



Complete **Planning** Solutions
Residential - Commercial - Industrial

Statement of Environmental Effects

PROPOSED INSTALLATION OF ONE (1) MANUFACTURED HOME AND SHED

Lot 33 DP 1273458
(No. 29) Peru Lane
GULGONG

Prepared For:
Manor Homes

AUGUST 2021

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1.0 DEVELOPMENT DETAILS & SUITABILITY

1.1 Development

The proposed development involves

- The installation of one (1) manufactured home on the subject site. A section 68 application for the manufactured home accompanies this DA.
- Proposed construction of a shed.

at Lot 33 DP 1273458 (No. 29) Peru Lane, Gulgong.

1.2 Zoning

The subject site is zoned R5 Large Lot Residential under the provision of the Mid-Western Regional Local Environmental Plan 2012.

1.3 Site Details

The subject development site comprises of a total area of approximately 2.001Ha.

1.4 Location

Lot 33 DP 1273458 (No. 29) Peru Lane, Gulgong. Refer to Figure 1.



Figure 1: Locality Map – Map view of Lot 33 DP 1273458 (No. 29) Peru Lane, Gulgong.

1.5 Applicant

J Mitcherson and M Hill
C/- Complete Planning Solutions Pty Ltd

1.6 Owner

The land is currently owned by J Mitcherson and M Hill.

1.7 Site Analysis

The subject site is located within an established large lot subdivision. The subject site currently vacant and awaiting development.

1.8 Site Constraints

The site has been identified by NSW Planning Portal as having no environmental constraints.

1.9 Local Facilities

The subject site is within close proximity to the Gulgong Local Centre area, convenience stores, schools and recreation facilities. Land use within the immediate locality is of a semi-rural residential nature.

1.10 Compatibility with Local Area

Lot 33 DP 1273458 is a semi-rural residential property located in Gulgong consisting of planned infrastructure designed to facilitate development of this type. Land in the immediate vicinity of the site is occupied by large lot residential housing.

2.0 Planning Objectives

2.3 Mid-Western Regional Local Environment Plan 2012

The subject site is zoned R5 Large Lot Residential and under the provision of the Mid-Western Regional Local Environmental Plan 2012.

1 Objectives of zone

- To provide residential housing in a rural setting while preserving, and minimising impacts on, environmentally sensitive locations and scenic quality.
- To ensure that large residential lots do not hinder the proper and orderly development of urban areas in the future.
- To ensure that development in the area does not unreasonably increase the demand for public services or public facilities.
- To minimise conflict between land uses within this zone and land uses within adjoining zones.

2 Permitted without consent

Extensive agriculture; Home-based child care; Home businesses; Home occupations; Roads; Water reticulation systems

3 Permitted with consent

*Bed and breakfast accommodation; Cellar door premises; Dual occupancies; **Dwelling houses**; Garden centres; Home industries; Intensive plant agriculture; Landscaping material supplies; Markets; Neighbourhood shops; Oyster aquaculture; Plant nurseries; Pond-based aquaculture; Roadside stalls; Secondary dwellings; Serviced apartments; Tank-based aquaculture; Waste or resource transfer stations; Water recycling facilities; Any other development not specified in item 2 or 4*

4 Prohibited

Advertising structures; Agriculture; Air transport facilities; Airstrips; Amusement centres; Animal boarding or training establishments; Boarding houses; Boat building and repair facilities; Boat launching ramps; Boat sheds; Car parks; Cemeteries; Charter and tourism boating facilities; Commercial premises; Correctional centres; Crematoria; Dairies (pasture-based); Electricity generating works; Entertainment facilities; Environmental facilities; Exhibition homes; Exhibition villages; Forestry; Freight transport facilities; Function centres; Heavy industrial storage establishments; Helipads; Highway service centres; Home occupations (sex services); Industrial retail outlets; Industrial training facilities; Industries; Jetties; Marinas; Mooring pens; Moorings; Mortuaries; Passenger transport facilities; Public administration buildings; Recreation facilities (indoor); Recreation facilities (major); Registered clubs; Research stations; Residential accommodation; Restricted premises; Rural industries; Service stations; Sex services premises; Storage premises; Tourist and visitor accommodation; Transport depots; Truck depots; Vehicle body repair workshops; Vehicle repair stations; Veterinary hospitals; Warehouse or distribution centres; Waste or resource management facilities; Water recreation structures; Water supply systems; Water treatment facilities; Wharf or boating facilities

A dwelling house is permissible with the consent of Council.

2.3.1 4.2A Erection of dwelling houses and dual occupancies on land in certain zones

According to Council's LEP the minimum lot size for land zoned R5 Large Lot Residential is 2Ha. The subject site has an area size of approximately 2.001Ha.

As the subject site meets Council's minimum lot size for land zoned R5 Large Lot Residential the proposed development is permissible.

Under the abovementioned circumstances the subject site is deemed to have a dwelling entitlement.

2.4 Mid-Western Regional Development Control Plan 2013

The aims of this Plan are to:

- *Implement and support the objectives of the Local Environmental Plan (Mid-Western Regional LEP 2012);*
- *Define development standards that deliver the outcomes desired by the community and Council;*
- *Provide clear and concise development guidelines for various forms of development;*
- *Encourage innovation in design and development by not over-specifying development controls;*
- *Expedite development approvals by providing clear direction of Council's intent and criteria;*
and
- *Provide certainty of development outcomes for developers and the community.*

The proposed development involves the installation of a manufactured home on land which is zoned R5 Large Lot Residential. As such the installation of a manufactured home does not comply with the "Fast-track" criterial under the provision of Part 2 Fast Track Development Applications.

The proposed development is submitted for Council's consideration utilising the provisions of Part 3 Discretionary Development Standards.

3.0 ENVIRONMENTAL IMPACT

3.1 Building Height

The proposed development is for the installation of a manufactured dwelling. The single storey dwellings will have a ceiling height of approximately 2.550m. The proposed development will not have a negative impact on adjoining properties in relation to overshadowing, privacy or views. The proposed building heights comply with Council's requirements.

3.2 Setbacks

MWRDCP2012 Part 3 Discretionary Development Standards does not specify building setbacks for developments within R5 Zone. However, Part 2 of MWRDCP2012 requires a 30m street setback and side/rear setbacks of 20m for R5 lots with less than or equal to 5Ha in area.

Dwelling

The subject lot is located within a cul-de-sac. As the subject lot only has a narrow street frontage the dwelling has been well located away from Peru Lane. All setbacks meet Council's DCP requirements.

Shed

The proposed shed is to be located approximately 10m from the southern (rear) boundary. The proposed setback does not comply with Council's 20m side/rear setback requirement.

Council is requested to consider the following the justification for allowing this minor non-compliance:

- The proposed shed is not attached to a habitable building and as such will not create a negative impact upon the adjoining property;
- The shed is located further to the south allowing the dwelling to dominate the streetscape;
- The shed has been located in a position which best suits the subject site.

3.3 Design

The proposed development is to occur upon a semi-rural residential lot. The proposed design is compatible with other established dwellings within the area.

The proposed manufactured home has a high-quality design which will complement the local landscape.

3.4 Open Space

The subject land is zoned R5 Large Lot Residential and has an area size of 2.001Ha. There is ample open space for the proposed development.

3.5 Parking

The proposed development will incorporate a triple lock-up garage as part of the proposed development. The provision of a triple lock-up garage meets with Council's vehicle parking requirements.

3.6 Utilities

The subject site has access to all services of electricity and telephone. These services will be supplied as required to the proposed new development.

Town water and sewer is not connected to the town sewer. A wastewater application will be submitted to Council.

The subject site has an area greater than 2Ha and as such meets Council's DCP requirements.

3.7 Fencing

The proposed development is to occur upon a lot with an area size of 2.001Ha. Fencing is not proposed.

3.8 Acid Sulphate Soils

The subject land is not mapped as being within an Acid Sulfate Soils areas. An Acid Sulfate Soils Management Plan is not required in this instance.

3.9 Mine Subsidence

The site has not been identified as being located within a proclaimed Mine Subsidence District. Approval from the Mine Subsidence Board is not required in this instance.

3.10 Flooding

Council's records do not show the subject site as being within a flood prone area.

3.11 Energy Efficiency

The proposed development is for the installation of a manufactured homes. A BASIX is not required in this instance.

3.12 Stormwater Management

It is anticipated that stormwater will be directed to the existing drainage system. A rainwater tank will be installed on site. The rainwater tanks will meet, and be installed in accordance with, the requirements of all applicable regulatory authorities.

3.13 Access and Traffic

The subject site retains access to Peru Lane. Peru Lane is a sealed all weather access road.

The proposed development is not expected to significantly increase local traffic movement with the local area.

3.14 Overlooking/Privacy/Lighting

The proposed development is unlikely to adversely impact upon the privacy of adjoining properties. The proposed location of the dwellings and separation distance between the proposed development and neighbouring developments ensure that privacy is maintained by impeding light spill and view corridors between residential dwellings etc.

3.15 Landscaping

The proposed development does not involve landscaping.

3.16 Heritage

The subject site has not been identified as having Aboriginal or European heritage significance. A heritage assessment is not considered necessary in this instance.

3.17 Flora & Fauna

The proposed development does not require the removal of any vegetation. The subject site has been previously cleared and is ready to accommodate the proposed development.

3.18 Bush Fire

The subject site is not located within a bush fire prone area. A Bush Fire Risk Assessment Report is not required in this instance.

3.19 Social and Economic Impact

The proposed development will provide additional housing stock within the Mid-Western District LGA.

It is anticipated that the proposed development will result in a positive economic effect, primarily as a result of the construction of new residential development. The development will therefore facilitate short-term contract work opportunities for the Gulgong area.

4.0 CONCLUSION

This report addresses planning issues relevant to the proposed construction of a dwelling, shed and carport at Lot 33 DP 1273458 (No. 29) Peru Lane, Gulgong.

5.0 RECOMMENDATION

It is recommended that Mid-Western District Council grant Development Consent for the proposed development at Lot 33 DP 1273458 (No. 29) Peru Lane, Gulgong.