

## **STATEMENT OF ENVIRONMENTAL EFFECTS FOR PROPOSED SINGLE DWELLING AT 47 COURT ST, MUDGEE**

Owner/Applicant Name: Charles Owen Smith  
Development Address: 47 Court Street, Mudgee NSW

The land at 47 Court street, Mudgee is zoned residential.

The site area size is 1422m<sup>2</sup>.

The proposed development is for a new two storey dwelling on a currently vacant block and extension to existing shed and associated landscaping.

The dwelling will be timber framed and brick veneer with light colorbond roofing.

The site currently has a shed erected at the rear. The site is clear, flat and easily accessible and as such, no excavation works will be required.

The site sits within a residential area consisting of similar sized homes to the one proposed.

No potentially contaminating activities have been undertaken on the property to the applicants knowledge.

Existing utility services available are adequate to serve the development.

Stormwater will be stored in a 1500L tank with overflow discharged to Court street.

Electricity supply has been provided to the block via a private pole and underground cable.

Water supply will be by means of metered town water with rainwater tank back up as detailed in the Basix report.

The sewer will run to the existing sewer stack located in the driveway as per plans.

The environmental impacts on both the natural and built environments of the locality will be minimal as the site currently has no trees or shrubs to be removed.

Landscaping will include drought resistant indigenous plants in accord with the BASIX agreement.

Vehicular access is available from the street to the site via the existing driveway.

The proposal will have minimal impact on adjoining residences as it is set back 2.5 metres from the closest neighbouring fence and no residences will be overshadowed by the development. Windows on the house have been designed to not impact the privacy of surrounding neighbours.