



**STATEMENT
OF
ENVIRONMENTAL
EFFECTS GUIDELINE**

ENVIRONMENTAL PLANNING AND ASSESSMENT ACT, 1979

STATEMENT OF ENVIRONMENTAL EFFECTS TO ACCOMPANY DEVELOPMENT APPLICATION
FOR THE PROPOSED

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With regard to this matter, we now submit the following documentation:-

- A Development Application form duly completed
- Four (4) copies of a sketch plan depicting the proposal
- Copy of parttopographic map depicting the subject lands
- A cheque for \$to cover Council's Development Application and Subdivision fees

INTRODUCTION

As can be seen from the accompanying sketch plan it is our client's intention to subdivide pursuant to Section 12 of the below mentioned LEP Portion..... into two (2) lots by the existing dedicated road boundary. Proposed Lot 36 will have an area of approximately 30 ha and contains within its ambit a fibrous cement and galvanised iron dwelling house with appurtenant shed. The residue land of Portionlocated to the west of the dedicated road reserve is to be consolidated with the adjoining lot (used for agriculture) owned by our client, hereon identified at Lot 37 and having an area of approximately 30ha.

LOCATION, ZONING AND SERVICES

The southern most boundary of the subject land is located about 300 metres along, and either side of an access road, which intersects the Road about..... of, as shown by the accompanying section of the relevant topographic map.

The zoning of the subject land would appear to fall within the Council's 1(a) General Rural zone under the Local Environmental Plan.

Utility services such as power, postal and telephone are presently available to the dwelling house erected upon both proposed Lots 36 & 37.

Both dwelling houses have an adequate potable water supply. The dwelling house erected upon proposed Lot 36 have storage tanks which collects rainwater from roof run-off in addition to water pumped from Household effluent is presently disposed of using septic absorption systems.

ENVIRONMENTAL EFFECTS

We have given appropriate consideration to the impact of the subdivision on the existing environment of the site and locality. Items considered include those matters set out under Section 79C of the Environmental Planning and Assessment Act, 1979. A summary of the major points of that consideration is as follows and it is of our opinion that:-

- The development should not increase the traffic generation within the neighbouring area, as this development is not creating an additional dwelling entitlement.
- The development is in conformity with the intention of the said LEP in that proposed Lot 36 is to be primarily used for residential purposes and has an area not less than 2 hectares. Furthermore, proposed Lot 37 will be used for the purpose of agriculture.
- The proposal should not contribute to the threat of any physical environmental hazard.
- The subdivision should not lead to the destruction of any vegetation or items of heritage or environmental significance.
- The subdivision should not affect or lead to any additional soil erosion or sediment risk.
- The development should not have any social or economic effect within the locality.

It should be mentioned SEPP44 and SEPP 46 do not apply to this development as the land directly affected by the proposed boundary adjustment is already fenced or traverses open cultivated lands.

CONCLUSION

The development as proposed would appear to satisfy and conform to Council's current planning instrument, and its associated codes and policies, without having any significant deleterious effects on the existing neighbourhood and environment of the site, or the physical and social amenity of the locality.

We hereby request approval in principle to the subdivision, and further request that you advise us of Council's decision in this matter at your earliest opportunity.

STATEMENT OF ENVIRONMENTAL EFFECTS

- Heritage: No original elements of the building will be removed. The changes will have no effect on the exterior, apart from new signage. All original internal features will remain, except the threshold under the mantle piece, which is to be removed and stored on site.
- Signage: One new cantilevered light box is specified to match the size, height and proportion of the existing light box. It is to be located on the other street facade, as shown on the drawings. The second light box is considered necessary to make it clear that two kinds of businesses are operating at the same address. A second wall plaque is also specified to be installed by the new owner to be fixed to the Manilla Street facade at the same height and of no larger proportions than the existing sign.
- Car Parking: Can be provided for the three cars of an expected staff of three people.
- Dangerous Goods: Will **NOT** be stored on site.
- Waste Disposal: The existing residence on site will need to resume its mobile garbage bin service, and the In-store Agency will need to continue its mobile garbage bin service.
- Staff Amenities: Available on site.
- Fire Safety: "Exit" signs are specified to be installed in accordance with the code. Smoke detectors will be installed in the existing residence by the new owner.