

STATEMENT OF ENVIRONMENTAL EFFECTS

FOR

PROPOSED DUAL OCCUPANCY
& SUBDIVISION

LOT 2 DP 1074035

2 MEALEY STREET MUDGEES NSW 2850

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1.0 ASSESSMENT – PLANING CONTROLS

This statement of Environmental Effects has been prepared by Preferred Design & Drafting and is part of an Application for Development for a Dual Occupancy Development to 2 Mealey 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. And Mid-Western Regional Council Local Environmental Plan 2012 (LEP) Land Use Zones - R3 Medium Density Residential planning allowance and requirements.

The development proposes a second dwelling to form a Dual Occupancy with separate colorbond shed. A new single carport is proposed to the existing cottage. No alterations or additions proposed to the existing dwelling.

A Torrens Title subdivision is proposed as part of the overall development.

2.0 SUBJECT PROPERTY

2.1 DESCRIPTION

Title Description: Lot 2 - DP 1074035
Frontage: 20.115m
Area: 999.31 sq m – by survey
Zoning: R3 Medium Density Residential

2.2 EXISTING SITE

The developed site houses an existing 2 x bedroom Brick & Weatherboard Cottage. The existing steel Colorbond Shed is to be removed for the development.



LOCATION

FIGURE 1
SITE

The R3 Medium Density Residential zoned land has frontage to Mealey Street. The neighbouring development includes single residential dwellings and duplex developments with previous allowable subdivision. There are no easements on the property. The creation of the proposed dual occupancy is compatible with the density of the development in the location and consistent with the surrounding single storey suburban properties and residential context.



PHOTO 1 – View of Property from Mealey Street frontage.

2.3 PREVIOUS USE

The existing cottage is considered to have been constructed in the 1890's. Fire damage in the 1930's required extensive reconstruction & repair. The property and surrounding land used for residential purposes.

The shed was constructed approximately 12 years ago and has been utilised for storage only.

There is no knowledge of site contamination or hazard, either natural or technological to the site.

3.0 PROPOSED DEVELOPMENT

3.1 General Description

The existing Lot 2 houses a 2 x bedroom Brick & Weatherboard Cottage and large Colorbond shed positioned to the rear of the site.

The block is currently fenced forming a division to the rear of the lot allowing rental of the cottage to front and use of the storage shed by owner to the rear..

Access to the existing property and proposed Dual Occupancy dwelling from Mealey Street is via the existing lay back / crossover.

A single carport is proposed to the existing cottage with compliant setback allowance for a secondary vehicle.

The proposed battle-axe subdivision shall create a 4.0m wide access handle and allow a 3.0m wide driveway to access the rear of the lot.

4.0 SITE SUITABILITY

The site is located within the R3 Medium Density Residential Zone. The development is allowable and in accordance with Mid-Western Regional Council LEP RU5 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; Child care centres; 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; Places of public worship; Recreation areas; Recreation facilities (indoor); Recreation facilities (outdoor); **Residential accommodation**; Respite day care centres; Seniors housing; Sewage reticulation systems; Signage; 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 Multi Dwelling Housing & Residential Accommodation being permitted with consent presented the opportunity to the applicant for the utilisation of the site for Dual Occupancy development.

5.0 UTILITY SERVICES

Electricity & Telephone are available to the site and will be extended to service the proposed dwelling & shed.

Town Water is currently connected to the site. Hydrants are currently available in Mealey Street.

There are no structures located near utility services.

6.0 DESIGN GUIDELINES

In accordance with Mid-Western Regional Council Development Control Plan 2013 Amendment No 5 the following requirements are addressed:

6.1 DEVELOPMENT DENSITY

DUAL OCCUPANCY

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

The requirements for Dual Occupancy Development in R3 Zoning requires a minimum Lot size of 800 sq m for Detached Dual Occupancy.

The site area of 999.31 sq m and therefore complies with the DCP requirement.

Dual Occupancy requirements in accordance with the current DCP "Deemed to Satisfy" require the following:

Site Coverage	Maximum 35% coverage
Landscaping	No minimum requirement stated

Dual Occupancy "Discretionary Development Standards"

Site Coverage	Maximum 50% coverage
Landscaping	No minimum requirement stated

Proposed Site Coverage is 34.97% and complies with the Deemed to Satisfy requirement.

6.2 SETBACKS

Single storey dual occupancy residential housing requires:-

Front	7.5m
Side	0.9m
Rear	0.9m

The front setback to the proposed freestanding carport to existing cottage shall be 6.75 m. This aligns with the existing cottage setback.

The carport is to be positioned 900mm from new (side) eastern boundary.

The proposed dual occupancy dwelling setbacks proposed:

Front Setback	33.50m from the Mealey Street frontage.
Side Setbacks	1.0m
Rear Setback	5.0m to rear wall of dwelling 2.3m to alfresco area 4.55m to laundry wall

All setbacks comply to the DCP requirement..

6.3 BUILT FORM - DESIGN

The view of the new dwelling shall be limited due to the 33.50m distance from Mealey Street and the proposed battle axe handle restricting a full street elevation of the dwelling.

The proposed Dual Occupancy dwelling is of a contemporary design with articulated parapet wall frontage incorporating a variation of building material & considered colour scheme resulting in a balanced aesthetic to the available street façade.

The proposed colorbond shed shall have a restricted view from the street frontage.

The Proposed Carport to the Existing Cottage will balance in scale & form with the existing cottage and form a level of screening to the development at the rear of the site.

6.4 STREETScape, BUILDING SCALE

The proposed second dwelling will not dominate the site. The overall height of the new Dual Occupancy residence shall be approximately 4.2m with a stepped parapet height to 4.0m to garage .

Minor cut and fill to form a level building pad will not impose height issues nor impact the adjoining properties.

Proposed Colorbond Shed to be a maximum height of 4.10m from NGL.

6.5 LANDSCAPING

The existing dwelling possesses an established garden fronting Mealey Street and shall remain.

The rear of the site is predominately grassed with several small shrubs aligning the dividing fence. Retention of existing landscaping is proposed with additional landscaped area for the new dwelling. Refer Landscape Plan issued.

Mid-Western Regional Council DCP, Part 2.2 Deemed to Satisfy & Part 3 Discretionary Development – for Dual Occupancy, does not indicate a minimum Landscaped area.

The established landscaping to the existing cottage shall be retained and additional low ground cover plantings incorporated in to the battle axe handle. Feature tree & shrubs are proposed to the development.

6.6 VEHICLE ACCESS & PARKING

In accordance with Mid-Western Regional Council Development Control Plan, Dual Occupancy requires 2 x car parking spaces per dwelling,. The single carport with stack parking within the site boundary is proposed to the existing cottage and complies with the requirement.

Two car parking spaces with turning area is proposed to the proposed dual occupancy dwelling with provision of a single car garage & stack parking allowance.

The existing access driveway from Mealey Street provides a double width crossover.

6.7 PRIVATE OPEN SPACE

Each dwelling shall achieve the minimum required 80 sq m of Private Open Space.

The proposed dual occupancy dwelling shall achieve 83.67 sq m and located to the north of the dwelling with direct connection to the living areas via proposed alfresco space.

The existing cottage currently achieves 81.25 sq m located to the north & east of the dwelling and accessed via existing doorway adjoining the small veranda area.

The Private Open Space areas are separated by the proposed site layout and dwelling location. 1.8m high Colorbond fencing is proposed to the yard areas.

6.8 PRIVACY & AMENITY

All private open space areas are to be provided with 1.8m high colorbond steel fencing to boundaries and between existing and the proposed dwelling. No overlooking or overshadowing to neighbouring properties will result from the development.

6.9 WASTE DISPOSAL

The Proposed Dwelling is to be provided with adequate area within private yards for waste bin storage, and direct access from private open space to driveway for 4 x 240 litre waste & recycling bins.

Area is available to the Mealey Street kerb for positioning of additional waste bins for the development .

6.10 CONSTRUCTION and DESIGN

The Dual Occupancy Dwelling is compact and designed to with an east-west axis to achieve north facing living areas. North facing Low E and double glazed doors and windows with adequate summer shading is included which also assists with thermal mass advantage during winter.

High performing insulated Hebel Clad exterior walls and insulated skillion roof shall result in a sustainable home incorporating passive design principles.

Main Living area is directly accessed to the northern patio / alfresco space and private open space yard.

6.11 HERITAGE

The development is located within the Mudgee Heritage Conservation Area.

The existing Colonial Style brick & weatherboard cottage is estimated to have been constructed in the 1890's.

As previously noted, the dwelling experienced fire damage in the early 1900's and required extensive repairs and reconstruction. The dwelling has undergone minor alterations by subsequent owners of the property. The current owner has renovated the cottage and is currently rented.

The proposed freestanding carport is compatible with the existing cottage style and scale.

A contemporary design for the dual occupancy dwelling is proposed. A replication of the existing cottage was not the owner's preference and chose to create a modern style juxtaposed against the past and to contrast with the cottage style. The context and scale of the new dwelling shall not dominate or detract from the cottage. The location of the new development to the very rear of the lot is screened by the main cottage, the proposed carport, landscaping & fencing.

Pre DA consultation with Mid-Western Regional Council Planner discussed the compatibility of the contemporary design within the Heritage Conservation area. I noted that there are several examples of contemporary additions to period style dwellings within Mudgee's Heritage Conservation Area and was advised to include examples in the application. Three examples shown below.



EXAMPLE OF CONTEMPORARY ADDITION TO PERIOD STYLE HOMES IN HERITAGE CONSERVATION AREA
45 LAWSON STREET BEFORE ADDITION



45 LAWSON STREET AFTER ADDITION



31 GLADSTONE STREET – BEFORE ADDITION



31 GLADSTONE STREET AFTER ADDITION



10 LAWSON STREET – BEFORE ADDITION



10 LAWSON STREET – AFTER ADDITION

The Proposed Dual Occupancy Development and location of the new dwelling behind the existing cottage and obscured by the colorbond fence line, landscaping & new carport shall result in minimising the view of the proposal to the street frontage.
The proposal shall not detract or dominate the Mealey Street frontage.



PERSPECTIVE VIEW OF PROPOSED DEVELOPMENT – 2 MEALEY ST MUDGEE

7.0 SUMMARY

The proposed development complies with the Mid-Western Regional Council LEP & DCP 2013 requirements.

8.0 SITE CALCULATIONS - DUAL OCCUPANCY

TOTAL SITE AREA - LOT 2	999.30 m2
ZONING	R3 MEDIUM DENSITY RESIDENTIAL
<u>DEVELOPMENT STANDARDS - MWRC DCP 2013 - DUAL OCCUPANCY</u>	
SITE COVERAGE ALLOWANCE	- MAX 35%
SITE COVERAGE PROPOSED	- 34.97%

<u>DWELLING</u>	<u>BUILDING AREA</u>
EXISTING DWELLING	126.94 m2
PROPOSED DWELLING	165.91 m2
PROPOSED SHED	37.50 m2
PROPOSED CARPORT	19.20 m2
TOTAL	349.55 m2
SITE COVERAGE PROPOSED (EXCLUDES PATIOS / VERANDAHS)	= 34.97%
LANDSCAPING	= 42.23%

STATEMENT OF ENVIRONMENTAL EFFECTS - ANNEXURE 1

PROJECT DETAILS

PROJECT	- PROPOSED DUAL OCCUPANCY – DWELLING & SHED - CARPORT ADDITION TO EXISTING DWELLING - PROPOSED SUBDIVISION
PROJECT No	108.22
PROJECT ADDRESS	2 MEALEY STREET MUDGEE 2850
LOT DP	LOT 2, DP 1074035

DEVELOPMENT APPLICATION - ANNEXURE 1
MWRC - LOCAL ENVIRONMENTAL PLAN 2012

CLAUSE 2.1 - LAND USE ZONES

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; Child care centres; 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; Places of public worship; Recreation areas; Recreation facilities (indoor); Recreation facilities (outdoor); Residential accommodation; Respite day care centres; Seniors housing; Sewage reticulation systems; Signage; 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

OBJECTIVE OF THE ZONE COMPLIES.

RESIDENTIAL ACCOMMODATION / MULTI DWELLING HOUSING PERMITTED WITH CONSENT COMPLIES

CLAUSE 4.1 - MINIMUM SUBDIVISION LOT SIZE 600 sq m COMPLIES

4.1A Minimum lot sizes for dual occupancies, multi dwelling housing and residential flat buildings

- (1) The objective of this clause is to achieve planned residential density in certain zones.
- (2) This clause applies to the following land:
 - (a) land within Zone R1 General Residential,
 - (b) land within Zone R3 Medium Density Residential,
 - (c) land in Rylstone or Kandos that is within Zone RU5 Village.
- (3) Despite any other provision of this plan, development consent may be granted to development on land to which this clause applies:
 - (a) for the purposes of a dual occupancy (attached), if the area of the lot is equal to or greater than 600 square metres, or
 - (b) for the purpose of a dual occupancy (detached), if the area of the lot is equal to or greater than 800 square metres, or
 - (c) for the purposes of multi dwelling housing, if the area of the lot is equal to or greater than 1,200 square metres, or
 - (d) for the purposes of a residential flat building, if the area of the lot is equal to or greater than 1,200 square metres.

CLAUSE 4.2A -ERECTION OF DWELLING HOUSES AND DUAL OCCUPANCIES ON LAND IN CERTAIN ZONES N/A

4.2A Erection of dwelling houses and dual occupancies on land in certain zones

- (1) The objectives of this clause are as follows:
 - (a) to minimise unplanned rural residential development,

- (b) to enable the replacement of lawfully erected dwelling houses in rural and environmental protection zones,
- (c) to control rural residential density affected by historical subdivision patterns in Zone R5 Large Lot Residential.
- (2) This clause applies to land in the following zones:
 - (a) Zone RU1 Primary Production,
 - (b) Zone RU4 Primary Production Small Lots,
 - (c) Zone RU5 Village,
 - (d) Zone R5 Large Lot Residential,
 - (e) Zone E3 Environmental Management.

**CLAUSE 4.3 HEIGHT OF BUILDINGS PROPOSED ADDITIONS & SECOND DUAL OCC DWELLING
IS LESS THAN 8.5m max HEIGHT COMPLIES**

4.3 Height of buildings

- (1) The objectives of this clause are as follows:
 - (a) to establish a maximum height limit to which buildings can be designed in particular locations,
 - (b) to enable infill development that is of similar height to existing buildings and that is consistent with the heritage character of the towns of Mudgee, Gulgong, Kandos and Rylstone.
- (2) The height of a building on any land is not to exceed the maximum height shown for the land on the [Height of Buildings Map](#).

CLAUSES 4.4 FLOOR SPACE RATIO N/A

PART 5

CLAUSE 5.4 MISCELLANEOUS PERMISSABLE USE N/A

5.4 Controls relating to miscellaneous permissible uses

- (1) **Bed and breakfast accommodation** If development for the purposes of bed and breakfast accommodation is permitted under this Plan, the accommodation that is provided to guests must consist of no more than 3 bedrooms.

Note—

Any such development that provides for a certain number of guests or rooms may involve a change in the class of building under the Building Code of Australia.

- (2) **Home businesses** If development for the purposes of a home business is permitted under this Plan, the carrying on of the business must not involve the use of more than 40 square metres of floor area.
- (3) **Home industries** If development for the purposes of a home industry is permitted under this Plan, the carrying on of the home industry must not involve the use of more than 40 square metres of floor area.
- (4) **Industrial retail outlets** If development for the purposes of an industrial retail outlet is permitted under this Plan, the retail floor area must not exceed:
 - (a) 30% of the gross floor area of the industry or rural industry located on the same land as the retail outlet, or
 - (b) 400 square metres,
 whichever is the lesser.
- (5) **Farm stay accommodation** If development for the purposes of farm stay accommodation is permitted under this Plan, the accommodation that is provided to guests must consist of no more than 5 bedrooms.
- (6) **Kiosks** If development for the purposes of a kiosk is permitted under this Plan, the gross floor area must not exceed 75 square metres.
- (7) **Neighbourhood shops** If development for the purposes of a neighbourhood shop is permitted under this Plan, the retail floor area must not exceed 100 square metres.
- (8) **Roadside stalls** If development for the purposes of a roadside stall is permitted under this Plan, the gross floor area must not exceed 20 square metres.
- (9) **Secondary dwellings** If development for the purposes of a secondary dwelling is permitted under this Plan, the total floor area of the dwelling (excluding any area used for parking) must not exceed whichever of the following is the greater:
 - (a) 60 square metres,
 - (b) 50% of the total floor area of the principal dwelling.

CLAUSE 5.10 HERITAGE ITEM OR HERITAGE CONSERVATION AREA

PROPERTY IS LOCATED WITHIN THE HERITAGE CONSERVATION AREA
REFER TO STATEMENT OF ENVIRONMENTAL EFFECTS

CLAUSE 6.1 SALINITY N/A

6.1 Salinity

- (1) The objective of this clause is to provide for the appropriate management of land that is subject to salinity and the minimisation and mitigation of adverse impacts from development that contributes to salinity.
- (2) Before determining a development application for development that, in the opinion of the consent authority, may affect the process of salinisation or is proposed to be carried out on land affected by groundwater salinity, the consent authority must consider the following:

- (a) whether the development is likely to have any adverse impact on salinity processes on the land,
 - (b) whether salinity is likely to have an impact on the development,
 - (c) any appropriate measures proposed to avoid, minimise or mitigate the impacts of the development.
- (3) Development consent must not be granted to development on land to which this clause applies unless the consent authority is satisfied that:
- (a) the development is designed, sited and will be managed to avoid any significant adverse environmental impact, or
 - (b) if that impact cannot be reasonably avoided—the development is designed, sited and will be managed to minimise that impact, or
 - (c) if that impact cannot be minimised—the development will be managed to mitigate that impact.

CLAUSE 6.2 FLOOD PLANNING

N/A

6.2 Flood planning

- (1) The objectives of this clause are as follows:
- (a) to minimise the flood risk to life and property associated with the use of land,
 - (b) to allow development on land that is compatible with the land's flood hazard, taking into account projected changes as a result of climate change,
 - (c) to avoid significant adverse impacts on flood behaviour and the environment.
- (2) This clause applies to:
- (a) land identified as "Flood planning area" on the [Flood Planning Map](#), and
 - (b) other land at or below the flood planning level.
- (3) Development consent must not be granted to development on land to which this clause applies unless the consent authority is satisfied that the development:
- (a) is compatible with the flood hazard of the land, and
 - (b) is not likely to significantly adversely affect flood behaviour resulting in detrimental increases in the potential flood affectation of other development or properties, and
 - (c) incorporates appropriate measures to manage risk to life from flood, and
 - (d) is not likely to significantly adversely affect the environment or cause avoidable erosion, siltation, destruction of riparian vegetation or a reduction in the stability of river banks or watercourses, and
 - (e) is not likely to result in unsustainable social and economic costs to the community as a consequence of flooding.
- (4) A word or expression used in this clause has the same meaning as it has in the *Floodplain Development Manual (ISBN 0 7347 5476 0)* published by the NSW Government in April 2005, unless it is otherwise defined in this clause.
- (5) In this clause:

flood planning area means the land shown as "Flood planning area" on the [Flood Planning Map](#).

flood planning level means the level of a 1:100 ARI (average recurrent interval) flood event plus 0.5 metre freeboard.

CLAUSE 6.3 EARTHWORKS

- THE SITE SHALL REQUIRE MINIMAL SITE LEVELLING FOR DUAL OCC DWELLING BUILDING PAD ONLY
 NO OTHER CUT OR FILL AREAS SHALL BE REQUIRED FOR THE DEVELOPMENT
 NO DETRIMENTAL EFFECTS TO EXISTING DRAINAGE
 NEW DRIVEWAY TO ALLOW FOR SUMP & PUMP SURFACE STORMWATER TO MEALEY STREET KERB

6.3 Earthworks

- (1) The objective of this clause is to ensure that earthworks for which development consent is required will not have a detrimental impact on environmental functions and processes, neighbouring uses, cultural or heritage items or features of the surrounding land.
- (2) Development consent is required for earthworks unless:
- (a) the earthworks are exempt development under this Plan or another applicable environmental planning instrument, or
 - (b) the earthworks are ancillary to other development for which development consent has been given.
- (3) Before granting development consent for earthworks, the consent authority must consider the following matters:
- (a) the likely disruption of, or any detrimental effect on, existing drainage patterns and soil stability in the locality of the development,
 - (b) the effect of the development on the likely future use or redevelopment of the land,
 - (c) the quality of the fill or the soil to be excavated, or both,
 - (d) the effect of the development on the existing and likely amenity of adjoining properties,
 - (e) the source of any fill material and the destination of any excavated material,
 - (f) the likelihood of disturbing relics,
 - (g) the proximity to, and potential for adverse impacts on, any waterway, drinking water catchment or environmentally sensitive area,
 - (h) any appropriate measures proposed to avoid, minimise or mitigate the impacts of the development.

CLAUSE 6.4 GROUNDWATER VULNERABILITY

NEW WORKS WILL HAVE NO ADVERSE EFFECTS ON GROUND WATER
 OR HYDROLOGICAL FUNCTIONS OF KEY GROUNDWATER SYSTEMS
 NO DEPLETION OR CONTAMINATION TO GROUNDWATER DUE TO
 BUILDING WORKS
 NO ON SITE STORAGE OR DISPOSAL OR SOLID OR LIQUID WASTE OR
 CHEMICALS DUE TO NEW WORKS PROPOSED
 NO ADVERSE IMPACTS TO THE GROUND WATER DEPENDENT
 ECOSYSTEMS OR CUMULATIVE EFFECTS ON GROUNDWATER

6.4 Groundwater vulnerability

- (1) The objectives of this clause are as follows:
 - (a) to maintain the hydrological functions of key groundwater systems,
 - (b) to protect vulnerable groundwater resources from depletion and contamination as a result of development.
- (2) This clause applies to land identified as “Groundwater vulnerable” on the [Groundwater Vulnerability Map](#).
- (3) Before determining a development application for development on land to which this clause applies, the consent authority must consider the following:
 - (a) the likelihood of groundwater contamination from the development (including from any on-site storage or disposal of solid or liquid waste and chemicals),
 - (b) any adverse impacts the development may have on groundwater dependent ecosystems,
 - (c) the cumulative impact the development may have on groundwater (including impacts on nearby groundwater extraction for a potable water supply or stock water supply),
 - (d) any appropriate measures proposed to avoid, minimise or mitigate the impacts of the development.
- (4) Development consent must not be granted to development on land to which this clause applies unless the consent authority is satisfied that:
 - (a) the development is designed, sited and will be managed to avoid any significant adverse environmental impact, or
 - (b) if that impact cannot be reasonably avoided—the development is designed, sited and will be managed to minimise that impact, or
 - (c) if that impact cannot be minimised—the development will be managed to mitigate that impact.

CLAUSE 6.5 TERRESTRIAL BIODIVERSITY N/A - THE PROPERTY IS NOT IDENTIFIED AS BIODIVERSITY SENSITIVE

CLAUSE 6.6 LOCATION OF SEX SERVICES PREMISES N/A

CLAUSE 6.7 ACTIVE STREET FRONTAGES N/A

CLAUSE 6.9 ESSENTIAL SERVICES
 THE DEVELOPMENT SHALL BE DUAL OCCUPANCY DEVELOPMENT IN R3 MEDIUM DENSITY ZONE
 WATER, ELECTRICITY, SEWER & STORMWATER CONNECTION ALL EXISTING TO THE SITE

6.9 Essential services

Development consent must not be granted to development unless the consent authority is satisfied that any of the following services that are essential for the proposed development are available or that adequate arrangements have been made to make them available when required:

- (a) the supply of water,
- (b) the supply of electricity,
- (c) the disposal and management of sewage,
- (d) stormwater drainage or on-site conservation,
- (e) suitable road access.

CLAUSE 6.10 VISUALLY SENSITIVE LAND N/A

CLAUSE 6.11 TEMPORARY WORKERS ACCOMMODATION N/A

CLAUSE 6.12 DEVELOPMENT IN A DESIGNATED BUFFER AREA N/A

CLAUSE 6.13 COMMERCIAL PREMISES ON LAND B4 ZONE CARLEAN N/A

CLAUSE 6.14 MINIMUM SUBDIVISION LOT SIZE ZONE R5 N/A

MWRC DCP - 2013 - AMENDMENT 5

Part 2.2 - Dual Occupancy - Deemed to Satisfy

MINIMUM LOT SIZE DUAL OCC DETACHED - 800sq m
 LOT SIZE MAP Minimum Lot Size -600 sq m

COMPLIES

BUILDING SETBACKS R3 – 999.31 sq m Lot Area
 Battle axe Lot

FRONT	33.550m to Mealey Street frontage	COMPLIES
SIDE	Required - 900mm - Proposed minimum 1.00m	COMPLIES
REAR	Required - 900mm - Proposed – 5.0m	COMPLIES
BUILDING HEIGHT	MAX 8.5m ALLOWABLE	
	Max building height 4.35 m	COMPLIES
ELEVATED HOUSING	Minimise impact on areas of predominantly single story dwellings Building height to ensure adjacent properties not overlooked or overshadowed	
	Single storey development proposed. Alfresco area approx. 300mm max above NGL	COMPLIES
SITE COVERAGE	-MAX 35% for Deemed to Satisfy -MAX 50% for Discretionary Standards	
	The site coverage proposed – 34.97%	COMPLIES
SOLAR ACCESS	Maximise solar access to living areas - northerly aspect Controlled solar access allowing winter sun & excluding summer sun Building envelope - maximise Insulation	
	Living areas oriented to north. Alfresco/deck areas to north of living areas. Solar access compliant	COMPLIES
PRIVACY	Ensure reasonable privacy for new dwellings & adjoining properties	COMPLIES
	New dwelling does not overview neighbouring properties	COMPLIES
PARKING	2 spaces per dwelling	COMPLIES
	Parking & Access driveways to be functional in design	COMPLIES
LANDSCAPING	Enhance the quality of built environment Plantings to be low maintenance	COMPLIES
OPEN SPACE	Minimum area - 80 sq m with min dimension of 5.0m Located to north, east or western side of dwelling Functional design Direct access from living areas	COMPLIES
FENCING	1.8m high fencing to private open space areas & boundaries	COMPLIES
INFRASTRUCTURE	Must not be visible from street	

	Must not be located within front setback Include in landscape plan	COMPLIES
GARAGES & OUTBUILDINGS	Proposed Shed	COMPLIES
DEVELOPMENT NEAR RIDGELINES		N/A
SLOPES	Cut & Fill limitations	
	No cut & fill proposed to the site	COMPLIES
ACCESS	All weather access Parking & manoeuvring areas to be hard stand	
	Access driveway to be R/C Construction (Gravel strip to centre of driveway)	COMPLIES