



Statement of Environmental Effects for

Dual Occupancy and Two (2) Lot Subdivision

21 Dunnachie Street, Mudgee

Lot 90 in DP 1281961

September 2022

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1.0 INTRODUCTION

This Statement of Environmental Effects (SEE) is a part of a development application for a residential development on Lot 90 in DP 12...

The objective of the proposal is to provide:

- Dwellings with bedrooms with WIW
- Dwellings with bedrooms with WIW
- Landscaping, solar access, streetscape character and privacy.
- Two...

The proposal, design and construction is in accordance with the existing streetscape and the proposal will be in accordance with the existing streetscape and present a modern level of visual interest.

The proposal is in accordance with the Environmental Plan (LEP) 2012 and the Development Control Plan (DCP) 2013. Importantly, the proposal includes landscaping, solar access, streetscape character and privacy.

This document is divided into 6 sections. 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(1) of the *Environmental Planning and Assessment (EP&A) Act 1979*, and Section 6 concludes the report. Documents submitted to support the application include:

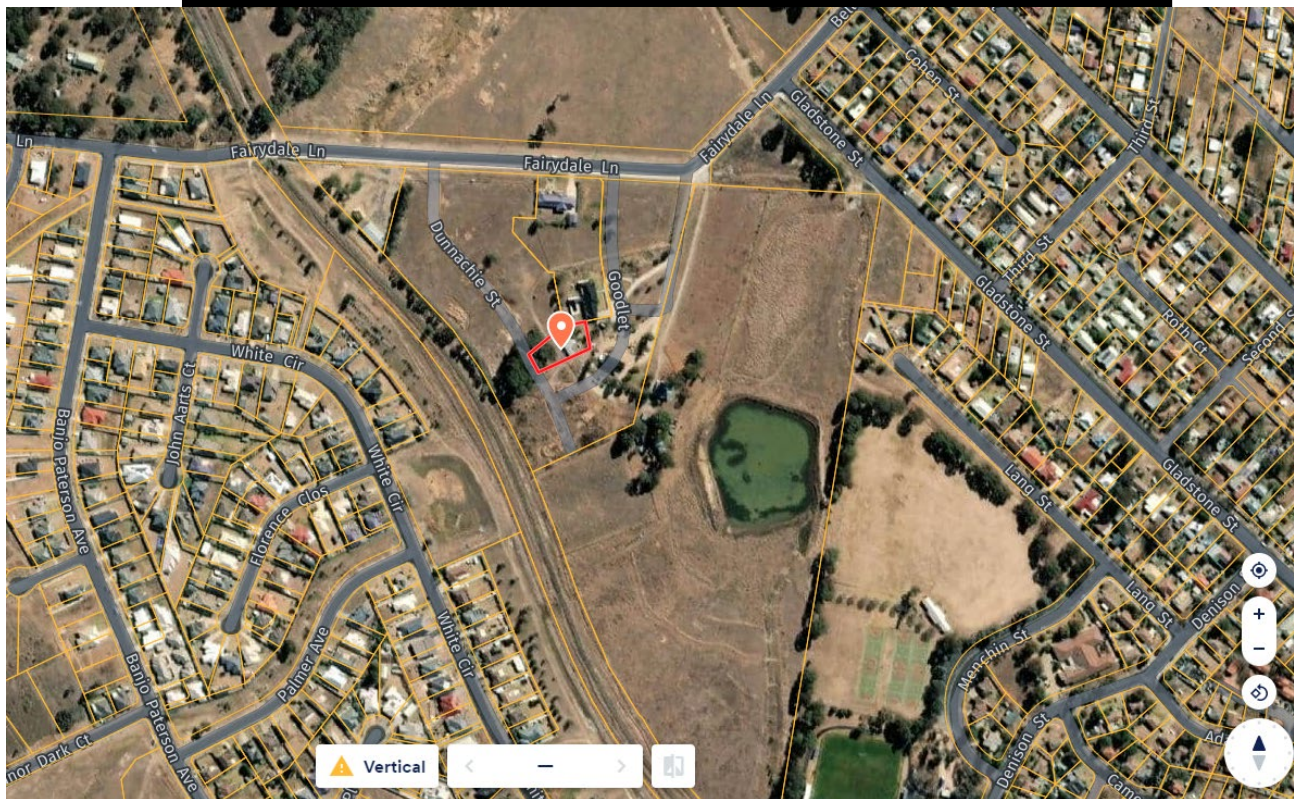
- Drawings by Avalon Drafting Pty Ltd, No.21363, Sheets 1-8, Issue C, dated 13.07.2022;
- Basix Certificate No. 1312986S, dated 19.07.2022; and
- Basix Certificate No. 1312994S, dated 19.07.2022.

2.0 SITE ANALYSIS

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

2.1 The L

The subject site is [redacted] located within the Local Govern



(Source: Near Maps)

 Subject Site

Figure 1: Location Plan

2.2 Site Description

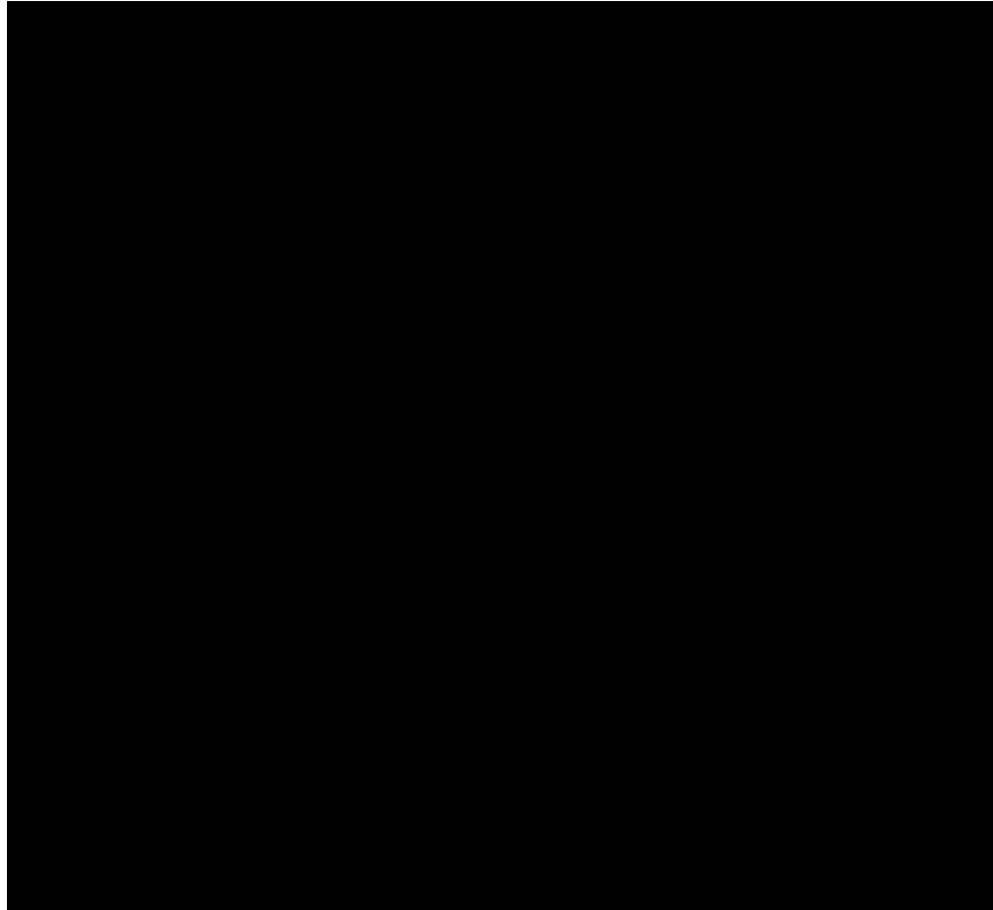
The subject site is described as Lot 90 in DP 1281961, located at 21 Dunnachie Street, Mudgee. The site is situated on the eastern side of Dunnachie Street and is characterized as an irregular allotment featuring a frontage of 18.83 meters. The subject site has an area of approximately 800m² and is clear of all vegetation and is made ready for residential development.

2.3 Existing Character and Context

The surrounding area is predominately residential, characterised by detached and semi-detached single storey dwellings setback from the street boundary. The design of the development is considered to be in keeping with the character of the residential zone and existing 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.

2.4 Surrounding Road Network

As indicated, the site has frontage to Dunnachie Street which has a carriageway of 18m in width and carries two lanes of traffic in north-south directions.



3.0 DETAILS OF THE PROPOSAL

It is proposed to construct two residential dwellings comprising various living spaces, off-street parking, single garages and landscaping works. The proposed Dwelling A has a total Gross Floor Area (GFA) of 149.66m² and Dwelling B has a GFA of 175.08m². **Figure 2** below represents the proposed floor plans of the dwellings.

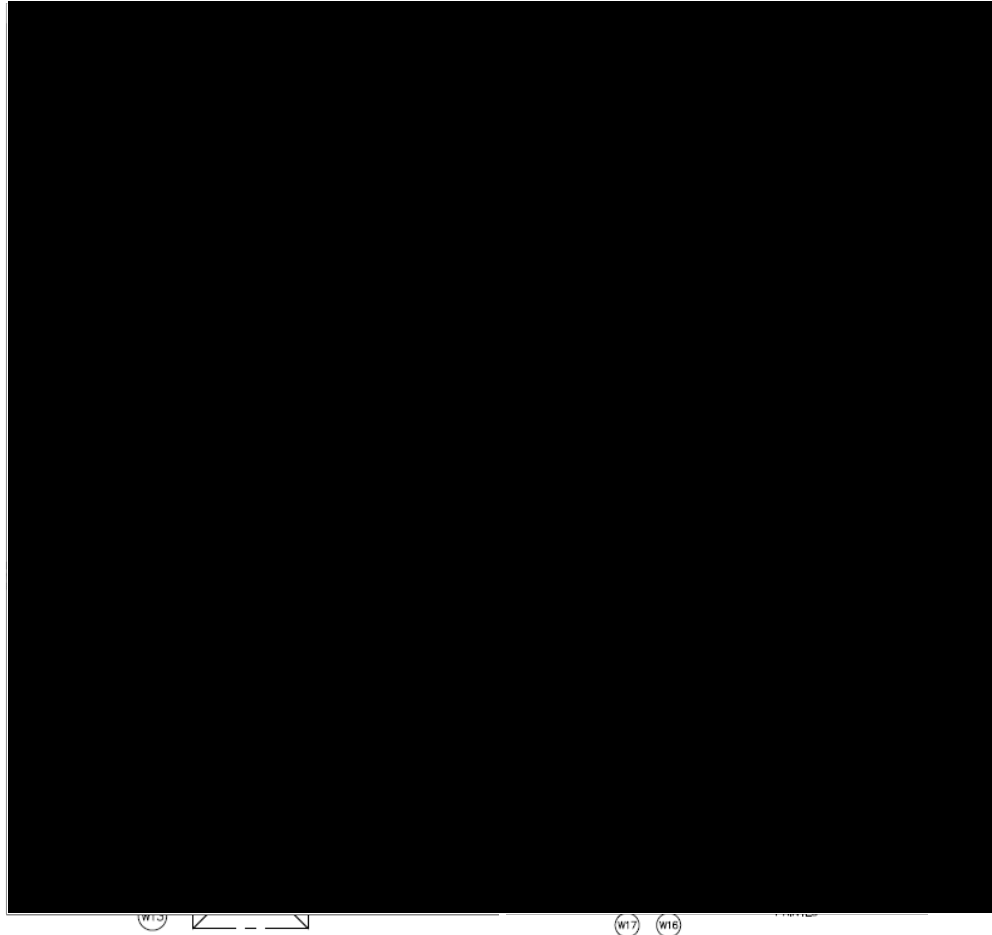


Figure 2: Floor Plan

The proposal has been carefully designed to achieve a balance between dimensions (scale), appearance, style, setbacks, fencing, landscaping, orientation and Councils planning controls.

The design intent for the dwellings is to reinforce the positive characteristics of the neighbourhood by maintaining a consistent built form and scale of development that is well suited to low density residential areas. Landscaping will provide privacy to the occupants and maintain neighbour amenity, views and streetscape.

In our opinion the proposal will positively contribute to the development along the Dunnachie Street frontage, and within the wider residential subdivision. The development is designed as a modern dual occupancy that is in keeping with the desired future character for the area. Furthermore, the proposed development will not adversely impact upon existing resources and infrastructure such as storm water, waste disposal, water, gas, electricity and services as the function and use of the property is in accordance with the residential requirements of the area.

As discussed throughout the SEE, the proposal is for a contemporary dual occupancy which achieves the desired character of the locality. The proposal has an appropriate relationship with surrounding development through consistency in scale, form, proportion, setbacks, landscaping and materials.

4.0 Planning Controls

Pursuant to section 4.15(1)(a) 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:

- Mid-Western Regional Council Local Environmental Plan (LEP) 2012
- State Environmental Planning Policy (SEPP) 65
- Mid-Western Regional Council Local Environmental Plan (LEP) 2012

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

The site is located within the Mid-Western Regional Council Local Environmental Plan (LEP) 2012.

In accordance with the Mid-Western Regional Council Local Environmental Plan (LEP) 2012, the site is zoned R1 General Residential land. Dual occupancy is permitted in the R1 zone and the proposal is consistent with the zone.

4.1.1 Objectives

The relevant objectives are:

1. To provide for the efficient use of land
2. To provide for the orderly use of land
3. To enable the development of land

In our opinion the proposal is for a detached dual occupancy which is consistent with the general and low density residential development pattern of the immediate vicinity. The design will represent an excellent example of contemporary architecture that will make a positive contribution to the streetscape and the built form of the locality. The proposal is appropriate in an area which includes a wide variety of dwelling styles and has been designed to maintain the existing character and amenity of the surrounding dwellings.

A summary of our assessment of the proposed development against the LEP is in the following (see Table 1).

TABLE 1: PROJECT COMPLIANCE – MID-WESTERN REGIONAL LEP 2012		
Site Area: 800m ²		
LEP Provisions		Complies / Comments
Permissibility	R1 General Residential	Proposal is permissible within the zone
Flood planning	No	N/A
Heritage Item	No	N/A
Height of Building	8.5m	Complies

Groundwater vulnerability	Yes (vulnerable)	Dwelling development would increase impervious area over the site, therefore reducing potential of water entering groundwater reserves. In addition, all stormwater on-site would be managed and appropriately discharged to Council's infrastructure within Dunnachie Street.
Sensitivity Biodiversity	No	It is unlikely the proposed development would have any adverse impact on the condition, ecological value, and
Earthworks		to
Public Utility Infrastructure		by e ed

4.1.2 Minimum

Clause 4.1(2) in M
the Lot Size Map.

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Clause 4.1A Minir
provided to achiev

is applicable to the Clause. Clause 4.1A(3) has provided that despite any other provision of this plan, development consent may be granted to development on land to which this clause applies — (b) for the purpose of a dual occupancy (detached), if the area of the lot is equal to or greater than 800 square metres.

The proposal is for a detached two lot (dual occupancy) subdivision on an allotment of 800m² in area, providing lot sizes of approximately 431m² and 369m². The proposal will be an appropriate shape and size, will be connected to Council's sewerage reticulation system, and, importantly, will be consistent with the relevant residential development principles as set out in Mid-Western Regional Council DCP 2013.

4.2 State Environmental Planning Policy (SEPP) – (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.

BASIX Certificate No. 1312986S and 1312994S have been prepared for the proposed development, (prepared by Avalon Drafting and submitted with application) and indicates that the proposed new dwelling will satisfy the relevant water and energy reducing targets.

4.3 Mid-Western Regional Council Development Control Plan 2013

The Mid-Western Regional Council DCP 2013 came into force in 2013. The DCP applies to the site and the proposed development. Part 2 of Council's DCP contains specific desired future character principles relating to single dwellings.

In our opinion, the proposal is of a contemporary design which will enhance the existing streetscape and to minimise bulk and scale.

The compliance of the proposal with the DCP are summarised in the table below.

TABLE 1: COMPLIANCE WITH DCP 2013			
Provision			
Building Setbacks (Lot size < 900m ²)			
Building height			
Solar access			
Privacy	Two storey and have a finished floor level less than 1000mm above the natural ground level.	The proposal is for two single storey dwellings with minimal cut/fill to bench the site ready for building works.	YES (Please see attached plans)
Parking	Two (2) spaces per dwelling.	Each dwelling is provided with one space in single garage and one space on concrete driveway within front setback.	YES
Landscaping	Landscaping must be of high quality, smart selection and drought tolerant.	Landscaping to be provided where practical and as per the landscaping schedule.	YES (Please see attached plans)
Open space	Private open space to be on the northern or eastern side of the dwelling with direct access to living areas. Area to be 80m ² with a minimum dimension of 5m.	PPOS is proposed on the north-eastern side of each dwelling. PPOS areas > 80m ² with a minimum dimension of 5m	YES (Please see attached plans)

Fencing	<p>1.8m high fence to all boundaries including private open space areas.</p> <p>All fencing forward of the building line cannot be 'colourbond'</p>	<p>Colourbond fencing is proposed along the side and rear boundaries with a maximum height of 1.8m.</p> <p>No colourbond front fence proposed.</p>	YES
Infrastructure			
Development near ridgelines			
Slopes			
Access	<p>All weather vehicle access is required to ensure that emergency services (fire, ambulance, police) are able to access the dwelling at all times.</p>	<p>Concrete driveway is proposed to facilitate access to the dwellings.</p>	YES
Waste Management	<p>Development applications should provide details of an appropriate means of waste disposal via the provision of individual 240 litre mobile garbage, recycling bins to each dwelling.</p>	<p>All waste generated on site during use of the dwellings will be disposed of up to Council's waste collection standards.</p>	YES
	<p>All dwellings should provide an external access to the rear of the development (private open space area) to enable bins to be taken to the street without the need for moving the bine through the dwelling</p>	<p>Each dwelling has been designed to allow for external access to the rear to enable garbage bins to be taken to the street for collection.</p>	

	Waste disposal collection points should not compromise the amenity of future residents in terms of noise, odour or aesthetic impact.	The waste disposal collection will not impede or compromise the amenity of future residents.	
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5.0 PLAN

This section will cover the Site Suitability

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5.1.2 Water &

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5.2 Asses

5.2.1 Impact

The surrounding b

types. A key objective of the desired future character objectives for Mid-Western LGA is the introduction of various dwelling sizes complimenting the existing character of the local area and providing low density housing for the community. In our opinion, the proposal represents a high quality design in keeping with the surrounding streetscape and will be a positive precedent for future development in the locality.

5.2.2 Privacy, Views & Overshadowing Impacts

It is noted that we have not undertaken an inspection of nearby properties and our assessment has relied on an inspection of the subject site and survey information. In our opinion the proposed development will not impede the existing privacy or views of the subject or surrounding lots. The development will not present overshadowing within the subject or adjoining lots due to compliant building height and setback controls.

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.

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 submitted with this report confirms that water and energy reduction targets have been met and includes measures to maintain these targets.

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

5.3.1 Proximity

As outlined, the site is adjacent to the newly established residential development within

5.3.2 Traffic,

The development is expected to generate traffic. The development is expected to be consistent with the surrounding residential development.

5.3.3 Hazards

The site is not in an area of particular hazards. The proposal is consistent with the surrounding residential development.

5.4 The Proposal

5.4.1 Social and Cultural

The proposal will result in the construction of well-designed and elegant new residences in a well-designed setting. The proposal will provide a high-quality development which is consistent with the surrounding residential development. The dwelling is consistent with the surrounding residential development. The proposal is consistent with the surrounding residential development.

5.4.2 The Public Interest

The proposal has been designed with consideration of the adjoining residents' amenity and the streetscape. The intention is to provide modern and well-designed residences which will sit comfortably and appropriately in the streetscape and minimise any changes to the amenity currently enjoyed by neighbours. The proposal is a high-quality development which is appropriate in the locality.

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 General Residential Zone under the Mid-Western Regional LEP and in our opinion is consistent with the relevant objectives of the Zone.

As discussed throughout the SEE, the proposal is for a modern dual occupancy with attached single garages which achieves the desired character of the locality. The proposal has an appropriate relationship with surrounding development through consistency in scale, form, proportion, setbacks, landscaping, and materials.

For the above reasons, it is our opinion the proposal results in well-designed contemporary buildings which will positively enhance the streetscape and maintain neighbour amenity. We consider the proposal to be in the public interest and recommend the proposal for approval.

