

SECONDARY DWELLING

# STATEMENT OF ENVIRONMENTAL EFFECTS

28 Medley Street  
GULGONG NSW 2852

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ISSUE A

Prepared for  
J & P Lyons

**SUNRAI***designs*<sup>o</sup>  
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## 1.0 INTRODUCTION

This Statement of Environmental Effects has been prepared by Sunrai Designs and forms part of the Development Application Documentation for a Proposed Secondary Dwelling to be located at 28 Medley Street, Gulgong.

This statement seeks to demonstrate that the proposal complies with the Mid-Western Regional Council Development Control Plan 2013 Amendment 5 (MWRC DCP) and the Mid-Western Regional Council Local Environmental Plan 2012 (MWRC LEP)

This Statement should be read in conjunction with the following plans;

| Title                   | Drawing no.         | Prepared by           |
|-------------------------|---------------------|-----------------------|
| Title Page              | 608LYN ISSUE B - 00 | SUNRAI <i>designs</i> |
| Site Plan               | 608LYN ISSUE B - 01 | SUNRAI <i>designs</i> |
| Floor Plan & Elevations | 608LYN ISSUE B -02  | SUNRAI <i>designs</i> |
| Section                 | 608LYN ISSUE B - 03 | SUNRAI <i>designs</i> |
| Perspectives            | 608LYN ISSUE B - 04 | SUNRAI <i>designs</i> |

## 2.0 SUBJECT PROPERTY

### 2.1 Description

Title Description: Lot 6 DP242084  
 Lot 7 DP242084  
 Site Area: 768.5 & 769.2 Respectively  
 Zone: R1 General Residential  
 Heritage: - Not located in a Heritage Conservation Area

### 2.2 Existing Building & Site

The existing site at 28 Medley Street, includes two allotments, Lot 6 & 7. An existing dwelling is located on Lot 6 and addresses Medley Street. Lot 7 is at the rear and is accessed from Gudgeon Lane. Also located on Lot 6 is an existing detached garage. Lot 7 includes two existing sheds.

### **3.0 PROPOSED DEVELOPMENT**

#### **3.1 General Description**

It is proposed that a single storey secondary dwelling be constructed on Lot 6. It will be located behind the main dwelling and will consist of a single bedroom, small kitchenette, combined bathroom and laundry.

The dwelling will be timber framed construction on bearers and joists, colorbond roof, timber windows and weatherboard cladding.

The new floor area of the secondary dwelling, measured at the external wall, is 53.8sqm this represents less than 60sqm and 50% of the main dwelling. The main dwelling being 110sqm, excluding front porch and rear carport.

This complies with Clause 5.4 of the MWRC LEP.

The living area is orientated to receive northern sunlight. The private open space will be shared and includes Lot 7 that is not fenced separately and effectively forms part of the site known as 28 Medley Street.

#### **3.2 Parking**

The secondary dwelling is to be used by the current occupants, so no additional car spaces are required however there is currently two undercover car parking spaces on the site and an existing driveway that is 25m long and suitable for an additional 4 cars on-site

### **4.0 SERVICES**

#### **4.1 General**

An established electricity grid supply and telephone connection is currently serving the site and the existing dwelling is connected to town water and sewer. It is proposed that the secondary dwelling be connected to these existing services.

Stormwater will be gravity fed to the street.

### **6.0 CONCLUSION**

This Statement of Environmental Effects when read in conjunction with the plans, as prepared by Sunrai Designs clearly outlines the proposed development and demonstrates that there will be no significant impact on the environment or locality.