

STATEMENT OF ENVIRONMENTAL EFFECTS

Lot 417, 21 Suttor Avenue Caerleon NSW 2850 Proposal: New Dual Occupancy with Torrens Title Subdivision – Two x Three Bedroom Detached Dwellings

This proposal will result in two new detached dwellings. The land is zoned appropriately and has all urban services available to it, including sewer, water and electricity, as all new vacant lots are provided within this new subdivision.

LEP AND DCP's

Residential accommodation is permissible on Lot 417 with consent in this location. Both neighbouring lots are, or are to be, occupied with residential dwellings. The proposed buildings are of single storey construction and will meet the minimum height, access requirements, setbacks & other permissions within the MWRC DCP part 2.2 and/or part 3.

The development application process will result in neighbour notification and any objections will be taken into account by council as part of the DA determination process.

PREVIOUS SITE USE

The only known previous use of the site was as vacant land used for low impact stock grazing. It is unlikely that there is any contamination on the land.

As part of the precautions during footing excavations, the excavated material will be monitored for any unusual soil colour change, odours or materials, and any such matters which may arise will result in cessation of the work and notification to council.

FLOODING, DRAINAGE, LANDSLIP, SOIL EROSION, MINE SUBSIDENCE, BUSHFIRES AND ANY OTHER RISK

The land is located within the Mudgee region, with access from Suttor Avenue, and has not been known to be subject to any of these events, but is within the bushfire zoning with minimum risk. See report attached.

IMPACTS ON EXISTING AND FUTURE AMENITY OF THE LOCALITY

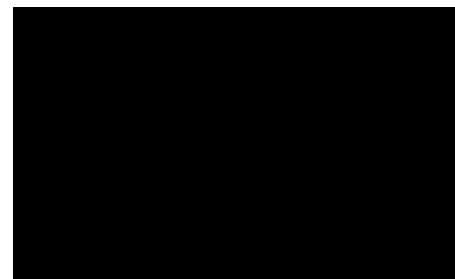
Due to the fact that this proposal is for additional residential accommodation use, there will be no adverse impacts on what is already a residential locality.

This proposal will result in two new detached, single storey, residential dwellings. Each dwelling consists of three bedrooms, 2 bathrooms, kitchen, laundry, one open plan living area with a double garage. The development is on a parcel of land of 981.0 m² in size, with site coverage of 36.88% (excluding all Porch and Alfresco areas) which can be regarded as a less than intensive development of the site.

Additional vehicle movements are likely to be in the order of 4-6 per day and will enter and exit from the Suttor Avenue public road frontage. There will be no opportunity for heavy vehicles to be parked at the site.

The new buildings, whilst on a single land parcel, are separated with a generous amount of landscaping and fencing, and through Torrens title subdivision will present to future occupiers as being their own dwelling, with one dwelling designed to face East and the other to the North.

The development will bring positive impacts to the local economy in terms of the opportunity for additional spending to occur at local business outlets and in terms of additional accommodation for new/working families/individuals/couples to the region.



AVAILABILITY OF UTILITY SERVICES

All necessary utility services are available to the site. Power, telephone and water / sewer will be connected to both residential units.

IMPACTS ON HISTORICAL, ABORIGINAL HERITAGE AND ARCHEOLOGICAL ASPECTS

Whilst there is no known heritage, aboriginal or archaeological matters of concern with this site, precautions will be taken during the footings excavation stage to monitor the excavated soil to ensure that if any items of heritage impact are uncovered they will be observed. In the event that any such items are uncovered, the work will cease and the matter will be reported to the council.

IMPACTS ON FLORA AND FAUNA

Due to the existing condition of the site, there will be no need to remove any native flora nor disturbance of animal habitat as it has just been converted to a new residential subdivision with little flora and fauna remaining. The proposed landscape plan will add to a very vacant and bare lot.

The site, upon completion of construction, will be fully landscaped. Kikuyu turf, garden beds with native and/or low water use plants and trees, to the front boundaries facing Suttor Avenue creating a softening barrier and street appeal and will finish off the landscaping to minimise the impact of the fencing to the corner block.

Very minor excavation of the site will occur. This will involve removing the topsoil where the buildings are to be constructed. No cut or fill is required to take place on site

ACCESS FOR THE DISABLED

Access for both vehicles and pedestrians will be via Suttor Avenue, which is located on a level section of the subdivision, in front of each dwelling. The driveways will be concreted with a path to the front porch of each dwelling and a minimum width of 4.8m, directly to each dwellings double garage.

SOCIAL AND ECONOMIC EFFECTS

The proposed development will result in positive social and economic effects. The provision of the new residential buildings in the area will increase the opportunities for social interaction between Mudgee residents and new families/individuals/couples and also in local community group situations.

The opportunity for an increase in the number of persons residing in the Mudgee township will bring positive economic impacts to local business outlets.

DCP – Part 2.2 DUAL OCCUPANCY DEVELOPMENT “DEEMED TO SATISFY” COMPLIANCE

REQUIREMENT	COMPLIANCE	EXPLANATION
Minimum Lot Size	Yes	Variation to rear setback requirement of the Caerleon DCP, however complies with the Mid-Western Regional Council requirements. My client wishes to leave the designs as is and seek approval for the variation please.
Building Setbacks	No	
Building Height	Yes	Complies with Part 3 as noted below
Design	Yes	
Slope & Cut / Fill	Yes	
Open Space	Yes	
Site Coverage	No	
Parking	Yes	
Utilities	Yes	
Fencing	Yes	
Heritage	Yes	

DCP – Part 3 DISCRETIONARY DEVELOPMENT COMPLIANCE

REQUIREMENT	COMPLIANCE	EXPLANATION
Building Setbacks	No	As above. Variation to rear setback requirement of the Caerleon DCP, however complies with the Mid-Western Regional Council requirements. My client wishes to leave the designs as is and seek approval for the variation please.
Building Height	Yes	
Site Coverage	Yes	
Solar Access	Yes	
Privacy	Yes	
Parking	Yes	
Landscaping	Yes	
Open Space	Yes	
Corner Lots	Yes	
Fencing	Yes	
Infrastructure	Yes	
Out Buildings	N/A	
Development Near		
Ridgelines	N/A	
Slopes	Yes	
Access	Yes	
Relocated Dwellings	N/A	
Adaptability	N/A	
Design Principles	Yes	