



Statement of Environmental Effects

31 Gladstone Street, Mudgee NSW 2850

Lot 1 DP 197176

Alterations and Additions to an Existing Dwelling & New Secondary Dwelling
Prepared by Cameron Anderson Architects

REVISION B

3 JUNE 2022

(amendments made in orange)



01 INTRODUCTION

This report has been prepared for the submission of Development Application under discretionary development standards in urban areas with development consent with Mid-Western Regional Council (MWRC). The proposal is for the **alterations and additions to an existing dwelling house**.

This application includes a proposed variation to the 'deemed to satisfy' standards within MWRC Development Control Plan (DCP) 2013. The variation to the development standard will enable the proposed development to achieve a better design outcome & is outlined within **Table 4c**.

02 SUBJECT SITE

- 31 Gladstone Street, Mudgee, NSW 2850
- Lot 1 DP197176
- Local Government area of Mid-Western Regional Council
- The subject site is zoned R3 Medium Density Residential.
- The site area is approximately 613m²
- The proposed works are permissible with Development Consent.
- The site contains an existing 2 storey dwelling house and swimming pool



Figure 01 – Subject Site



EXISTING DWELLING

Cameron Anderson Architects completed an extension to the existing dwelling in 2013. The project won the Residential Alterations & Additions award at the 2014 Australian Institute of Architects, NSW Country Division Architecture Awards.



Figure 02 - Existing condition - Front Façade



Figure 03 - Existing condition
- Courtyard View



Figure 03 - Existing condition
- Rear View



03 SUMMARY OF DEVELOPMENT PROPOSAL

The proposed development is a single stage development that incorporates the following:

- New **detached addition with** bathroom and outdoor undercover BBQ area at ground level.
- Alterations & additions to the existing attic with an additional **attic** bedroom & bathroom.

Site Suitability

The proposed subject site is identified as R3 (Medium Density Residential) lot with an existing two storey timber cladded dwelling house. Adjoining lots are zoned as R3 with predominantly single storey residential development. The site is considered suitable for the proposed alterations & additions.

Loss of vegetation

The proposal will result in minimal loss of vegetation, with an existing tree requiring removal to enable proposed works.

Landscaping

The proposed additions will be located on the relatively flat site. Therefore, minimal cut & fill will be required to provide a level pad for the proposed works within the restrictions of the Council DCP.

Vehicular Access

No new vehicle access is required. Existing driveway, parking and crossover to remain.

Privacy and Overshadowing

The existing dwelling house is located on a 613m², residential lot. The proposed **detached addition** is single storey & will have minimal overshadowing impact to the rear yard of neighbouring dwellings. The western wall of the **detached addition** does not contain any openings and will not introduce any issues with privacy of neighbours. The proposed western window to the first floor is at high level & will not introduce any issues with privacy of neighbours.

General Site

The new development will utilize the following:

- Connection to existing sewer and stormwater infrastructure.
- Connection to existing electrical infrastructure on the site.
- Minor landscaping around the building to provide a grassed garden area.

Heritage Conservation

Refer to Heritage Impact Statement.

Sustainability

The alterations & additions have been designed to be a good example of sustainable design incorporating the following:

- Glazing is protected with an appropriate overhang to allow for winter sun into the building while reducing summer sun.
- Natural lighting is encouraged through generous glazing. Many spaces benefit from receiving daylight from multiple directions.
- Large roof is utilised to capture rainwater.
- Efficient hot water
- Low water uses fixtures
- High levels of insulation
- Natural ventilation

Materials & Finishes

External material includes timber cladding and rendered finish have been selected to complement the existing dwelling. A contemporary, single storey **detached addition** featuring rendered walls and metal sheet roofing as well as a timber/ steel framed pergola. The proposed sheet metal roof is consistent with the existing dwelling and the surrounding context.



Figure 02 - Artist's Impression of Proposed works looking South



Figure 03 - Artist's Impression of Proposed works looking South



Figure 04 – Artist’s Impression of Proposed works looking North

04 PLANNING SUMMARIES

TABLE 4a MWRC DEVELOPMENT CONTROL PLAN (DCP) 2013 AMENDMENT 5

CLAUSE	OBJECTIVE / REQUIREMENT	COMPLIES (Y/N) / NOTES
PART 3 – DEVELOPMENT APPLICATIONS (DISCRETIONARY DEVELOPMENT IN URBAN AREAS WITH DEVELOPMENT CONSENT)		
3.1 RESIDENTIAL DEVELOPMENT IN URBAN AREAS (SINGLE DWELLINGS AND DUAL-OCCUPANCIES)		
BUILDING SETBACKS	a) Setbacks must be compatible with the existing and/or future desired streetscape. b) Side or rear building setbacks are to demonstrate no unreasonable adverse impact on the privacy or solar access of adjoining properties. c) Garages are to be setback a minimum of 5.5 metres from the front boundary. d) Side and rear walls within 900mm and eaves within 450mm of boundaries are to comply with the BCA requirements for fire rating.	VARIATION PROPOSED TO DTS REQUIREMENTS. REFER TO DCP VARIATION RESPONSE TABLE 4c BELOW FOR RESPONSE TO OBJECTIVES N/A – NO GARAGES PROPOSED Y – DETAILS TO BE PROVIDED AT CC STAGE
	DEEMED-TO-SATISFY (DTS) R1, R2 and R3 where Lot size is less than 900m2 – STREET: 4.5m SIDE: 900mm REAR: 900mm CORNER LOTS: 2m	VARIATION PROPOSED, REFER TO DCP VARIATION RESPONSE TABLE 4c BELOW
BUILDING HEIGHT	a) Elevated housing developments must minimise the impact on areas of predominantly single storey housing. b) Building height must ensure that adjacent properties are not overlooked or overshadowed	N/A – EXISTING DWELLING Y – EXTENSION TO EXISTING ATTIC, WITH CAREFUL GLAZING PLACEMENT
	DEEMED-TO-SATISFY Single storey building with a FFL of less than 1 metre above Natural Ground Level.	Y – SINGLE-STOREY W/ AN ATTIC. DETACHED ADDITION AT EX GROUND FLOOR FFL (<1m ABOVE NATURAL LEVEL)
SITE COVERAGE	a) Stormwater runoff must not exceed infrastructure capacity. b) Development must be an appropriate bulk and scale for the existing residential surrounds.	Y Y – PROPOSED ALTS & ADDS SIT BACK FROM THE STREET FRONTAGE & ARE OF AN APPROPRIATE SCALE.
	c) Dual occupancy development is not to exceed 50% site coverage.	N/A
	DEEMED-TO-SATISFY Deem to satisfy is 35% site coverage	Y – SITE COVERAGE IS APPROX. 32%

04 PLANNING SUMMARIES

TABLE 4a MWRC DEVELOPMENT CONTROL PLAN (DCP) 2013 AMENDMENT 5

CLAUSE	OBJECTIVE / REQUIREMENT	COMPLIES (Y/N) / NOTES
SOLAR ACCESS	<p>a) Development must have reasonable access to sunlight and must not unduly impede solar access of neighbouring dwellings.</p> <p>b) Dwellings are to be positioned to maximise solar access to living areas.</p> <p>c) Shadow diagram</p> <p>d) Living areas and gardens should be orientated to the north to maximise solar access to these areas.</p> <p>e) North-facing pitched roofs should be incorporated where possible to provide opportunity for solar energy collectors.</p> <p>f) Solar access should be controlled within buildings to allow warm winter sun to penetrate rooms while excluding hot summer sun by:</p> <ul style="list-style-type: none"> • Using horizontal projecting screens such as balconies, awnings, verandah roofs, pergolas, and wide eaves; and • Use of ceiling insulation. 	<p>Y – THE PROPOSED WORKS HAVE NORTHERN & EASTERN SOLAR ACCESS. THE SINGLE-STOREY DETACHED ADDITION & ATTIC EXTENSION WILL NOT IMPEDE SOLAR ACCESS OF NEIGHBOURING DWELLINGS.</p> <p>Y – THE PROPOSED DETACHED ADDITION & OUTDOOR AREAS ARE POSITIONED TO GAIN EASTERN SOLAR ACCESS</p> <p>Y – THE SINGLE-STOREY DETACHED ADDITION & ATTIC EXTENSION WILL HAVE MINIMAL OVERSHADOWING IMPACT TO THE REAR YARD OF NEIGHBOURING DWELLINGS, AS SHOWN ON SHADOW DIAGRAMS</p> <p>Y – CONSIDERED GLAZING PROVIDED TO GAIN SOLAR ACCESS</p> <p>Y – LARGE DETACHED ADDITION ROOF FOR FUTURE SOLAR PANELS</p> <p>Y – THE PROPOSED NORTHERN ROOF OVERHANG & EASTERN PERGOLA ASSISTS WITH CONTROLLING SUN. CEILING INSULATION TO BASIX REQS.</p>
	<p>DEEMED-TO-SATISFY</p> <p>Living areas & private open space areas are to be located with a northerly aspect (i.e on the north or eastern side of the building)</p>	<p>Y – LIVING AREA OF DETACHED ADDITION & ADJACENT OPEN SPACE EAST FACING WITH NORTHERLY SOLAR ACCESS</p>
PRIVACY	<p>a) Development must ensure that reasonable privacy is achieved for new dwellings and existing adjoining residences and private open space.</p>	<p>Y – PRIVACY MAINTAINED BY PROVIDING HIGHLIGHT GLAZING TO ATTIC EXTENSION WHERE FACING NEIGHBOURS. NO OPENINGS PROPOSED IN WESTERN WALL OF SINGLE-STOREY DETACHED ADDITION.</p>



04 PLANNING SUMMARIES

TABLE 4a MWRC DEVELOPMENT CONTROL PLAN (DCP) 2013 AMENDMENT 5

CLAUSE	OBJECTIVE / REQUIREMENT	COMPLIES (Y/N) / NOTES
PRIVACY	DEEMED-TO-SATISFY Dwellings must be single storey and have a finished floor level less than 1,000 mm above the natural ground level	N/A
PARKING	a) Development must provide adequate off-street parking to maintain the existing levels of and safety on the road network.	Y – NO CHANGE PROPOSED TO EXISTING PARKING
	b) Parking areas and access driveways must be functional in design.	Y
	c) Parking areas should be visually attractive and constructed, designed, and situated so encourage their safe use.	Y
	d) The number of spaces is determined based on the occupation potential.	Y
	e) Any vehicle entering or leaving the driveway must be visible to approaching vehicle pedestrians.	Y
	f) Driveway access to a major road should be avoided where possible.	N/A
	DEEMED-TO-SATISFY Two (2) spaces per dwelling	Y – EXISTING OFF-STREET CARPARKING FOR 2 VEHICLES
LANDSCAPING	a) Landscaping must enhance the quality of the built environment.	Y
	b) Species selection and location should improve energy efficiency through reducing heat gain through windows and deflecting winter winds.	Y
	c) Plants with low maintenance and water requirements should be selected.	Y

04 PLANNING SUMMARIES

TABLE 4a MWRC DEVELOPMENT CONTROL PLAN (DCP) 2013 AMENDMENT 5

CLAUSE	OBJECTIVE / REQUIREMENT	COMPLIES (Y/N) / NOTES
OPEN SPACE	a) Sufficient open space must be provided for the use and enjoyment of the residents.	Y
	b) A plan shall be submitted which demonstrates that the dimensions of the open space provides for functional space, including placement of outdoor furniture.	Y
OPEN SPACE	c) Open space areas provided must be suitably located and landscaped to obtain adequate sunlight and protection from prevailing winds.	Y
	d) Private open space for dual occupancy development is to be a minimum area of 80m ² and have a minimum dimension of 5 metres (depth and width).	N/A
	e) Private open space for dual occupancy development is to be located behind the front building line and on the northern, eastern or western side of the dwelling.	N/A
	DEEMED-TO-SATISFY Private open space to be on the northern or eastern side of dwelling with direct access to living areas. Area to be 80m ² with a minimum dimension of 5 metres	Y – AND A NORTHERN ORIENTATION OPEN SPACE LOCATED ON THE EASTERN SIDE OF THE PROPOSED DETACHED ADDITION W/ DIRECT ACCESS FROM LIVING AREAS. AREA IS APPROX 150m ²
CORNER LOTS	a) Development must address both street frontages. b) Utility windows are not permitted on either elevation with frontage to the street unless they are integrated into architectural features of the development.	N/A
FENCING	Fencing facing the street or forward of the building line must avoid extensive lengths of ‘Colorbond’ as it presents a barrier to the street. Solid fencing of a length greater than 30% may be permitted where landscaping is provided to soften the visual impact on the streetscape	N/A – EXISTING FENCE, NO NEW FENCING PROPOSED
	DEEMED-TO-SATISFY 1.8 metre high fence to all boundaries including private open space areas. All fencing forward of building line cannot be ‘Colorbond’ (All Residential zones excluding R5 zone).	N/A – EXISTING FENCE, NO NEW FENCING PROPOSED
INFRASTRUCTURE	a) Surface infrastructure (e.g. tanks, clotheslines) must not be located within front setback.	Y
	b) Surface infrastructure must not be visible from the street.	Y
	c) Garbage storage locations must be included in landscape plan and show how they will be screened.	N/A – EXISTING SERVICES



04 PLANNING SUMMARIES

TABLE 4a MWRC DEVELOPMENT CONTROL PLAN (DCP) 2013 AMENDMENT 5

CLAUSE	OBJECTIVE / REQUIREMENT	COMPLIES (Y/N) / NOTES
GARAGES, OUTBUILDINGS & CARPORTS	<p>a) Outbuildings must not negatively affect the amenity of the streetscape or adjoining properties. The following standards apply for urban areas*.</p> <p>Maximum size of garages and outbuildings in rural areas shall be as follows:</p> <p>- (LOT SIZE <750.) SQM: 50 SQM</p>	N/A
DEVELOPMENT NEAR RIDGELINES	<p>a) A ridgeline is considered an elevated section of land, visible from beyond the individual property boundary.</p> <p>b) Development shall protect key landscape features, being the dominant ridgelines and slopes and the intermediate ridges forming a visual backdrop to existing and future urban localities and places of special landscape amenity.</p> <p>c) Development should not be visually intrusive or degrade the environmental value, landscape integrity or visual amenity of land.</p> <p>d) The dwelling-house and associated buildings must not be visible above the existing skyline or any prominent ridgeline or local hilltop.</p> <p>e) The dwelling-house and associated buildings will be constructed from low reflectivity building materials and incorporate colours which are visually unobtrusive in relation to the surrounding environment.</p>	<p>N/A</p> <p>N/A</p> <p>N/A</p> <p>N/A</p> <p>Y</p>
SLOPES	<p>a) Development maximises retention of natural ground levels and contours.</p> <p>b) Drainage is to avoid erosion of gullies, slopes and drainage lines in the locality.</p> <p>c) Cut and fill, earthworks, retaining walls, unprotected embankments and terraces etc are setback from boundaries such that there is no impact on the privacy or visual amenity of adjoining dwellings and their private open space.</p> <p>d) Cut and fill, earthworks, retaining walls, unprotected embankments and terraces etc are setback from boundaries such that they do not redirect the flow of surface water onto adjoining properties.</p>	<p>Y – PROPOSED WORKS ARE MINIMAL & EARTHWORKS ARE LIMITED TO MINOR EXCAVATION ONLY TO ACCOMMODATE NEW SLAB FOR DETACHED ADDITION. MINOR CUT & FILL ONLY TO HAVE NEGLIGIBLE IMPACT ON PRIVACY & VISUAL AMENITY OF NEIGHBOURS OR FLOWS OF SURFACE WATER.</p>



04 PLANNING SUMMARIES

TABLE 4a MWRC DEVELOPMENT CONTROL PLAN (DCP) 2013 AMENDMENT 5

CLAUSE	OBJECTIVE / REQUIREMENT	COMPLIES (Y/N) / NOTES
	<p>DEEMED-TO-SATISFY</p> <ul style="list-style-type: none">- Cut is to be limited to 1,000 mm.- Fill is restricted to 600 mm. It must be clean fill and a geotechnical assessment issued for the fill to demonstrate compaction to the Australian Standard.- Any cut and/or fill must be provided with retaining walls, drainage and must be setback a minimum of 300 mm from any boundary.- Fill must not direct stormwater onto adjoining properties and drainage pits for overland flow paths are to be provided.- Cut and fill is not permitted within water or sewer easements	<p>Y – MINIMAL ONLY TO LEVEL SITE</p> <p>Y – AS ABOVE</p> <p>N/A – MINIMAL ONLY</p> <p>Y – MINIMAL ONLY</p> <p>N/A – NO EASEMENTS</p>
ACCESS	a) All weather vehicle access is required to ensure that emergency services (fire, ambulance, police) are able to access the dwelling at all times.	N/A- EXISTING DRIVEWAY
RELOCATED DWELLING	a) Dwellings proposed to be re-sited must be of a suitable standard both aesthetically and structurally.	N/A
ADAPTABILITY	a) Adaptable housing design must incorporate practical and flexible features to meet the changing needs of residents of different ages and abilities over time. For example, hob less shower area, space for wheelchair access, height of light switches, arrangement and size of rooms.	N/A

04 PLANNING SUMMARIES

TABLE 4a MWRC DEVELOPMENT CONTROL PLAN (DCP) 2013 AMENDMENT 5

CLAUSE	OBJECTIVE / REQUIREMENT	COMPLIES (Y/N) / NOTES
DESIGN PRINCIPLES	a) Design should maximise surveillance with clear sightlines between public and private places, effective lighting of public places and landscaping that makes places.	N/A – NO CHANGE TO EXISTING DWELLING STREET FRONTAGE
	b) Physical and symbolic barriers should be used to attract, channel or restrict the movement of people to minimise opportunities for crime and increase the effort required to commit crime.	N/A
	d) Must be sympathetic with existing adjoining and surrounding developments in relation to bulk and height.	Y
	e) Well-proportioned building form that contributes to the streetscape and amenity.	Y
	f) Density appropriate to the regional context, availability of infrastructure, public transport, community facilities and environmental quality.	Y
	g) Design must demonstrate efficient use of natural resources, energy and water throughout its full life cycle, including construction.	Y – THE PROPOSED DEVELOPMENT IS DESIGNED WITH PRINCIPLES OF SUSTAINABLE DESIGN & WILL COMPLY WITH BASIX REQUIREMENTS
	h) Landscape design should optimise useability, privacy and social opportunity, equitable access and respect for neighbours’ amenity, and provide for practical establishment and long term management.	Y
	i) Optimise amenity (e.g. appropriate room dimensions and shapes, access to sunlight, natural ventilation, visual and acoustic privacy, storage, indoor and outdoor space, efficient layouts and service areas, outlook and ease of access for all age groups and degrees of mobility).	Y
	j) Optimise safety and security, both internal to the development and for the public domain.	Y
	k) Design must demonstrate response to the social context and needs of the local community in terms of lifestyles, affordability, and access to social facilities.	Y
	l) Council will not support dual occupancy development where both dwellings are premanufactured or relocatable homes in urban zones	N/A

04 PLANNING SUMMARIES

TABLE 4a MWRC DEVELOPMENT CONTROL PLAN (DCP) 2013 AMENDMENT 5

CLAUSE	OBJECTIVE / REQUIREMENT	COMPLIES (Y/N) / NOTES
PART 5 – DEVELOPMENT STANDARDS		
5.1 CARPARKING	2 spaces per dwelling – 1 space to be a garage, 1 space may be provided in a stacked arrangement in front of the garage provided that the space is contained wholly within the site	N/A – NO CHANGES TO PARKING OF EXISTING DWELLING (2 EX. OFF-STREET CAR PARKING SPACES) BEHIND BUILDING LINE
5.2 FLOODING	Flooding	N/A – NOT IDENTIFIED AS FLOOD PRONE LAND
5.3 STORMWATER	Stormwater Management	Y – NEW ADDITION TO MATCH INTO EXISTING STORMWATER
5.4 ENVIRONMENTAL CONTROLS	Protection of Aboriginal Archaeological Items	N/A, NO ABORIGINAL ARCHAEOLOGICAL ITEMS HAVE BEEN IDENTIFIED ON THE SITE. IF ANY ITEMS ARE FOUND DURING CONSTRUCTION, WORKS TO STOP & LOCAL AUTHORITIES TO BE NOTIFIED.
	Bushfire Management	N/A – SITE IS NOT IDENTIFIED AS BUSH FIRE PRONE
	Riparian and drainage line Environments	N/A
	Pollution and Waste Management	Y – MINOR DEVELOPMENT ONLY. NO CHANGE TO CURRENT WASTE MANAGEMENT OF EXISTING DWELLING. THE PROPOSED WORKS ARE NOT LIKELY TO HAVE NEGATIVE ENVIRONMENTAL IMPACTS ON ADJOINING PROPERTIES, STORMWATER OR SEWERAGE SYSTEMS OR WATERWAYS
	Threatened Species and Vegetation Management	Y – THE PROPOSED DEVELOPMENT INVOLVES MINIMAL VEGETATION LOSS & IS NOT LIKELY TO DETRIMENTALLY AFFECT THE NATIVE FLORA AND FAUNA OF THE SITE
	Building in Saline Environments	N/A – NOT IDENTIFIED
	Alterations and Additions	Y – PROPOSED EXTENSION COMPLIES THIS CLAUSE AND DETAILS TO PROVIDE AT CC STAGE



04 PLANNING SUMMARIES

TABLE 4a MWRC DEVELOPMENT CONTROL PLAN (DCP) 2013 AMENDMENT 5

CLAUSE	OBJECTIVE / REQUIREMENT	COMPLIES (Y/N) / NOTES
	House slabs and Footings	Y - DETAILS TO PROVIDE AT CC STAGE
	Brickwork	Y- DETAILS TO PROVIDE AT CC STAGE
	All buildings: 1. Once installed the damp proof course or the vapour barrier must not be breached by any later works or additions such as; steps, verandas, walls, rendering, bagging, pointing, paving or landscaping. 2. Appropriate sub-soil drainage must be installed for all slabs, footings, retaining walls and driveways; 3. The dwelling must be designed to suit the sites existing topography and any cut and fill required must not exceed 1000 mm in total.	Y Y Y

TABLE 4b MWRC LOCAL ENVIRONMENTAL PLAN (LEP) 2012

CLAUSE	OBJECTIVE / REQUIREMENT	COMPLIES (Y/N) / NOTES
PART 2 – PERMITTED OR PROHIBITED DEVELOPMENT		
2.1	LAND USE ZONES	Y – PROPERTY IS ZONED R3 MEDIUM DENSITY RESIDENTIAL PROPOSED DEVELOPMENT IS PERMITTED WITH CONSENT
2.3	ZONE OBJECTIVES & LAND USE TABLE <ul style="list-style-type: none"> • To provide for the housing needs of the community. • To provide for a variety of housing types and densities. • To enable other land uses that provide facilities or services to meet the day to day needs of residents. 	Y - PROPOSED DEVELOPMENT RESPONDS TO THE NEEDS OF HOUSING THE COMMUNITY BY PROVIDING ADDITIONAL AREA TO AN EXISTING FAMILY HOME.
PART 4 PRINCIPAL DEVELOPMENT STANDARDS		
4.1 Minimum Subdivision lot size	The Minimum Subdivision lot size is 600SQM	N/A – NO PROPOSED CHANGE TO EXISTING LOT SIZE, NO SUBDIVISION PROPOSED
4.2 Rural Subdivision	The Minimum Subdivision lot size is 100ha	N/A
4.3 Height of Buildings	The height of a building on any land is not to exceed the maximum height shown for the land on the Height of Buildings Map.	Y – BUILDING HEIGHT NOT EXCEEDING 8.5m
4.4 Floor Space Ratio	Not Adopted	N/A
4.6 Exceptions to development standards	(1) The objectives of this clause are as follows– <ul style="list-style-type: none"> (a) to provide an appropriate degree of flexibility in applying certain development standards to particular development, (b) to achieve better outcomes for and from development by allowing flexibility in particular circumstances. 	Y – VARIATION PROPOSED, REFER TO DCP VARIATION RESPONSE IN TABLE 4c BELOW
PART 5 – MISCELLANEOUS PROVISIONS		
5.3	Development near zone boundaries	N/A
5.4	Miscellaneous Permissible uses	N/A
5.10	Heritage conservation	Y – THE SUBJECT SITE IS LOCATED IN MUDGEE CONSERVATION AREA.REFER TO “HIS (HERITAGE IMPACT STATEMENT).
PART 6 – ADDITIONAL LOCAL PROVISIONS		
6.1	Salinity	N/A
6.2	Flood planning	N/A – THE PROPERTY IS NOT IDENTIFIED AS FLOOD PRONE AREA.



TABLE 4b MWRC LOCAL ENVIRONMENTAL PLAN (LEP) 2012

CLAUSE	OBJECTIVE / REQUIREMENT	COMPLIES (Y/N) / NOTES
6.3	Earthworks	Y – MINOR EARTHWORKS ONLY, EXISTING SITE IS RELATIVELY FLAT & HAS BEEN CLEARED. MINOR CUT AND FILL REQUIRED TO LEVEL FOR THE CONCRETE SLAB FOR NEW ADDITION.
6.4	Groundwater vulnerability	Y – THE PROPOSED ALTERATIONS & ADDITIONS WILL HAVE NO ADVERSE EFFECT ON GROUND WATER.
6.5	Terrestrial biodiversity	N/A
6.6	Location of sex services premises	N/A
6.7	Active street frontages	N/A
6.8	Airspace operations–Mudgee Airport	N/A
6.9	Essential services, including: (a) the supply of water, (b) the supply of electricity, (c) the disposal and management of sewage, (d) storm water drainage or on-site conservation, (e) suitable road access.	Y – ADEQUATE SERVICES ARE AVAILABLE AND NEW WORKS CONNECT TO EXISTING INFRASTRUCTURE
6.10	Visually sensitive land near Mudgee	N/A
6.11	Temporary workers’ accommodation	N/A
6.12	Development in a designated buffer area	N/A
6.13	Commercial premises on land in Zone B4 and known as Caerleon	N/A
6.14	Minimum subdivision lot size for community title schemes on certain land in Zone R5	N/A



TABLE 4c: VARIATION TO MWRC DCP DEEMED-TO-SATISFY, BUILDING SETBACKS

MWRC, DEVELOPMENT CONTROL PLAN (DCP), PART 3.1 RESIDENTIAL DEVELOPMENT IN URBAN AREAS (SINGLE DWELLINGS) BUILDING SETBACKS - DEEMED-TO-SATISFY (DTS)	
DTS REQUIREMENT	VARIATION PROPOSED
R1, R2 and R3 where Lot size is less than 900m2:	
STREET: 4.5m	DEVELOPMENT COMPLIES, NO VARIATION PROPOSED
SIDE: 900mm	NIL SETBACK PROPOSED TO WESTERN WALL OF PROPOSED DETACHED ADDITION
REAR: 900mm	DEVELOPMENT COMPLIES, NO VARIATION PROPOSED
CORNER LOTS: 2m	NOT APPLICABLE

JUSTIFICATION FOR VARIATION OF DCP:

The proposed development & variation to the DCP comply with the objectives of the 'Building Setbacks' Clause:

OBJECTIVES	RESPONSE
<p>a) Setbacks must be compatible with the existing and/or future desired streetscape.</p> <p>b) Side or rear building setbacks are to demonstrate no unreasonable adverse impact on the privacy or solar access of adjoining properties.</p>	<p>No change is proposed to the front of the existing dwelling or the existing front setback. Proposed works are set back from the street frontage.</p> <p>Due to the proposed height & scale of the single-storey detached addition at the rear of the property, the nil setback will not impact the solar access or overlooking of adjoining property at 33 Gladstone St. At the boundary there is an existing fence between the subject site & neighbours.</p> <p>The proposed western wall of the detached addition will have no openings, maintaining the privacy of the adjoining neighbour. This wall will be fire-resisting in accordance with NCC C1. 3.7.2.2. further details to be provided at CC stage.</p> <p>Nil setback to western side will allow the property's backyard to be better utilised for the proposed detached addition whilst maintaining adequate private open space adjacent to the extension & to the rear of existing dwelling.</p> <p>The proposal is consistent with the objectives of the zone by providing for the housing needs of the community & offering diversity in housing types & densities by extending the existing family home.</p>



LIKELY IMPACTS

POTENTIAL IMPACTS	COMMENTS/ NOTES	COMPLIES (Y/N)
NATURAL ENVIRONMENT		
TOPOGRAPHY	The site has a minimal slope away from the street frontage & is considered suitable for the proposed development.	Y
MICRO-CLIMATE	No adverse impacts likely to the micro-climate due to the small scale of the proposed development	Y
AIR	No adverse impacts likely to the air quality due to the small scale of the proposed development. The contractor will suppress dust emissions during construction by using watering, limiting ground disturbance where practical & ensuring any stockpiles are protected from wind.	Y
WATER	No adverse impacts likely to the water quality due to the small scale of the proposed development	Y
ENERGY	The building has been designed to allow for passive heating & cooling opportunities, to reduce the ongoing energy consumption.	Y
FLORA & FAUNA	The proposed development is not likely to detrimentally effect the Habitat value of the site.	Y
ABORIGINAL SIGNIFICANCE	No Aboriginal sites were recorded in or near the site, nor places of Aboriginal archaeological significance.	Y
BUILT ENVIRONMENT		
CONTEXT'S CHARACTER	The scale & external materials of the proposed development have been designed to suit the surrounding character of the dwellings.	Y
ACOUSTICS	Noise emissions during construction will be mitigated by the Contractor & to Council's requirements. The nature of the proposed use is not likely to have a detrimental effect on acoustic privacy of neighbouring properties.	Y
VISUAL PRIVACY	The proposed development is not likely to have a detrimental effect on acoustic or visual privacy of neighbouring properties.	Y
SUNLIGHT ACCESS	The development will have minimal effect on overshadowing or solar access of neighbouring properties.	Y
VIEWS	The proposed development is not likely to have a detrimental effect on the views of neighbouring properties.	Y
WASTE MANAGEMENT	Waste management during construction will be as per Council requirements. Waste management strategies will be to appropriate to dwellings & further details will be provided as CC stage.	Y



LIKELY IMPACTS

POTENTIAL IMPACTS	COMMENTS/ NOTES	COMPLIES (Y/N)
NATURAL ENVIRONMENT		
TRAFFIC & ACCESS	No New access to site provided from Gladstone Street. The minor nature of the works will not have a detrimental effect on the existing traffic conditions of the area.	Y
SOCIAL & ECONOMIC		
SOCIAL IMPACTS	The proposed development will provide amenity to the existing dwellings to have liveable & comfortable for the resident into the future.	Y
ECONOMIC IMPACTS	The proposed development will provide local employment opportunities during construction.	Y

CONCLUSION

Development Consent is sought for the proposed **Alterations & Additions to an existing dwelling at** 31 Gladstone Street, Mudgee NSW. The proposed works are permissible under MWRC's LEP. The proposed development is of a high standard & represents an example of good contemporary architectural design. The high-quality materials & finishes will ensure that the extension is a positive contribution to the urban fabric of Mudgee.

The proposed variation to building setbacks as outlined under **Table 4c** above is consistent with objectives of the DCP & zoning. The variation will improve the outcome of the development & will not have an adverse impact on the solar access and privacy of neighbours.