



STATEMENT OF ENVIRONMENTAL EFFECTS

Proposed Single Residential Dwelling at Lot 112/-/DP1174403,
82 Belmore Street, GULGONG, NSW, 2852

Prepared for:

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1.0 INTRODUCTION

This Statement of Environmental Effects (SEE) report has been prepared for Brad Acheson to accompany a development application to Mid-Western Regional Council for the construction of a single residential dwelling at Lot 112/-/DP1174403, 82 Belmore Street, GULGONG, NSW, 2852.

The proposal is in accordance with the relevant zone objectives in the Mid-Western Regional Local Environmental Plan (MWR LEP) 2012 and satisfies the relevant objectives of the Mid-Western Regional Development Control Plan (MWR DCP) 2013.

The proposed single dwelling is considered to be in keeping with the existing land use and streetscape in that it will have no unreasonable impacts upon the function, environmental criteria, built form, urban environment or the residential amenity of the locality.

This document is divided into 6 sections. Section 1 provides a description of the proposal and its background; Section 2 contains a site analysis; Section 3 contains details of the proposal; Section 4 and 5 contains the detailed assessment of the application in accordance with Section 4.15(1A) of the Environmental Planning and Assessment Act (EP&A) Act 1979, and Section 6 concludes the report.



2.0 SITE ANALYSIS

This section contains a description of the following: The Locality; Site Description; Existing Character and Content; and Surrounding Road Network.

2.1 The Locality

The subject site is located within the Local Government Area of Gulgong and is known as Lot 112/- /DP1174403, 82 Belmore Street, GULGONG, NSW, 2852.

The site is located within the Gulgong Heritage Conservation Area in an established general residential zone.

2.2 Site Description

The subject site comprises a total site area of approximately of 543.3m². The subject site is vacant made ready for residential development. The site is accessible via Belmore Street.

2.3 Existing Character and Context

The surrounding area is characterized by the Heritage characteristics of the Gulgong Conservation area comprising one storey residential dwellings and constructed of brick or rendered masonry.

2.4 Surrounding Road Network



The subject site and proposed dwelling is to be accessible via gated driveway entrance off Belmore Street.

3.0 DETAILS OF THE PROPOSAL

The proposal seeks development consent for a single residential dwelling comprises three bedrooms, living, kitchen, dining, enclosed northern facing patio and single garage, providing a total gross floor area of 196.87m².

The materials selection for this development are compatible with the surrounding heritage items and heritage conservation area, incorporating brick and concrete and highlighted by the introduction of neutral and earthy toned finishes to pergolas, awnings and patios.

This report is based on the final revised DA drawings dated the 25th October 2022, prepared by Avalon Drafting numbered and titled as follows:

NUMBER	TITLE	ISSUE	DATE
21130	Floor Plan	B	25/10/22
21130	Elevations	B	25/10/22
21130	Site Plan	B	25/10/22
21130	Erosion and Sediment Control Measures	B	25/10/22
21130	BASIX Commitments Plan	B	25/10/22
21130	BASIX Commitments and Typical Section	B	25/10/22



4.0 PLANNING CONTROLS

In accordance with section 4.15 of the EP&A Act, this section will assess the compliance with the planning controls applicable to the site pursuant to the relevant heads for consideration. The relevant controls include:

- State Environmental Planning Policy (Building Sustainability Index: BASIX) 2004;
- Mid Western Regional Local Environmental Plan (LEP) 2012 and;
- Mid Western Regional Development Control Plan (DCP) 2013.

4.1 Statement of Environmental Planning Policy (Building Sustainability Index: BASIX) 2004

SEPP (Building Sustainability Index: BASIX) 2004 was gazetted on 26 June 2004 and applies to the subject site. SEPP BASIX requires all new residential dwellings in NSW to meet sustainability targets of a 30% reduction in energy use and 40% reduction in water use. In considering the merits of the proposal, it is appropriate to refer to the sustainability targets of the SEPP.

A BASIX Report prepared by Avalon Drafting accompanies the development application and demonstrates that the proposed new residential development will satisfy the relevant water and energy reducing targets.

4.2 Mid-Western Regional Council Local Environmental Plan (LEP) 2012

The subject site is zoned R1 – General Residential under Council’s LEP 2012 and is listed in Schedule 5 of the MWR LEP 2012 as a heritage conservation area.



In accordance with the Heritage provisions listed at Clause 5.10 of the MWR LEP 2012, a Heritage Management Document is to accompany this application.

4.3 Mid-Western Regional Development Control Plan 2013

The proposal has been assessed in consideration to Councils residential development in urban areas provisions.

RESIDENTIAL DEVELOPMENT IN URBAN AREAS (SINGLE DWELLINGS AND DUAL-OCCUPANCIES)	
Building setbacks	Proposal exceeds minimum setback controls
Building height	Proposal presents single storey dwelling with a maximum building height 2.7m
Site coverage	Proposal complies
Solar access	Proposal complies
Privacy	Proposal complies
Parking	Two (2) car parking spaces are proposed. Proposal is compliant.
Landscaping	Proposal complies
Open space	Private open space is located on the northern and eastern side of the dwelling with direct access to living areas. The proposal has a variation to the DCP minimum dimension of 5m by approximately 0.6m ² . It is considered a minor variation. The total area of open space is greater than the specified 80m ² , and the proposal is considered to achieve the overall objectives of open space, in that the proposed open space area continues to provide for a functional space that is suitably located and landscaped.
Fencing	Proposal complies
Infrastructure	Proposal complies
Access	Proposal complies
Design principles	Proposal complies
Car parking	Proposal complies



Stormwater managements	Proposal complies. BASIX Certificate accompanies this development application.
SITE SPECIFIC CONTROLS - GULGONG	
Subdivision	No subdivision is proposed

5.0 PLANNING ASSESSMENT

This section will consider the following: the Assessment of Natural Environmental Impact; the Built Environment Impacts; the Site Suitability and the Public Interest in accordance with Section 4.15(1)(b),(c) and (e).

5.1 Assessment of Natural Environmental Impact – S4.15 (1)(b)

5.1.1 Micro Climate Impacts

The proposed development is unlikely to result in any adverse effects to the micro-climate in the locality as the proposal is minor in nature and is permissible with consent.

5.1.2 Water & Air Quality Impacts

The proposed development is unlikely to result in any adverse effects on the locality in terms of water and air quality.

Appropriate measures would be undertaken during construction in respect of stormwater management and run-off control.



5.2 Assessment of Built Environment Impacts – S4.15 (1)(b)

5.2.1 Impact on the Areas Character

The proposed dwelling is consistent with the established surrounding area and is considered appropriate in terms of bulk, scale, building material and building height. In this regard, it is unlikely the proposal will result in any impacts on the areas character.

5.2.2 Privacy, Views & Overshadowing Impacts

It is considered the proposed development will not impede the existing privacy, views or overshadowing of the subject or surrounding lots. The development is appropriately setback and established landscaping maintains privacy.

5.2.3 Aural & Visual Privacy Impacts

The proposed dwelling has been designed to have regard for visual and acoustic privacy of both future occupants and adjoining properties. Where possible areas of habitable rooms and POS have been orientated to the side and rear of the dwelling. As important, the dwelling complies with Mid-Western Regional Council DCP 2013 development principles.

5.2.4 Environmentally Sustainable Development

The proposal has employed numerous environmentally sustainable design (ESD) strategies to maximise energy efficiency and to minimise water usage. A BASIX assessment accompanies this report and confirms sustainability targets have been met.

5.3 Assessment of the Site Suitability – 4.15(1)(c)



5.3.1 Proximity to Service and Infrastructure

The site is within an established residential area, electricity, telephone, water and sewerage are readily available.

5.3.2 Traffic, Parking & Access

The proposal will require short-term construction works and subsequent vehicle and truck movement, however is unlikely to substantially increase the traffic volume for the area, due to the site location and minor temporary works anticipated.

5.4 The Public Interest – 4.15(1)(e)

5.4.1 Social and Economic Impact

The nature of the proposal is unlikely to have any social or economic impacts as the nature of the proposed is minor and is permissible within the residential land use zone.

Importantly, the proposal will provide employment during construction works and ongoing service maintenance.

5.4.2 The Public Interest

The proposal is appropriate in the locality and meets the objectives of the land zone. In this regard, the proposal is considered to be in the public interest.

6.0 CONCLUSION



The proposed development has been assessed in accordance with Section 4.15(1) of the EP & A Act 1979 and Council's planning instruments. The proposal is permissible in the R1 Zone under the Mid-Western Regional Council LEP 2012 and in our opinion is consistent with the relevant objectives of the land use zone.

In conclusion of this report, it is considered the proposal has an appropriate relationship with surrounding development through consistency in scale, form, proportion, setbacks, landscaping and materials and presents a positive development outcome in line with local planning controls.

For the above reasons, it is recommended Council approve the proposal for development.