

STATEMENT OF ENVIRONMENTAL EFFECTS

FOR

PROPOSED SECONDARY DWELLING

LOT 3 DP 150173

68 PERRY STREET MUDGEE NSW 2850



PREPARED FOR OWNER & APPLICANT:

NGARIE MACDONALD

PREPARED BY:

PREFERRED DESIGN & DRAFTING
30 LEWIS STREET
MUDGEE NSW 2850

P: 02 63 72 4397
M: 0429 600 160

JULY 2022

LIST OF CONTENTS

1.0	INTRODUCTION	3
-----	--------------	---

2.0	SUBJECT PROPERTY	3
2.1	DESCRIPTION	
2.2	EXISTING SITE	
	FIGURE 1 – LOCALITY PLAN	3
2.3	PREVIOUS USE	4
	PHOTO 1 - PERRY STREET ELEVATION	
	PHOTO 2 - NORTH EASTERN VIEW INCLUDING LYONS LANE	
3.0	PROPOSED DEVELOPMENT	6
4.0	SITE SUITABILITY	6
5.0	UTILITY SERVICES	6
6.0	MWRC DCP DESIGN GUIDELINES	7
6.1	DEVELOPMENT DENSITY	
6.2	SETBACKS	
6.3	BUILT FORM	
6.4	STREETSCAPE, BUILDING SCALE HEIGHT & BULK	7
6.5	LANDSCAPING	8
6.6	VEHICLE ACCESS & PARKING	8
6.7	PRIVATE OPEN SPACE	8
6.8	PRIVACY & AMENITY	8
6.9	WASTE DISPOSAL	8
6.10	CONSTRUCTION AND DESIGN	8
6.11	HERITAGE	8
7.0	SUMMARY	9
8.0	SITE CALCULATIONS	9
9.0	ARCHITECTURAL SITE PLAN	9

1.0 INTRODUCTION

This statement of Environmental Effects has been prepared by Preferred Design & Drafting and is part of an Application for Development for a Secondary Dwelling for 68 Perry Street Mudgee.

Where Development Control planning requirements are noted in this statement, the referral is to Mid-Western Regional Council Development Control Plan 2013 Amendment No 5.

2.0 SUBJECT PROPERTY

2.1 DESCRIPTION

Title Description: Lot 3 - DP 150173
Frontage: 16.765m wide
Area: 672.8 sq. m
Zoning: R3 Medium Density Residential

2.2 EXISTING SITE

The site is located within Mid-Western Regional Council Heritage Conservation Area.
The site houses an existing Californian Bungalow Dwelling, a Freestanding corrugated iron clad single garage/shed & separate 2 x car garage/shed located to the rear of the lot and accessible from Lyons Lane.
The site is reasonably level.

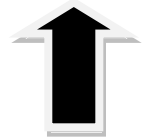


FIGURE 1 - LOCALITY PLAN

68 PERRY STREET MUDGEE

2.3 PREVIOUS USE

The existing dwelling on the site is a Californian Bungalow style and construction is approximated to have completed in the mid 1930's. The property has been utilised for residential use for a minimum of 90 years.
There is no knowledge of site contamination or hazard, either natural or technological to the site.



PHOTO 1 - 68 PERRY STREET – FRONT VIEW



PHOTO 2 - 68 PERRY STREET - NORTH EAST VIEW INCLUDING LYONS LANE

PHOTO 3 - EXISTING CORRUGATED IRON SHED TO BE REMOVED



PHOTO
SHED

4 - EXISTING
CORRUGATED IRON
TO BE REMOVED

3.0 PROPOSED DEVELOPMENT

3.1 General Description

A Secondary Dwelling is proposed. The existing small garage/shed is to be demolished to locate the new dwelling. A small potting shed is proposed to the south western corner of the block

4.0 SITE SUITABILITY

The site is located within the R3 Medium Density Zone. The development is allowable and in accordance with Mid-Western Regional Council LEP R3 Zoning objectives (excerpt below):

Zone R3 Medium Density Residential

1 Objectives of zone

- To provide for the housing needs of the community within a medium density residential environment.
- To provide a variety of housing types within a medium density residential environment.
- To enable other land uses that provide facilities or services to meet the day to day needs of residents.
- To encourage higher-density residential development that is sympathetic to and compatible with the existing character of the Mudgee Heritage Conservation Area.

2 Permitted without consent

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

3 Permitted with consent

*Attached dwellings; Boarding houses; Centre-based child care facilities; Community facilities; Educational establishments; Environmental protection works; Exhibition homes; Exhibition villages; Flood mitigation works; Garden centres; Group homes; Health services facilities; Home industries; Information and education facilities; Markets; Multi dwelling housing; Neighbourhood shops; Oyster aquaculture; Places of public worship; Recreation areas; Recreation facilities (indoor); Recreation facilities (outdoor); **Residential accommodation**; Respite day care centres; Seniors housing; Sewage reticulation systems; Signage; Tank-based aquaculture; Tourist and visitor accommodation; Water recycling facilities; Water storage facilities*

4 Prohibited

Advertising structures; Farm stay accommodation; Hotel or motel accommodation; Rural workers' dwellings; Any other development not specified in item 2 or 3

The allowance of Residential Accommodation being permitted with consent presented the opportunity to the applicant for the utilisation of the site for this type of development.

5.0 UTILITY SERVICES

Electricity & Telephone are available to the site and will be extended to service the proposed secondary dwelling. Town Water is currently connected to the site. Hydrants are currently available in the Perry Street frontage.

COMPLIES

6.0 DESIGN GUIDELINES

There are no dedicated DCP requirements for Secondary Dwellings within the Mid-Western Regional Council Development Control Plan 2013 Amendment No 5.

Dual Occupancy guidelines are utilised for the assessment and excludes the requirement for minimum lot size, additional car parking to the site & separate individual private open space fenced areas.

DCP Part 3 Discretionary Development is utilised to form the following requirements addressed:

6.1 DEVELOPMENT DENSITY

The site is located within the Heritage Conservation Area of Mudgee.

Dual Occupancy & Secondary Dwelling Development in R3 Zoning is allowable.

In accordance with Clause 5.4 of Mid-Western Regional Local Environmental Plan 2012, a Secondary Dwelling maximum area allowable is 60 sq m or 50% of the existing dwelling on the site.

PROPOSED SECONDARY DWELLING AREA – 56 sqm COMPLIES

6.2 SETBACKS

Single storey dual occupancy residential housing requirements:-

Front	7.5m
Side	0.9m
Rear	0.9m

The front setback to Perry Street to be 22.72m approx. COMPLIES
Side setback to Southern boundary to be 0.55m NON COMPLIANCE
Rear setback to Western Boundary to be 7.50m COMPLIES

The Southern Boundary setback is reduced to 0.55m to reduce overlap of the new secondary dwelling with the existing dwelling affecting western elevation view & access to the rear yard space. The existing freestanding corrugated iron clad shed garage to be demolished current sits 0.55m from the southern boundary.

There will be no overlooking to the neighbouring property due to nil south facing windows .

Overshadowing is negligible and shadow diagrams not required due to single storey development.

6.3 BUILT FORM

DESIGN

The proposed dwelling is designed as a simple rectangular building with gable roof line reflecting elements of the existing Californian Bungalow dwelling, although at a reduced scale. The simple gable end to eastern elevation with narrow double hung windows presents a balanced street elevation.

This achieves an element of scale & rhythm to the Perry Street frontage. COMPLIES

6.4 STREETScape, BUILDING SCALE

The proposed small secondary dwelling will not dominate the site and is of an appropriate bulk & scale for the existing lot & residential surrounds.

The roof pitch and form present a heritage style element to the site & street frontage.

Minor site levelling for the building pad will not impose height issues nor impact the adjoining properties.

The secondary dwelling is also set back behind the rear of the existing dwelling with landscaped screen minimising the view of the building from Perry Street. COMPLIES

6.5 LANDSCAPING

Minimal impact to the existing landscaped area is proposed but includes removal of several low shrubs & small trees to the south western corner of the block to allow the construction of the new secondary dwelling & potting shed.

The Mid-Western Regional Council DCP, Part 3 Discretionary Development - Dual Occupancy, the DCP does not state a required minimum Landscaped area.

The existing site has an established landscaped yard. COMPLIES

6.6 VEHICLE ACCESS & PARKING

Existing car parking area totalling 3 x spaces to be retained. No additional carparking is required for the secondary dwelling.

COMPLIES

6.7 PRIVATE OPEN SPACE

The proposed Secondary Dwelling will share the existing private open space area of 173.80 sq .
No additional Private Open Space if required for the secondary dwelling.

COMPLIES

6.8 PRIVACY & AMENITY

The existing Private Open Space is enclosed by boundary fencing and to be retained.
There will be no adverse impact to privacy & amenity.

COMPLIES

6.9 WASTE DISPOSAL

Additional waste bins can be provided if required by Mid-Western Regional Council.
There is adequate area to the western end of the proposed secondary dwelling for storage of waste bins.

COMPLIES

6.10 CONSTRUCTION and DESIGN

The Secondary Dwelling proposes a quaint rectangular design with high pitched gable roof and north facing skillion veranda.

Construction to be Reinforced Concrete Slab Floor, Weatherboard Clad exterior walls, and Custom Orb Colorbond Roof Sheeting with Powder coat Aluminium Framed Windows & Doors.

North facing glass to the living area & bedroom achieves winter solar access.

These areas also have direct access to the northern veranda and private open space yard.

6.11 HERITAGE

The development is located within the Mudgee Heritage Conservation Area. The proposed secondary dwelling shall replace the existing corrugated iron shed and footprint location, in line with the eastern & southern walls .

The weatherboard clad high pitched roof elevation is of a suitable scale. The selection of materials proposed & dwelling proportions will create an aesthetically positive impact on the heritage character of the site and area.

The extensive setback to street frontage and height of the overall secondary dwelling sits below the roofline of the existing Californian Bungalow and shall not adversely impact the existing dwelling or Perry Street elevation.

SUMMARY

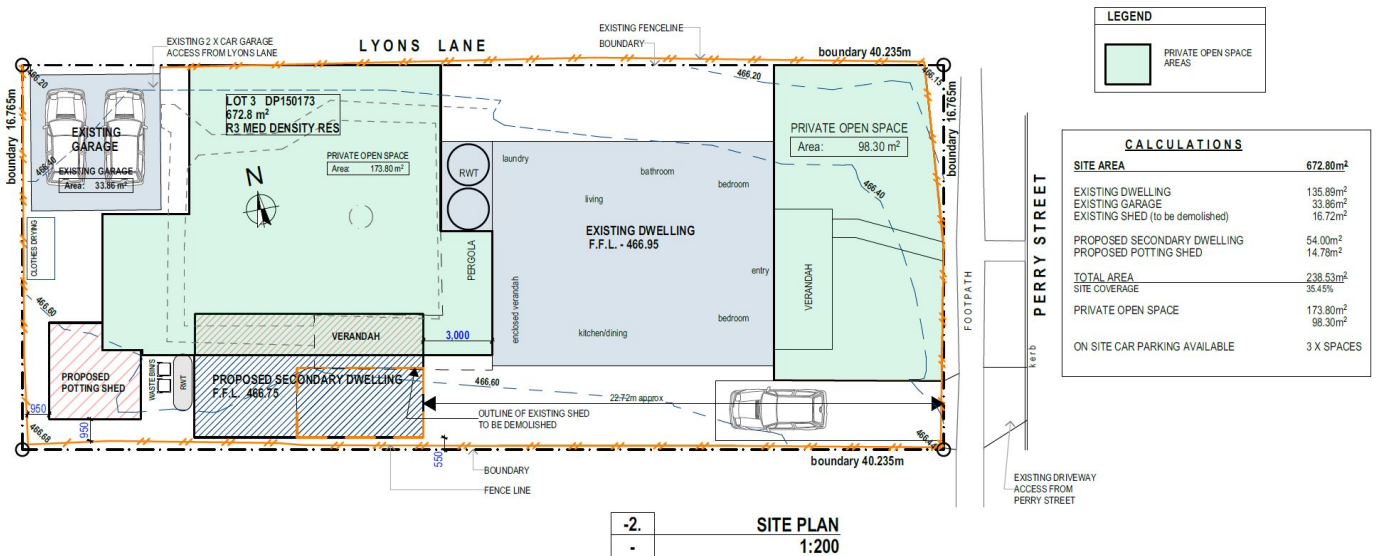
The proposed development complies with all aspects of the Mid-Western Regional Council LEP & DCP 2013 requirements, excluding one minor variations being sought concerning the southern side boundary setback. We ask that Council give consideration of allowing this variations due to its minor nature and minimal impact to the neighbouring property and the Perry Street precinct.

SITE CALCULATIONS -

TOTAL SITE AREA - LOT 3 672.80 m²
 ZONING R3 MEDIUM DENSITY RESIDENTIAL

DEVELOPMENT STANDARDS - MWRC DCP 2013 – AMENDMENT 5

BUILDING	BUILDING AREA
EXISTING DWELLING	135.89m ²
EXISTING GARAGE	33.86 m ²
EXISTING SHED (To be Demolished)	16.72 m ²
PROPOSED SECONDARY DWELLING	54.00m ²
TOTAL	238.53m²



Statement of Environmental Effects

Pro-forma for minor development

ABOUT THIS FORM

This statement must be completed by the applicant and/or their representative to comply with the requirement of Section 4.15 of the *Environmental Planning and Assessment Act, 1979*. The completed statement must accompany the Development Application and accompanying plans.

Each of the following categories must be completed for all forms of development, building works or activity requiring development consent. The level of detail required will depend upon the nature and scale of the proposed development. Should you be uncertain of any aspect, you should contact Council's Planning and Development Group for advice.

1. PROPERTY DETAILS

Lot Number

Section no.

DP / SP

Unit / Street number

Street name

Suburb / Locality

Postcode

2. DESCRIPTION OF THE PROPOSAL

What is the proposed development?

Describe your proposal in detail. (Include details such as whether the development will use whole or part of the building(s) or land(s), whether new buildings are proposed, the physical features of the proposed building(s), the nature of the building(s) [eg office, retail industrial etc], materials and colour scheme, signage, disabled access and facilities, seating capacity, tree or vegetation removal).

3. DESCRIPTION OF THE SITE

What is the area of the site?

Describe the site (elaborate on the information provided on the site analysis plan. Include information such as the physical features of the site, for example slope and vegetation, existing services).

Describe the use of lands adjoining the site. Will the proposal impact on adjoining property? (Consider issues such as noise, privacy, overland flow of stormwater and other amenity impacts).

4. PRESENT AND PREVIOUS USES

What is the present use of the site and when did this use commence? Did this use receive development consent?

List the previous uses of the site.

Have any potentially contaminating activities been undertaken on the property? (Apart from obvious activities such as petrol bowsers and industries, there may be less obvious sources of contamination such as asbestos disposal, old sheep dips and sawmills).

No

Yes – please identify:

If yes, you will need to provide the relevant documentation as outlined in Council’s Development Control Plan (DCP).

5. ENVIRONMENTAL CONSTRAINTS

Has the proposed development been designed to respond to the following environmental constraints, where applicable? (Indicate yes, no, or not applicable to each of the following).

		YES	NO	NOT APPLICABLE
Flooding		<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Bushfire (if yes, is a bushfire report included in your application?)		<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Groundwater vulnerability		<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Sensitive biodiversity		<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Saline soils		<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Threatened species or habitat		<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Minimise vegetation removal		<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

If yes to any of the above, indicate how the proposed development responds to the constraints

6. UTILITIES AND SERVICES

Provide details of the existing and proposed method of **stormwater** disposal.

Provide details of proposed **electricity** supply.

Provide details of proposed **water** supply.

Provide details of proposed **bushfire** firefighting water supply, where relevant.

Provide details of proposed **sewage management**.

7. OPERATIONAL AND MANAGEMENT DETAILS (E.G. HOME BUSINESS)

NOTE: This section is not applicable to the construction of a dwelling-house, additions and alterations to a dwelling-house or structures ancillary to a dwelling-house.

Describe in detail the proposed business activity.

Total number of staff <input style="width: 100%; height: 20px;" type="text"/>	Max no. of staff on duty at any one time <input style="width: 100%; height: 20px;" type="text"/>	Max no. of clients / customers expected in a day <input style="width: 100%; height: 20px;" type="text"/>	Max no. of clients / customers expected at any one time <input style="width: 100%; height: 20px;" type="text"/>
--	---	---	--

Hours and days of operation

	AM	to		PM	Monday to Friday
	AM	to		PM	Saturday
	AM	to		PM	Sunday
	AM	to		PM	Extended hours on: <input style="width: 300px; height: 20px;" type="text"/>

What are the existing and proposed fire safety measures for the building?

Is legal (eg. Right of Way) vehicular access available from the street to the site? What are the site distances (left and right)? What is the speed limit?

Expected vehicle types associated with the proposal

Number of car parking spaces provided

Location of car parking spaces provided

What are the arrangements for transport, loading and unloading goods? What is the expected frequency of deliveries, size of vehicles and frequency of truck movements?

List machinery associated with the proposed business / activity.

List the type and quantity of raw materials, finished products and waste materials

How will waste be disposed of? (Note: A Trade Waste Approval may be required. Please see Council's website for details)

Identify any proposed hazardous material or processes

8. MID-WESTERN REGIONAL LOCAL ENVIRONMENTAL PLAN 2012 (MWRLEP)

What is the land zoned?

What is the proposal for (as defined by MWRLEP)? (There are parent definitions and child definitions in MWRLEP – please use the child definition)

Is this use permissible within the zone??

 Yes No – are you relying on existing use rights? Yes No – the development is prohibited in the zone and cannot be approved by Council

Expand on how your proposal meets the objectives of the zone.

Does the proposal comply with all the relevant requirements of the MWR LEP? (Please list and address all relevant clauses to your development from the LEP – add extra pages if necessary)

9. MID-WESTERN REGIONAL DEVELOPMENT CONTROL PLAN 2013 (DCP)

Mid-Western Regional DCP 2013 is structured into sections that are relevant to specific development.

- Part 1 – Introduction
- Part 2 – Fast Track Development Applications
- Part 3 – Discretionary Development Standards
- Part 4 – Specific Types of Development
- Part 5 – Development Standards
- Part 6 – Development in Rural Areas
- Part 7 – Subdivision
- Part 8 – Site Specific Controls
- Appendix A – Flood schedules
- Appendix B1 – MWRC Auspec Stormwater Drainage Design
- Appendix B2 – Stormwater to Stormwater
- Appendix C – Carleon Development Control Plan
- Appendix D – Implementing a Subdivision Consent

NOTE

Mid-Western Regional Community Participation Plan 2019 may require the development to be neighbour notified and/or advertised.

Please list and address the relevant clauses to your development based on the zone of your land (add extra pages if necessary).

Where the proposed development does not comply with a relevant “deemed to satisfy” standard in the DCP, please provide justification for the variation to the standard. (Refer to Section 1.7 of the DCP).