



# STATEMENT OF ENVIRONMENTAL EFFECTS

## Introduction

*This Statement of Environmental Effects has been prepared by Progressive Project Solutions to form part of the Development Application relating to the address referenced in the 'Property Details' below. The Development Application is being lodged by Progressive Project Solutions, pursuant to Clause 4.12 of the NSW Environmental Planning & Assessment Act 1979 (as amended). The proposal has been designed to achieve the relevant provisions of clause 4.15 of the NSW Environmental Planning and Assessment Act 1979 (as amended) and the relevant Councils local 'Planning Controls'*

**Applicant:** *Progressive Project Solutions*

**Address:** [REDACTED]

**Contact:** [REDACTED]

**Email:** [REDACTED]

**Proposed:** *Installation of 'Manufactured Dwelling as Secondary Dwelling'*

**Address:** *Lot 1/ DP 578976 – 148 Pipeclay Lane BUDGEE BUDGEE 2850*

**Land Zoning:** *R5 – Large Lot Residential*



144 Pipeclay Lane BUDGEE BUDGEE NSW 2850

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# 1. Project Summary

## 1.1 Introduction

*This report describes the Environmental Effects associated with installation of a 'Manufactured Home as a Secondary Dwelling' at 148 Pipeclay Lane BUDGEE BUDGEE. It includes an assessment of environmental factors to identify the potential impacts, associated with the proposed works and measures to mitigate those effects.*

## 1.2 Project Description

*Installation of 'Manufactured Home as Secondary Dwelling'*

# 2. Site and Construction Proposals

## 2.1 The Site

<i>Address of the Proposal:</i>	<i>144 Pipeclay Lane BUDGEE BUDGEE NSW 2850</i>
<i>Property ID:</i>	<i>Lot 1/ DP 578076</i>
<i>LGA:</i>	<i>Mid-Western Regional Council</i>
<i>Zoning:</i>	<i>R5 – Large Lot Residential</i>
<i>Lot Size:</i>	<i>110,890sqm</i>

*The location of the proposal is an established rural/residential area of Budgee Budgee approximately 14ks from Mudgee. The area is area looks to have been developed for some time and is an area of large residential lots with many new homes and out buildings in the area.*

*The on the lot where the secondary dwelling is proposed is predominately a flat. The site has a dwelling home with a large detached shed and garage. Whilst predominately cleared a number plantings along the boundary between the neighbouring properties and around the existing home site provide an evolving buffer for the property. The lots around the subject site also have established homes and similar degrees of vegetation.*

*The subject lot is not Bush Fire effected has all council provided services available.*

*The subject land is not 'Flood Prone'*

*There are no other evident issues that would restrict this proposal on the site.*

## 2.3 Adjoining Land

*The subject is lot has established residential dwellings and detached shed/barns in and around the subject site*

## 2.2 Construction Activities

*The proposal is for the Installation of 'Manufactured Home as Secondary Dwelling'*

*The dwelling will be constructed in compliance with the NCC and the Local Government Regulations.*

### 3. Planning Control Considerations

The following provides an assessment of the proposal against the provisions of Clause 4.15 of the NSW Environment Planning and Assessment Act 1979 (as amended) and the relevant Councils Planning Schemes

#### 3.1 Environmental Planning & Assessment Act 1979

Aims & Objectives

The Environment Planning and Assessment Regulation, 2000 is made under the EP&A Act and makes provision with respect to numerous legislative concerns including major projects, environmental planning instruments, development control plans, development application, complying development certificates, environmental assessment under Part 5 of the Environmental Planning and Assessment Act 1979, planning bodies and other matters.

Does the proposed development comply with the NSW EP&A Act and SEPP's?

If the proposal does NOT comply with SEPPS then demonstrate compliance with Acceptable solution(s) and/or justification of how the proposal meets the 'Performance Criteria'

*Does the Proposal comply with the relevant State Government Legislation?* **Yes**

*Is additional Information attached* **Yes**

(Housing SEPP – 2021 – Compliance Statement attached to application)

#### 3.2 Environmental Planning Instruments Mid-Western Regional Council LEP 2012

Aims of Plan

(1) This Plan aims to make local environmental planning provisions for land in Mid-Western Regional in accordance with the relevant standard environmental planning instrument under section 3.20 of the Act.

(2) The particular aims of this Plan are as follows—

(aa) to protect and promote the use and development of land for arts and cultural activity, including music and other performance arts,

(a) to promote growth and provide for a range of living opportunities throughout Mid-Western Regional,

(b) to encourage the proper management, development and conservation of resources within Mid-Western Regional by protecting, enhancing and conserving—

(i) land of significance to agricultural production, and

(ii) soil, water, minerals and other natural resources, and

(iii) native plants and animals, and

(iv) places and buildings of heritage significance, and

(v) scenic values,

(c) to provide a secure future for agriculture through the protection of agricultural land capability and by maximising opportunities for sustainable rural and primary production pursuits,

(d) to foster a sustainable and vibrant economy that supports and celebrates the Mid-Western Regional's rural, natural and heritage attributes,

(e) to protect the settings of Mudgee, Gulgong, Kandos and Rylstone by—

(i) managing the urban and rural interface, and

(ii) preserving land that has been identified for future long-term urban development, and

(iii) promoting urban and rural uses that minimise land use conflict and adverse impacts on amenity, and

(iv) conserving the significant visual elements that contribute to the character of the towns, such as elevated land and the rural character of the main entry corridors into the towns,

f) to match residential development opportunities with the availability of, and equity of access to, urban and community services and infrastructure,

(g) to promote development that minimises the impact of salinity on infrastructure, buildings and the landscape.

## Zone R5 Large Lot Residential

### 1 Objectives of zone

- To provide residential housing in a rural setting while preserving, and minimising impacts on, environmentally sensitive locations and scenic quality.

*The proposal provides an additional type of housing with that being for an ageing family member. Preservation of scenic quality of the location by way of existing and evolving vegetation buffers and minimal impact on the environment meets the objectives of the zone.*

- To ensure that large residential lots do not hinder the proper and orderly development of urban areas in the future.

*This is clearly a recently approved 'Large Lot Residential' subdivision with multiple lots that has been through a council approval process.*

- To ensure that development in the area does not unreasonably increase the demand for public services or public facilities.

*Given the size of the lots and its close proximity to Mudgee this subdivision has adequate services for the location and is within reach of all the required and expected public facilities*

- To minimise conflict between land uses within this zone and land uses within adjoining zones.

*This is clearly a recently approved 'Large Lot Residential' subdivision with multiple lots that has been through a council approval process that would have carefully considered the adjoining lands and any potential conflicts.*

Does the 'Proposed Development' comply with Councils LEP?

If the proposal does NOT comply with Councils Local Environment Plan, then demonstrate compliance with Acceptable solution(s) and/or justification of how the proposal meets the 'Performance Criteria

*The Proposal complies with the Mid-Western Regional Council LEP? Yes*

*Is additional Information attached? No*

### 3.3 Environmental Planning Instruments Mid-Western Regional Council DCP 2013

Does the 'Proposed Development' comply with Councils DCP?

If the proposal does NOT comply with Councils relevant DCP then demonstrate compliance with Acceptable solution(s) and/or justification of how the proposal meets the 'Performance Criteria'

*The Proposal complies with the relevant Coffs Harbour City DCP? Yes*

*Is additional Information attached? Yes*

(See SoEE additional Information DCP Specific)

### 3.4 State Specific SEPPS

*No implications with State SEPPS with this proposal – complies with Housing SEPP 2021*

### 3.5 Aboriginal Due Diligence

*AHIMS Search and Due Diligence Report attached to this application*

### 3.6 BCA & NCC Compliance

*Full Compliance*

### 3.9 Energy Efficiency

*Basix Certificate not required for 'Manufactured Dwelling'*

## **4. Environmental Considerations**

### 4.1 Historical use of the Land

*The lot is approximately 14ks from Mudgee. Prior to subdivision it would be safe to assume that this was land used for agricultural purposes and prior to then would have been forest/bushland.*

### 4.2 Demolition

*There is no demolition with this proposal.*

### 4.3 Contamination

*There is no known contamination on this site.*

### 4.4 Site Constraints

*The site has no impeding constraints that will affect this proposal*

### 4.5 Clearing of Vegetation

*There is no clearing proposed with this development – the block is cleared*

### 4.6 Biodiversity Implications

*No Biodiversity Implications with this proposal*

### 4.7 Bush Fire

*The land is not Bush Fire Prone*

### 4.8 Flood

*The Land is not 'Flood Prone'.*

### 4.9 Proposed Earthworks

*The earthworks with this proposal are limited to the drilling of holes for the piers that support the manufactured building along with some drainage and sewer works*

### 4.10 Sediment Controls

*See attached DA Plans*

## 5. IMPACTS OF PROPOSAL

### 5.1 Existing Structures on Land

*The lot has an existing primary dwelling and large shed/garage*

### 5.2 Boundary Setbacks

*The application complies with setbacks' as per MWRC DCP controls.*

### 5.3 Building height

*The building achieves full compliance with the height requirements of the DCP being only a single, story structure with the front of the building being approximately 3.650 above NGL.*

### 5.4 Bulk & Scale

*There are no issues with the 'Bulk and Scale of the proposal. The lot size is 110,890sqm and the proposed secondary dwelling create a footprint of only 60sqm + 10sqm of deck. The location of the structure on the lot behind the primary dwelling and buffered from Pipeclay Lane.*

### 5.5 General Design Principles

*The design of the dwelling has consideration for sound design principles in regard to solar access, energy efficiency, noise and privacy issues and the like and sits well with the existing homes in the precinct.*

### 5.6 Shadowing

*There are no shadowing issues with this proposal*

### 5.7 Streetscape Influence

*There is no influence on the streetscape.*

### 5.8 Impacts on Neighbouring Properties

*The proposal has no effects on neighbours in any direction based on positioning on the lot and separation distance between neighbours*

### 5.9 Privacy with Neighbours

*Nil effect – based on the design and location within the property.*

### 5.10 Noise effect on Neighbouring Properties

*Nil effect*

### 5.11 Loss of Views for Neighbouring Properties

*Nil effect on any neighbours.*

### 5.12 Site Area – Private Open Space

*Ample POS for this proposal based on size of lot and proposed footprint of building*

### 5.13 Access to Site

*Existing access is from Pipeclay Lane and there is no intention or desire to change the access as part of this application. The existing off street parking complies with the DCP*

### 5.14 Fencing

*Fencing is not part of this proposal*

#### 5.15 Retaining Walls

*No retaining walls proposed with this project.*

#### 5.16 Construction Management Plan

*Attached to application*

## 6. Services

#### 6.1 Water

*Town Water to be tank water*

#### 6.2 Power

*Mains power to be connected to dwelling*

#### 6.3 Telephone and Internet

*Telephone and Internet services to be connected dwelling*

#### 6.4 Storm Water Management

*See attached DA Plans – managed on site*

#### 6.5 Waste Water Management

*Council Sewer is connected to an OSSM*

#### 6.6 Waste Management Plan

*See attached Plan*

## 7. Conclusion

*As demonstrated throughout Sections 4 and 5 of this report, the proposed development complies with all NSW State Government and Mid-Western Regional Council planning controls.*

*There are no adverse impacts to the subject site, adjoining properties or the locality.*

*The proposed development is consistent with the provisions of Mid-Western Regional DCP & LEP and would not have any adverse environmental impacts on the locality.*

*In this regard, the subject site would be considered to be suitable for the proposed development as presented in this application.*