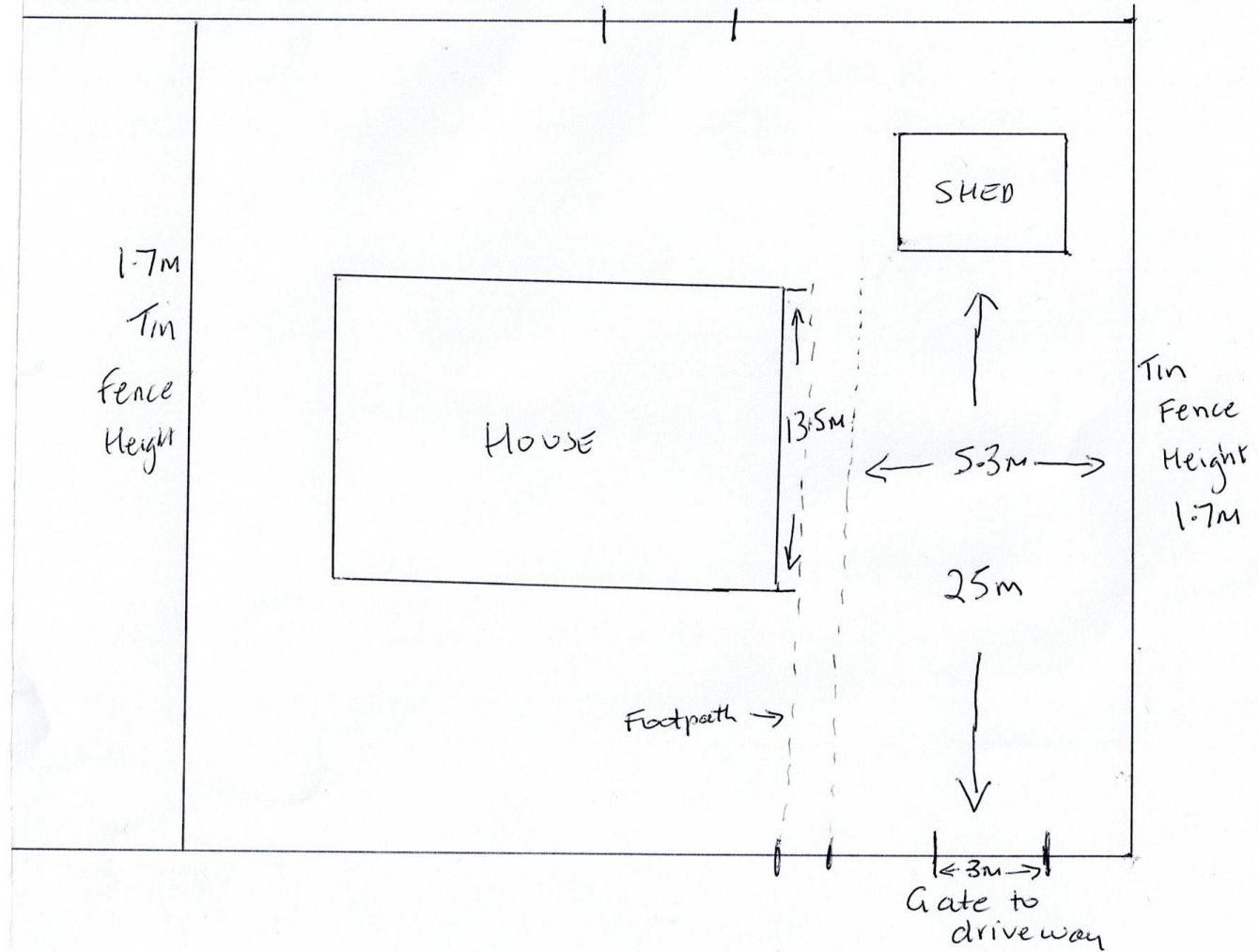


63 Reef St Lake Cargelligo



Lachlan Shire Council

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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: JULIE TWOMEY	Address: 1082 River Rd Lake Cargelligo 2672
Phone: 0427729307	Email: ij2me@bigpond.com
Property Details	
Street No.: 63	Street Name: Reef
Lot:	Section/DP:
Description of the Proposal:	
Park a Commuter Bus in the driveway.	
Describe your proposal in Detail:	
<small>(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.</small>	
The bus will be parked in the driveway which is 25m long. The bus is approx 5.93m in length.	
Description of the Site	
What is the area of the site in m2/acres/ha?	Approx 125m ²
Describe the site	
<small>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.</small>	
There is a residential house plus a shed on the site - the driveway is to the south of the residence. No vegetation or slope.	

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.

Present and Previous Uses

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

Residential - possibly commenced in 1970's

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

NO

Existing Structures

Existing Structure	Materials	Floor area m2
House	Fibro + tin	
shed	Tin + Iron	

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

Parking of a school bus

Total Number of Staff

1

Hours of Operation: AM - 7.20 - 8.50 PM - 2.50 - 4.20		
Expected vehicle types with the proposal: TOYOTA COMMUTER VANCE		
Number of car parking spaces provided and where: 3 - in the driveway that already exists.		
List the type of quantity of raw materials, finished products and waste materials: N/A		
How will waste be disposed of? N/A		
Identify any proposed hazardous materials or processes: N/A		
Threatened Species, Populations & Ecological Communities and their Habitats		
Is the land identified as a critical habitat or part of a critical habitat? Yes/No (circle one) <i>If yes, you need to submit a Species Impact Statement to accompany your application.</i>		
Is the development likely to significantly affect threatened species, populations or ecological communities or their habitat? Yes/No (circle one) <i>If yes, you need to submit a species Impact Statement to accompany your application.</i>		
State Environmental Planning Policies (SEPPs): <i>List any SEPPs applicable to your proposal and demonstrate how your proposal complies with the provision of the relevant SEPPs.</i>		
Essential Infrastructure: <i>What services are available to the site?</i>		
<input checked="" type="checkbox"/> Water	<input checked="" type="checkbox"/> Power	<input checked="" type="checkbox"/> Telecommunications
<input type="checkbox"/> Reticulated sewer	<input type="checkbox"/> On-site sewage management	<input type="checkbox"/> On-site waste water treatment
Subdivision		
Do you propose to subdivide? Yes/No (circle one)		
If yes, how many existing lots?	How many proposed lots?	
Building Heights		
What is the maximum height of the proposed structure? <i>N.B if the structure is two or more storeys, shadow diagrams will be required to be submitted with the application</i> N/A		
Control of Pollution		
Will your proposed result in air, noise or water pollution? Yes/No (circle one) <i>If yes, please expand on what measures will be implemented to minimise and/or control pollution.</i>		

Erosion and Sediment Control	
What erosion prevention and sediment control measures do you proposed to implement?	
N/A	
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) 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.	
Trees & Native Vegetation	
Do you propose to clear any vegetation as part of your proposal? Yes/No (circle one) If yes please provide details.	
Heritage 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	
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) If yes, please include details of measures proposed to avoid harm and/or disturbance.	
Applicants Signature	Date
Julie Twomey	08.04.2025
Privacy Policy – 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.	