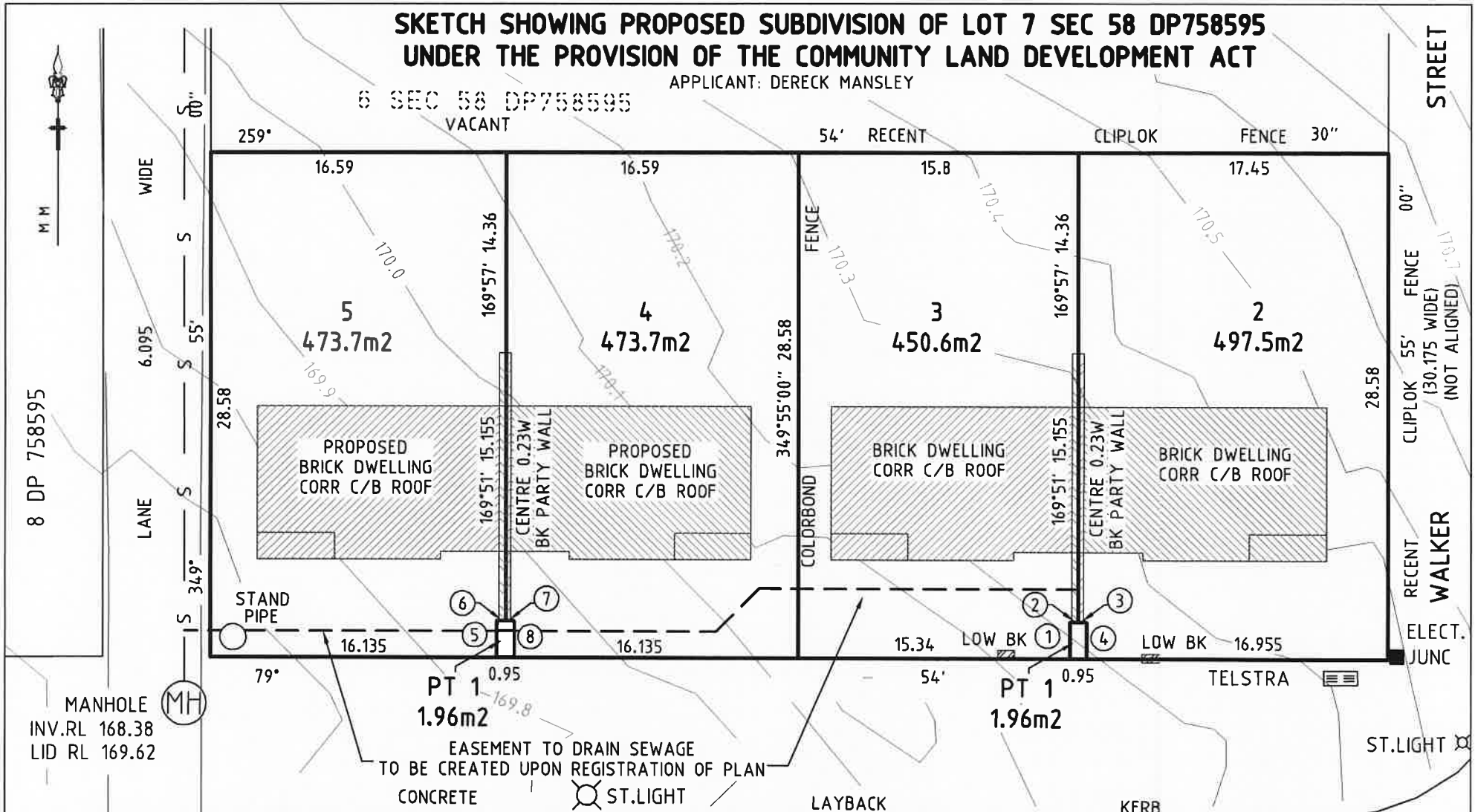


SKETCH SHOWING PROPOSED SUBDIVISION OF LOT 7 SEC 58 DP758595 UNDER THE PROVISION OF THE COMMUNITY LAND DEVELOPMENT ACT

APPLICANT: DERECK MANSLEY



8 DP 758595

LANE

WIDE

YELKIN

SHORT LINES

(30.175 WIDE)

STREET

**DIMENSIONS ARE APPROXIMATE
ONLY AND SUBJECT TO
FINAL SURVEY**

REFERENCE: 24/121B
DATE: 14th JANUARY 2025
SCALE: 1 : 300 A4
PAGE 1 OF 1

L.G.A.: LACHLAN
LOCALITY: LAKE CARGELLIGO

LINE	BEARING	DISTANCE	LINE	BEARING	DISTANCE
1	349°52'	2.065	5	349°52'	2.065
2	79°54'30"	0.475	6	79°54'30"	0.475
3	79°54'30"	0.475	7	79°54'30"	0.475
4	349°52'	2.065	8	349°52'	2.065

KARL IVAN LUPIS
SURVEYOR REGISTERED UNDER THE
SURVEYING & SPATIAL INFORMATION REGULATION 2012

Lachlan Shire Council

PO Box 216, 58-64 Molong Street, Condobolin NSW 2877

P: 02 6895 1900

F: 02 6895 3478

E: council@lachlan.nsw.gov.auW: www.lachlan.nsw.gov.au**STATEMENT OF ENVIRONMENTAL EFFECTS****About this Form**

LEGISLATION - In accordance with Schedule 1 of the Environmental Planning and Assessment Regulation 2000 a Development Application must be accompanied by a Statement of Environmental Effects.

What is a Statement of Environmental Effects?

A statement of Environmental Effects (SOEE) is a report outlining the likely impacts of the proposal, and the proposed measures that will mitigate these impacts. The SOEE includes written information about the proposal that cannot be readily shown on your plans and drawings.

Applicant Details	
Name: DEREK THOMAS MANSLEY ✓	Address: 48 YELKIN STREET LAKE CARGELLIGO NSW 2672 ✓
Phone: 0417 697 448 ✓	Email: derek@accugroup.com.au
Property Details	
Street No.: 72 ✓	Street Name: WALKER STREET LAKE CARGELLIGO NSW 2672 ✓
Lot: 20 in a proposed subdivision of Lot 7 Sec 58 DP 758595 7 ✓	Section/DP: 58/758595
Description of the Proposal:	
The subdivision of the land into two ^{FIVE} lots	
Describe your proposal in Detail:	
<i>(include details such as whether the development will use whole of part of the building(s) or land, whether new buildings are proposed, the physical features of the proposed building(s), nature of the building(s) (e.g. office, retail, industrial, commercial etc.) materials and colour scheme, signage, disabled access and facilities, seating capacity.</i>	
The subdivision of the land into two ^{four} lots under the provisions of The Community Land Development Act [^] plus Association property	
Description of the Site	
What is the area of the site in m2/acres/ha? 782.7m2 1895 m ² ✓	
Describe the site	
<i>Elaborate on the information provided on the site analysis plan, include information such as the physical features of the site, e.g. slope and vegetation, existing services, view corridors, availability of public transport.</i>	
Devoid of vegetation. Gentle sloping land as illustrated by contours	

Lachlan Shire Council Development Control Plan 2015 (DCP)

List any sections from the DCP that apply to your proposal and demonstrate how your proposal complies with the provisions of the DCP. Where you are proposing a variance from the performance criteria contained with the relevant section, written justification must be provided.

Lachlan DCP Clause 7.2.1
 Enquiries to be made of availability of electricity and NBN
 Detail survey demonstrates sewer available in rear lane and water main in Walker Street
 Walker Street is bitumen sealed and enjoys a concrete kerb and gutter
 The original crown survey is dated 1926 which infers commencement of use date

Present and Previous Uses

What is the present use of the site and when did this use commence?

~~The land is vacant~~ A six month old duplex sits upon the eastern moiety of the land

Have any potentially contaminating activities been undertaken on the property? If yes, please give details.

No

Existing Structures

Existing Structure	Materials	Floor area m2
Brick Brick duplex	Brick Veneer Carr c/b roof	240m ²

Are any existing structures to be demolished as part of the proposal? If so, please give details:

No


Operational and Management Details:

Describe in detail the proposed business/activity

N/A

Total Number of Staff

N/A

Erosion and Sediment Control	
What erosion prevention and sediment control measures do you proposed to implement?	
<i>Not applicable for the act of subdivision.</i>	
Flooding	
Is the land flood prone? Yes/No (circle one)	
If yes, what are the proposed finished floor levels of habitable rooms?	
Bushfire Considerations	
Is the land classified as bushfire prone? Yes/No (circle one) <i>If yes and your proposal is for the construction of a residential building or a non-habitable building that forms an addition to a residential building (with the exception of swimming pools, fencing and awnings, a Bushfire Assessment Report will need to be submitted.</i>	
Trees & Native Vegetation	
Do you propose to clear any vegetation as part of your proposal? Yes/No (circle one) <i>If yes please provide details.</i>	
Heritage <i>If you answer yes to any of the below, as part of your proposal you will need to consult with Council's Heritage Advisor and submit a Heritage Impact Statement with your application</i>	
Is there a heritage item on the property? Yes/No (circle one)	
Is the proposal within a heritage conservation area? Yes/No (circle one)	
Will your development cause known potential harm and/or disturbance to Aboriginal objects? Yes/No (circle one) <i>If yes, please include details of measures proposed to avoid harm and/or disturbance.</i>	
Applicants Signature 	Date 13/11/24
Privacy Policy – <i>This information is required under the Environmental Planning and Assessment Act 1979 and Regulation 2000 to process your application. Your information would comprise part of a public register related to this purpose. This information will be kept by Council and disposed of in accordance with the Local Government Disposal Authority. You are entitled to review your personal information at any time by contacting this Council.</i>	