



STATEMENT OF ENVIRONMENTAL EFFECTS

Development Application for Proposed Residence and Usage
as a Temporary Display Home at Lot 710 DP 1272630 Hone
Creek Drive, Mudgee

Prepared for:

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1.0 INTRODUCTION

This Statement of Environmental Effects (SEE) report has been prepared for Bower & Gray Pty Ltd to accompany a development application to Mid-Western Regional Council over land at Lot No. 710 in DP 1272630, Hone Creek Drive, Mudgee.

The development application seeks development consent for an exhibition home, signage and associated works as per the attached plans package.

This SEE is divided into 6 sections. Section 1 provides a description of the proposal and it's 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.

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 proposal is seen to be a desirable outcome for the subject site and will not impact on the amenity of the surrounding area. This SEE is to be read in conjunction with the attached plans and supporting documents.



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 710 DP1272630, Hone Creek Drive, Mudgee.

The subject site is part of an urban release area and consists of predominantly single and double storey dwelling houses or other vacant lots.

2.2 Site Description

The subject site comprises a total site area of approximately 676.1m². The site is vacant and made ready for residential development.

2.3 Existing Character and Context

The surrounding area is characterized by general density residential.

2.4 Surrounding Road Network



Vehicular access is to be provided to the subject site and dwelling via a new proposed driveway and vehicular crossover to Hone Creek Drive.

3.0 DETAILS OF THE PROPOSAL

The proposed development is for a highly articulated single storey exhibition home, signage and associated ancillary works as per the attached plans package.

The proposed use of the development is to showcase residential development by Bower & Gray Pty Ltd and function as a temporary exhibition home under lease agreement for 12 months, with an option to extend to 24 months. One (1) staff member will operate the exhibition home to the public between 9am to 5 pm Tuesday to Friday and Saturday 9am to 1 pm.

Upon termination of the buildings use as exhibition home, the site would become available for sale, presenting a modern residential dwelling that is in keeping with the desired future character of the area.

As per the attached supporting material, the signage proposed comprises the following:

- 1 x free standing signage at 1230 mm height x 2500 mm width located south-west of the site at the front building line.

The signage will; be non-moving, relate to the lawful use of the building, not be detrimental to the character and function of the building, not cover mechanical ventilation inlet or outlet vents, not obstruct the sight line of vehicular traffic, not obstruct pedestrian traffic, and not be illuminated or flashing. The signage is of a temporary nature and considered to be appropriate for the site. Please refer to the attached Signage Plan for further details.



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 Sustainably Index: BASIX) 2004;
- State Environmental Planning Policy No. 64 – Advertising and Signage
- Mid Western Regional Local Environmental Plan (LEP) 2012;
- Draft Caerleon Development Control Plan (DCP) 2012; and
- Mid Western Regional Development Control Plan (DCP) 2013.

4.1 Statement of Environmental Planning Policy (Building Sustainably 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 State Environmental Planning Policy No. 64 – Advertising and Signage

State Environmental Planning Policy No. 64 (SEPP 64) aims to ensure that signage is compatible with the desired amenity and visual character of an area and regulates specific signage outcomes.



Part 2, Section 8 of SEPP 64 states that a consent authority must not grant development consent for signage unless the consent authority is satisfied that the signage satisfies the assessment criteria specified in Schedule 1. An assessment against Schedule 1 – Assessment Criteria of SEPP 64 is included below:

Control	Assessment
<i>1. Character of the area</i>	
<ul style="list-style-type: none"> Is the proposal compatible with the existing or desired future character of the area or locality in which it is proposed to be located? Is the proposal consistent with a particular theme for outdoor advertising in the area or locality? 	<ul style="list-style-type: none"> Yes, the signage is compatible with the existing area that contains a number of advertising opportunities for exhibition homes.
<i>2. Special areas</i>	
<ul style="list-style-type: none"> Does the proposal detract from the amenity or visual quality of any environmentally sensitive areas, heritage areas, natural or other conservation areas, open space areas, waterways, rural landscapes or residential areas? 	<ul style="list-style-type: none"> No, the proposed signage does not detract from the visual amenity or quality of the area.
<i>3. Views and vistas</i>	
<ul style="list-style-type: none"> Does the proposal obscure or compromise important views? Does the proposal dominate the skyline and reduce the quality of vistas? Does the proposal respect the viewing rights of other advertisers? 	<ul style="list-style-type: none"> The proposed signage does not obscure any views, and it respects the viewing rights of other advertisers.
<i>4. Streetscape, setting or landscape</i>	
<ul style="list-style-type: none"> Is the scale, proportion and form of the proposal appropriate for the streetscape, setting or landscape? Does the proposal contribute to the visual interest of the streetscape, setting or landscape? Does the proposal reduce clutter by rationalising and simplifying existing advertising? Does the proposal screen unsightliness? Does the proposal protrude above buildings, 	<ul style="list-style-type: none"> The proposed signage will be consistent with the scale, proportion and form of the area and surrounding future signage. The proposed signage will contribute to visual interest of the building and help distinguish each façade of Metricon’s display homes. The proposed signage will be minimal, in order to prevent visual clutter, and to keep signage simple and conducive to the requirements of SEPP 64. The proposal will not require ongoing vegetation management.



<p>structures or tree canopies in the area or locality?</p> <ul style="list-style-type: none"> Does the proposal require ongoing vegetation management? 	
<i>5. Site and building</i>	
<p>Is the proposal compatible with the scale, proportion and other characteristics of the site or building, or both, on which the proposed signage is to be located?</p> <ul style="list-style-type: none"> Does the proposal respect important features of the site or building, or both? Does the proposal show innovation and imagination in its relationship to the site or building, or both? 	<ul style="list-style-type: none"> The proposed signage is compatible with the existing building and is visually interesting while being minimal in nature. The signage respects important features of the building and will not adversely affect any significant heritage fabric.
<i>6. Associated devices and logos with advertisements and advertising structures</i>	
<ul style="list-style-type: none"> Have any safety devices, platforms, lighting devices or logos been designed as an integral part of the signage or structure on which it is to be displayed? 	<ul style="list-style-type: none"> The proposed signage has designed as an integral part the exhibition home with the text being an integral part of the home on display.
<i>7. Illumination</i>	
<ul style="list-style-type: none"> Would illumination result in unacceptable glare? Would illumination affect safety for pedestrians, vehicles or aircraft? Would illumination detract from the amenity of any residence or other form of accommodation? Is the illumination subject to a curfew? 	<ul style="list-style-type: none"> No illumination is proposed.
<i>8. Safety</i>	
<ul style="list-style-type: none"> Would the proposal reduce the safety for any public road? Would the proposal reduce the safety for pedestrians or cyclists? Would the proposal reduce the safety for pedestrians, particularly children, by obscuring sightlines from public areas? 	<ul style="list-style-type: none"> The proposed signage will not reduce safety as sightlines will not be affected and there will be no cause of distraction for drivers. The proposed signage will not reduce existing safety for pedestrians and cyclists. The proposed signage does not obscure sightlines from public areas.

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



The proposed exhibition home is permissible with consent in the zone. The site is located within a residential area which is designed for proposals of this nature. The site has access to the appropriate services required and is accessible from the existing road network. The proposal is seen to meet the prescribed intent of the zone and will contribute to the future character of the area. Therefore, the proposal it is seen as a desirable outcome for the subject site and will not adversely affect the amenity of the surrounding area.

4.3.1 Earthworks (Clause 6.3)

The proposed dwelling house requires earthworks on site to suite the building platform of the dwelling house. The proposed earthworks will provide a suitable building platform and will not have a detrimental impact on the surrounding land or adjoining properties. Appropriate measures will be put in place to ensure there will be no negative impacts on the environmental values or surround lands. The proposed earthworks therefore comply with Clause 6.3 of the LEP.

4.4 Mid-Western Regional Development Control Plan 2013 & Draft Caerleon DCP 2012

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 and is compliant
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	Proposal complies



Fencing	Proposal complies
Infrastructure	Proposal complies
Access	Proposal complies
Design principles	Proposal complies
Car parking	Proposal complies
Stormwater managements	Proposal complies. BASIX & NatHERS Certificate accompanies this development application.
Signage	Proposal complies.

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).

Evaluation	Assessment
<p>In determining a development application, a consent authority is to take into consideration such of the following matters as are of relevance to the development the subject of the development application:</p> <p>a) the provisions of:</p> <ul style="list-style-type: none"> (ii) any environmental planning instrument, and any proposed instrument that is or has been the subject of public consultation under this Act and that has been notified to the consent authority (unless the Secretary has notified the consent authority that the making of the proposed instrument has been deferred indefinitely or has not been approved), and (iii) any development control plan, and (iiia) any planning agreement that has been entered into under section 93F, or 	<p>a) The proposal aligns with the relative matters of the LEP and DCP as per the compliance assessment in this Statement of Environmental Effects. The proposal is seen to generally satisfy the objectives of the relative planning controls and is seen as a desirable outcome for the subject site.</p>



<p>any draft planning agreement that a developer has offered to enter into under section 93F, and</p> <p>(iv) the regulations (to the extent that they prescribe matters for the purposes of this paragraph), and</p> <p>(v) any coastal zone management plan (within the meaning of the Coastal Protection Act 1979), that apply to the land to which the development application relates,</p> <p>b) the likely impacts of that development, including environmental impacts on both the natural and built environments, and social and economic impacts in the locality,</p> <p>c) the suitability of the site for the development,</p> <p>d) any submissions made in accordance with this Act or the regulations,</p>	<p>b) The proposal will not have any negative impacts on any surrounding dwellings as the proposed siting and design of the dwelling house and associated works is seen to be a desirable outcome. Appropriate sedimentation, waste management and noise controls will be in place which can be conditioned on the DA as considered appropriate. The proposal will not adversely impact any significant environmental aspects of the surrounding area and is seen as a desirable outcome from an economic and social perspective as part of on-going investment and development.</p> <p>c) The site is located within a residential area which is designed for proposals of this nature. The site has access to the appropriate services required and is accessible from the existing road network. The proposal has been designed to suite the site constraints and is seen to meet the objectives of the relevant planning controls.</p> <p>d) As per the DCP requirements, the development application may be placed on public exhibition to invite submissions, and if applicable Council will assess these accordingly.</p>
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e) the public interest.	e) The proposal is in the public interest as it satisfies the objectives of the relevant planning controls.
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6.0 CONCLUSION

This Statement of Environmental Effects has reviewed the proposed exhibition home and associated works to the subject site. It is considered that the proposed works, which are permissible with consent, are appropriate for the subject site. The proposal is not expected to have any adverse impacts on the surrounding natural or built environment. Ultimately the proposal complies with the intent and design objectives of the relevant planning controls and represents ongoing investment in the area. For these reasons it is seen that the proposed development should receive full development consent subject to reasonable and relevant conditions.