



Statement of Environmental Effects for

Dual Occupancy and Two (2) Lot Subdivision

30 Dunnachie Street, Mudgee

Lot 95 in DP 1281961

October 2022

TABLE OF CONTENTS

1.0	INTRODUCTION	3
2.0	SITE	4
2.1	TI	4
2.2	SI	4
2.3	EX	4
2.4	Surre	5
3.0	DET	6
4.0	Plan	7
4.1	M	7
4.1.1		7
4.1.2		8
4.2	S	2004
4.3	M	9
5.1	A	11
5.1.1		11
5.1.2		11
5.2	A	11
5.2.1		11
5.2.2	Privacy, views & Overshadowing impacts	12
5.2.3	Aural & Visual Privacy Impacts	12
5.2.4	Environmentally Sustainable Development	12
5.3	Assessment of the Site Suitability – 4.15(1)(c)	12
5.3.1	Proximity to Service and Infrastructure	12
5.3.2	Traffic, Parking & Access	12
5.3.3	Hazards	12
5.4	The Public Interest – 4.15(1)(e)	12
6.0	Conclusion	13

1.0 INTRODUCTION

This Statement of Environmental Effects (SEE) has been prepared for Maas Group Properties and forms part of a development application for a residential occupancy on Lot 95 in Dubbo.

The objective of the SEE is to:

- Describe the proposed development, including a bedroom with a view.
- Describe the proposed development, including a bedroom with a view.
- Describe the proposed development, including a water tank and a view.
- Describe the proposed development, including a view.

The proposed development is located on an existing street. In our opinion, the proposed development will present a moderate level of visual amenity and provide a high level of visual amenity.

The proposed development is consistent with the Environmental Plan (LEP) 2012 and the Development Control Plan (DCP) 2013. Importantly, the proposed development includes landscaping, which will enhance the visual amenity of the site.

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:

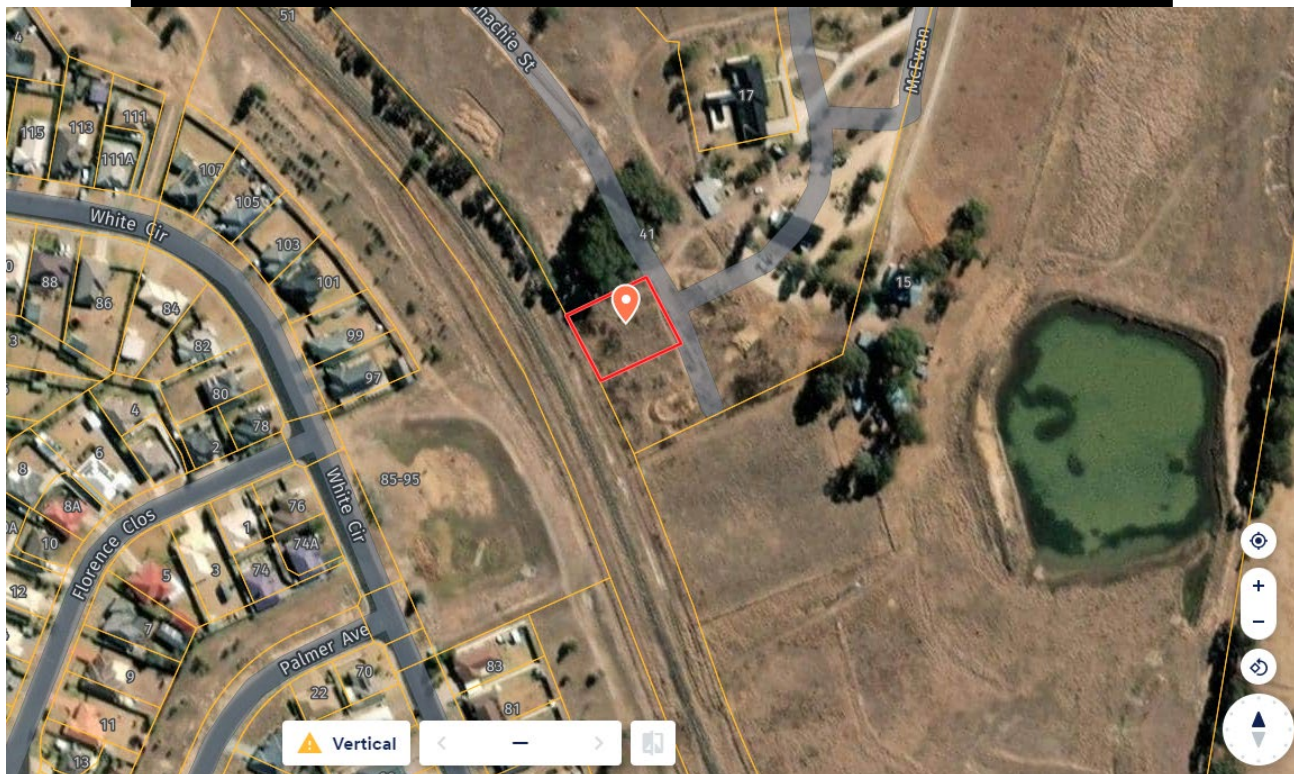
- Drawings by Avalon Drafting Pty Ltd, No.21368, Sheets 1-8, Issue C, dated 07.10.2022;
- Basix Certificate No. 1313141S, dated 14.10.2022; and
- Basix Certificate No. 1313152S, dated 14.10.2022.

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 [REDACTED]

The subject site is [REDACTED] situated within the Local Government Area of [REDACTED]



(Source: Near Maps)

Figure 1: Location Plan

2.2 Site Description

The subject site is described as Lot 95 in DP 1281961, located at 30 Dunnachie Street, Mudgee. The site is situated on the western side of Dunnachie Street and is characterized as a rectangular allotment featuring a frontage of 20.82 meters. The subject site has an area of approximately 1207m² and is clear of all vegetation and is made ready for residential development.

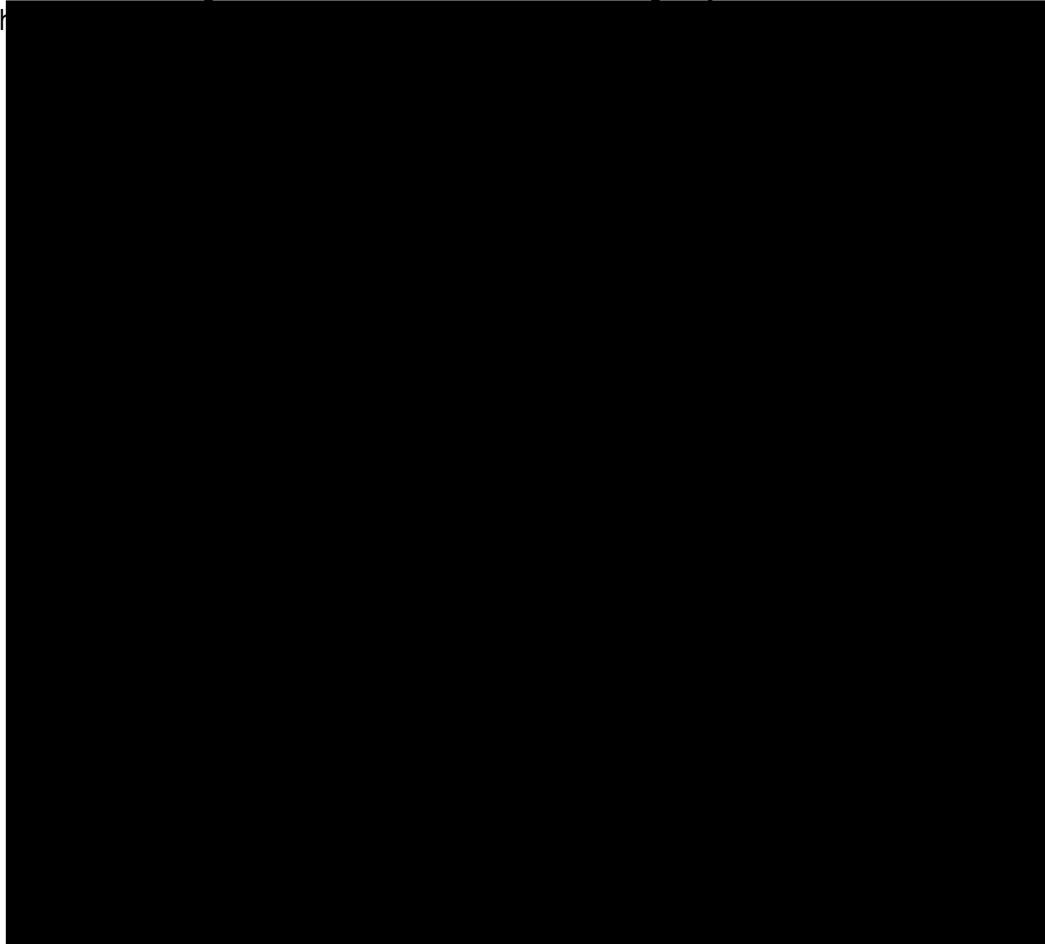
2.3 Existing Character and Context

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



3.0 DETAILS OF THE PROPOSAL

It is proposed to construct two residential dwellings comprising various living spaces, off-street parking, double garages and landscaping works. The proposed Dwelling A has a total Gross Floor Area (GFA) of 205.96m² and Dwelling B has a GFA of 183.32m². **Figure 2** below represents the proposed floor plans of the dwellings.

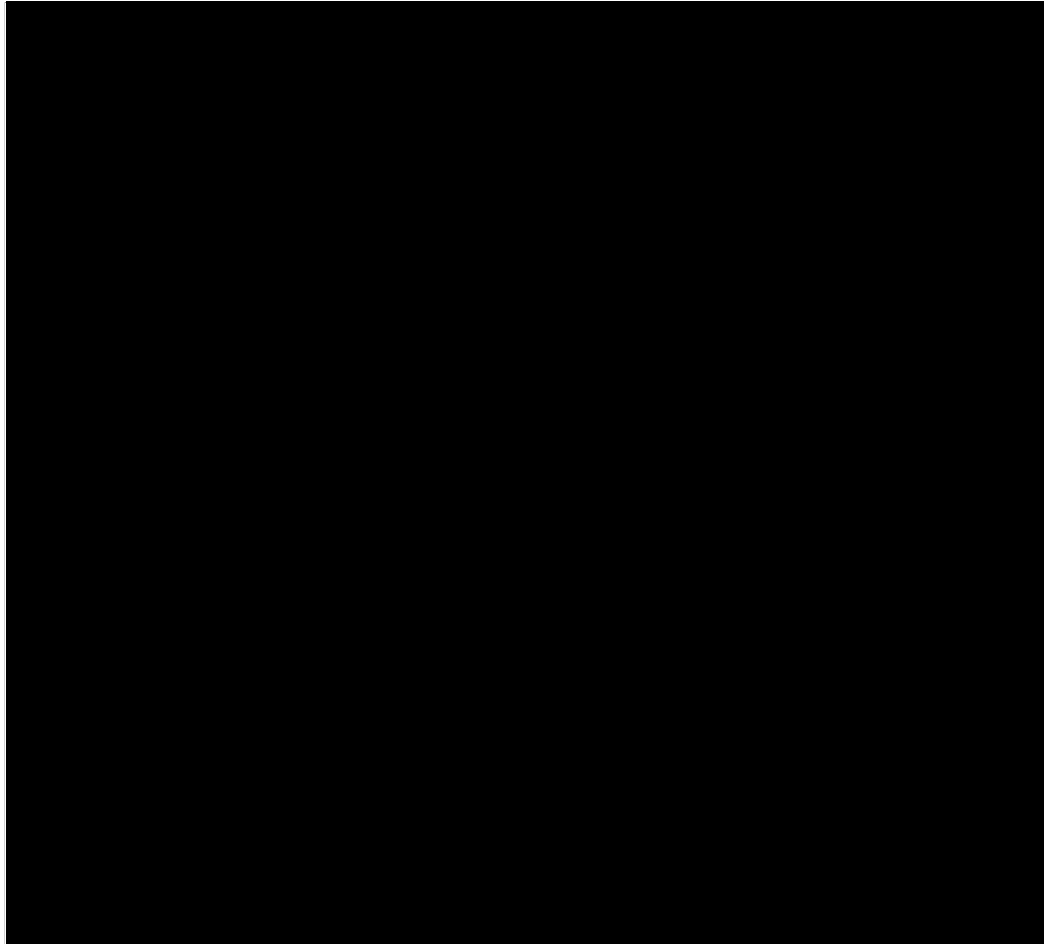


Figure 2: Floor Plan

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 – Residential Development;
- Mid-Western Regional Council Development Control Plan (DCP) 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 under the R1 zone and the proposed development is consistent with the zone.

4.1.1 Objectives

The relevant objectives are:

1. To provide for a range of housing types and densities;
2. To provide for a range of housing styles and densities;
3. To ensure that the built form of the locality is maintained.

In our opinion, the proposed development is for a detached dwelling which is consistent with the pattern of the immediate vicinity. The proposal is designed to 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: 1207m 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
Earthwork		to
Public Util Infrastruct		by e d

4.1.2 Min

Clause 4.1(2)
the Lot Size

The relevant

1. to en
2. to mi
3. to en
deve
4. to en
5. The s
minir

Clause 4.1A
provided to a
is applicable
consent may

(detached), if the area of the lot is equal to or greater than 800 square metres. Clause 4.1B has required that each lot resulting from the subdivision for a detached dual occupancy must be at least 400 square metres.

The proposal is for a detached two lot (dual occupancy) subdivision on an allotment of 1,207m² in area, providing lot sizes of approximately 600.2m² and 606.8m². 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. 1313141S and 1313152S 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 Development Control Plan 2013 provides for dual occupancies.

In our opinion the proposal is of a content and scale consistent with the existing surrounding bulk and scale.

The compliance with the DCP are summarised below.

The proposed dwellings and

The proposal will enhance the amenity of the area to minimise

Regional Council

Provision	Requirement	Proposed Dwelling	Compliance
Building Setback	Garages are to be setback a minimum of 5.5 metres from the front boundary.	Garage setbacks > 5.5m	(Please see attached plans)
	Side and rear walls within 900mm and eaves within 450mm of boundaries are to comply with the BCA requirements for fire rating.	N/A	
Building height	FFL of a single storey < 1m above natural ground level	Proposed dwellings <1m above natural ground level and single storey in nature.	YES
Solar access	Living areas and private open space areas are to be located with a northerly aspect (i.e. on the north or eastern side of the building).	Proposed dwellings have living and PPOS orientated to the western aspect providing adequate solar access.	YES

Privacy	Dwellings must be single 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	YES
Landscaping			
Open space			
Fencing			
Infrastructure			
Development ridgelines			
Slopes	Fill is restricted to 600mm. It must be clean fill and a geotechnical assessment issued for the fill to demonstrate compaction to the Australian Standard.	Fill is minimal to prepare the site for development.	YES (Please see attached plans)
	Any cut and/or fill must be provided with retaining walls, drainage and must be setback a minimum of 300mm from any property boundary.	All cut/fill to be clear of the side boundaries. Appropriate conditions can be incorporated into the consent.	
	Fill must not direct stormwater onto adjoining properties and drainage pits for overland flow paths are to be provided.	All cut/fill will not direct stormwater over boundaries.	
	Cut and fill is not permitted in water or sewer easements.	All cut/fill to be clear of any easements.	

Access	All weather vehicle access is required to ensure that emergency services (fire, ambulance, police) are able to access the dwelling at all times.	Concrete driveway is proposed to facilitate access to the dwellings.	YES
Waste Management	Development applications		

5.0 PLANNING

This section of the Site Suitability Assessment Report (SSAR) discusses the potential impacts;

potential impacts;

5.1 Assessment

5.1.1 Micro Climate Impacts

The proposed development is unlikely to result in any adverse effects to the micro-climate in the locality.

5.1.2 Water & Air Quality Impacts

The proposed development is, in our opinion, unlikely to result in any adverse effects on the locality in terms of water and air quality. Appropriate measures are to be undertaken in respect of the stormwater and runoff and accordingly, the proposal is, in our opinion, acceptable in this regard.

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

5.2.1 Impact on the Areas Character

The surrounding built environment comprises a mix of single dwellings and dual occupancy, one storey housing 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 site or adjoining lots due to the proposed development.

5.2.3 Aesthetics

The proposed development will be a dual occupancy and will be set within a high quality landscaped setting. The proposed development will not impede the existing privacy or views of the subject site or adjoining lots due to the proposed development.

5.2.4 Energy Efficiency

The proposed development will be a dual occupancy and will be set within a high quality landscaped setting. The proposed development will not impede the existing privacy or views of the subject site or adjoining lots due to the proposed development.

5.3 Assessment

5.3.1 Proposed Development

As outlined, the proposed development will be a dual occupancy and will be set within a high quality landscaped setting. The proposed development will not impede the existing privacy or views of the subject site or adjoining lots due to the proposed development.

5.3.2 Traffic

The proposed development will be a dual occupancy and will be set within a high quality landscaped setting. The proposed development will not impede the existing privacy or views of the subject site or adjoining lots due to the proposed development.

5.3.3 Hazards

The site is not in an area recognised by Council as being subject to landslip, flooding, bushfire or any other particular hazards. The proposed development will not increase the likelihood of such hazards.

5.4 The Public Interest – 4.15(1)(e)

5.4.1 Social and Economic Impact

The proposal will make a positive contribution to the streetscape of Dunnachie Street with the construction of a well-designed and elegant new dual occupancy which will relate well to the subject site and be set within a high quality landscaped setting. The proposal will provide employment during demolition and construction and in the provision of maintenance services once the dwellings are occupied. Additionally, the development does not provide for lots which exceed the demand for housing in the locality.

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 is consistent with the Council's planning instrument, the Dubbo Regional LEP and in accordance with the Council's

Dubbo Regional Council's Dubbo Regional

As discussed in the previous sections, the development achieves the objectives of the LEP through consistent design and construction.

pages which are consistent with the development

For the above reasons, it is recommended that the Council approve the development to enhance the streetscape and the amenity of the locality.

will positively impact the amenity of the locality and interest and