driveway on the site plan). On difficult sites vehicular access designs will be required.*

The existing vehicular access has previously been approved by Penrith Council. The proposed development is keeping the existing driveway but is widening the area near the entrance to the garage. (refer to site plan)

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## amenity impacts

Will the proposal impact on adjoining residents:

Overshadowing? *Shadow diagrams may be required*

Yes  No

Privacy?

Views?

Noise? *eg., external airconditioners, pool pumps etc*

Does the proposal involve a fuel heater?

Yes  No

*If yes, include on the location on the floor plan and attach the heater specifications.*

Outline the measures taken to minimise the impact. Refer to BMDCP B Context, Site Analysis and Design / BLDGP C5.4 Amenity

Due to the nature of the development, a large rural property with surrounding properties being the same the above impacts are minimal due to the large distance between the residences. Also as an existing residence the general impacts and the status quo doesn't change.

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## services

### Sewer

Will the development be connected to sewer?

- Direct sewer connection       Pump to sewer  
 Not connected - please complete wastewater management section below

*If you are uncertain please check with Sydney Water*

### Electricity and water

Will the development be connected to the following services?

- Electricity (grid)       Mains / reticulated water supply

*If you are uncertain please check with service provider*

If you do not intend to connect to electricity or mains water supply, provide details below of intended method of servicing the dwelling.

All services are existing

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## wastewater management

**Complete this section if the property is NOT connected to sewer.**

Disposal of wastewater is  off-site       on-site

Provide details, if applicable

*Where the proposal adds bedrooms (studios and studies are counted as bedrooms), then you will need to indicate the impact on the existing system by the intensified use. Provide details on the type of system, its size and how the additional loads can be accommodated.*

Additions and Alterations- The areas added are all non-habitable and the impact on the existing system is nil

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