



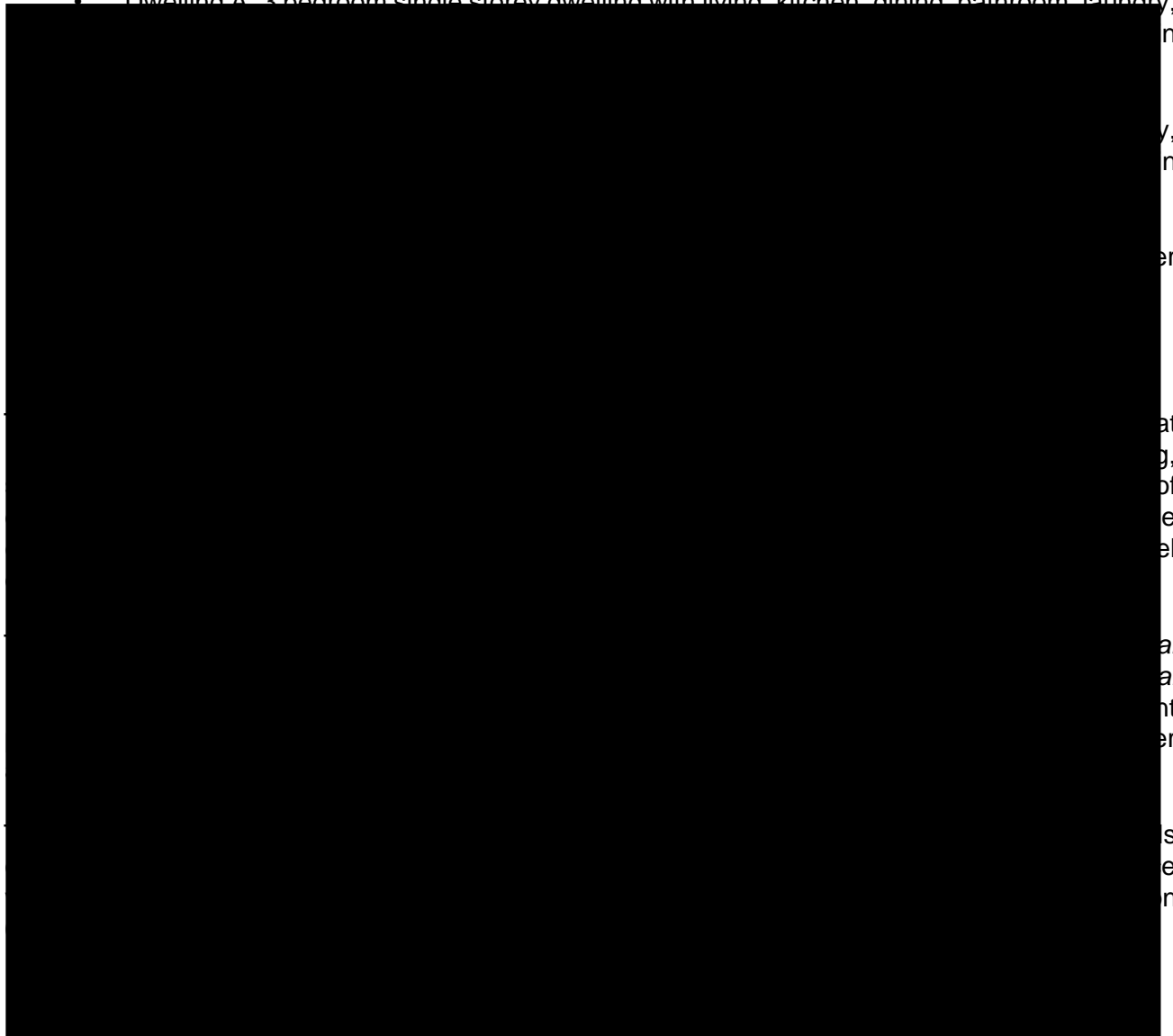
November 2022

1.0 Introduction

This Statement of Environmental Effects (SEE) has been prepared for Maas Group Properties and forms part of a development application to Mid-Western Regional Council for the construction of a single-storey detached dual occupancy on Lot 106 in DP 1281961 at 8 Dunnachie Street, Mudgee.

The objective of this proposal is to construct the following:

- Dwelling A: 3 bedroom single storey dwelling with living, kitchen, dining, bathroom, laundry,



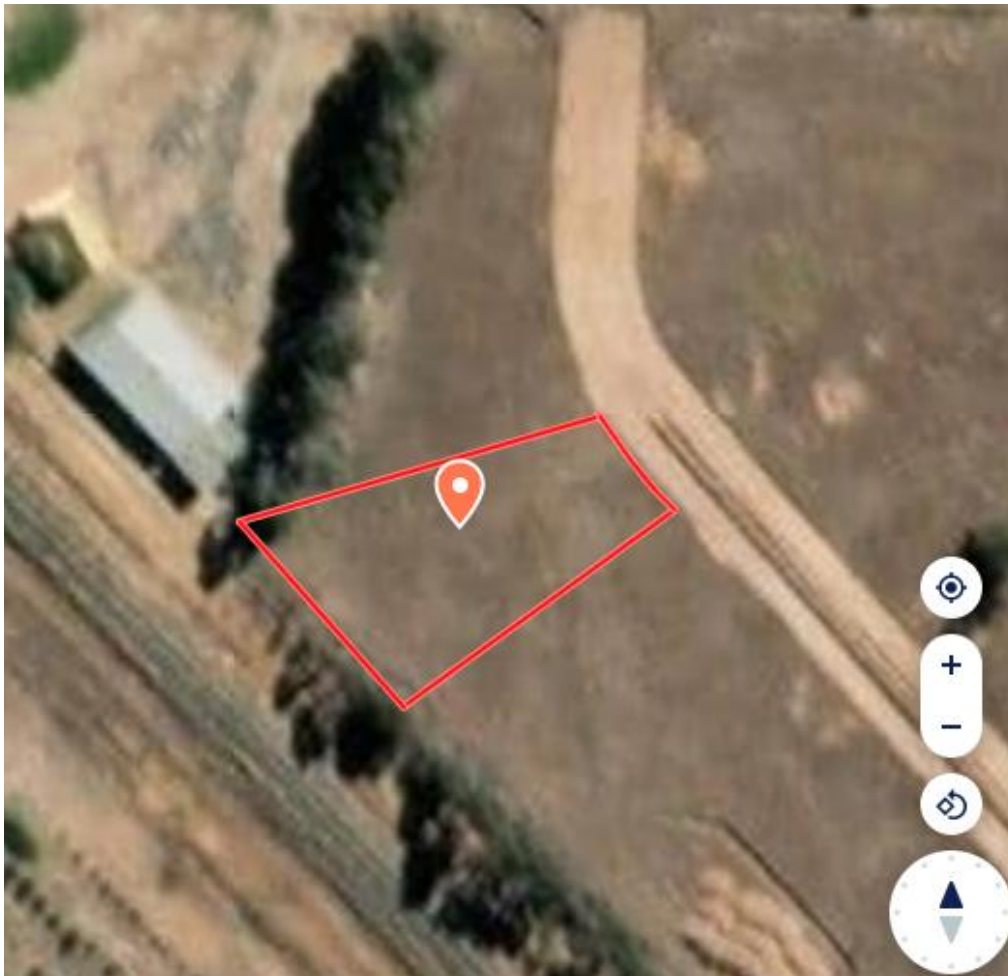
- Basix Certificate No. 1355976S, dated 20.11.2022; and
- Basix Certificate No. 1355981S, dated 20.11.2022.

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 Locality

The subject site is located approximately 1.8km west of the Mudgee Central Business District (CBD), and is situated within the Local Government Area (LGA) of Mid-Western Regional Council.



(Source: Near Maps)

 Subject Site

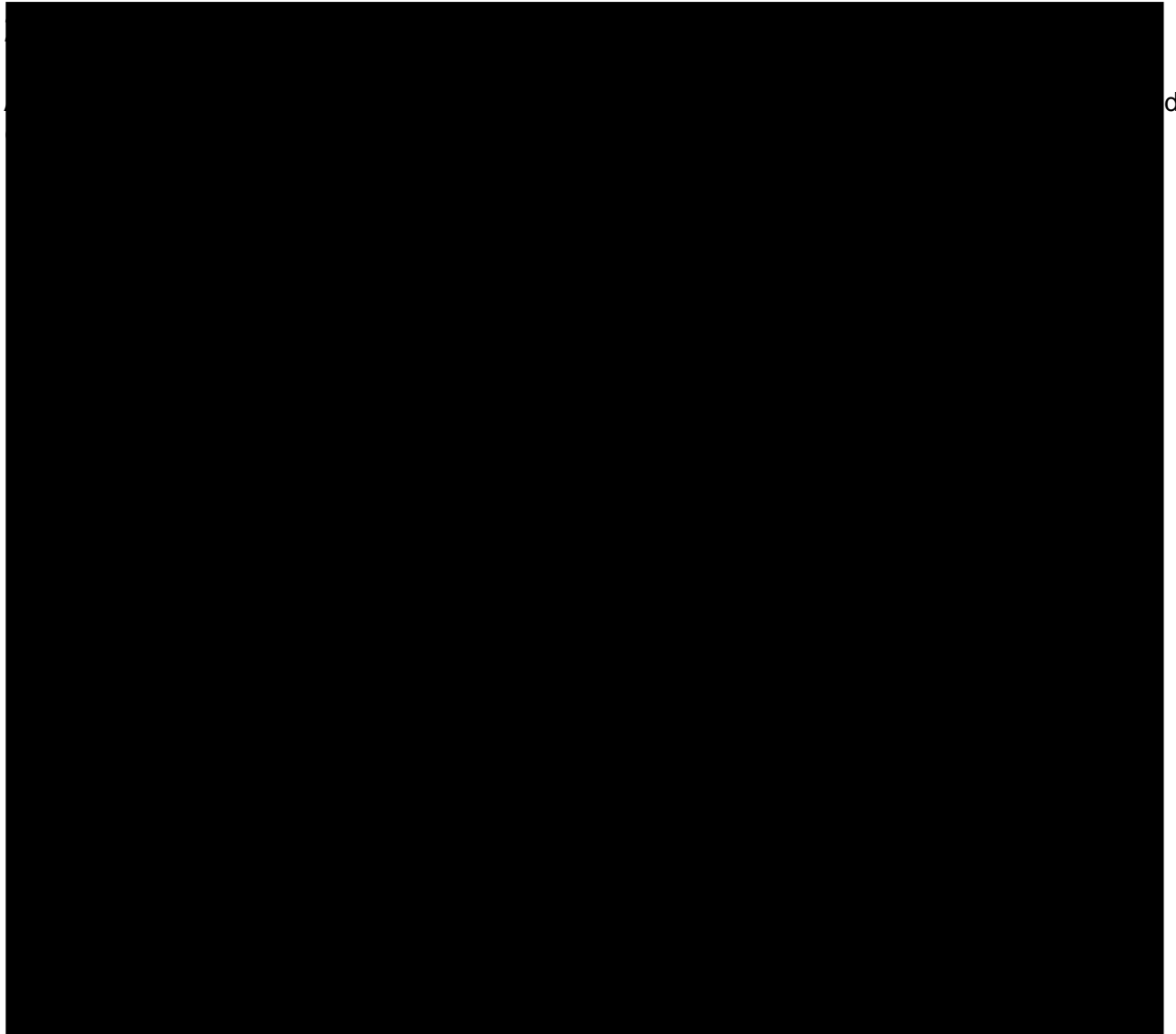
Figure 1: Location Plan

2.2 Site Description

The subject site is described as Lot 106 in DP 1281961, located at 8 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 16 meters. The subject site has an area of approximately 1067m² 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.



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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 116.69m² and Dwelling B has a GFA of 144.8m². **Figure 2** below represents the proposed floor plans of the dwellings.

Dwelling A

Dwelling B

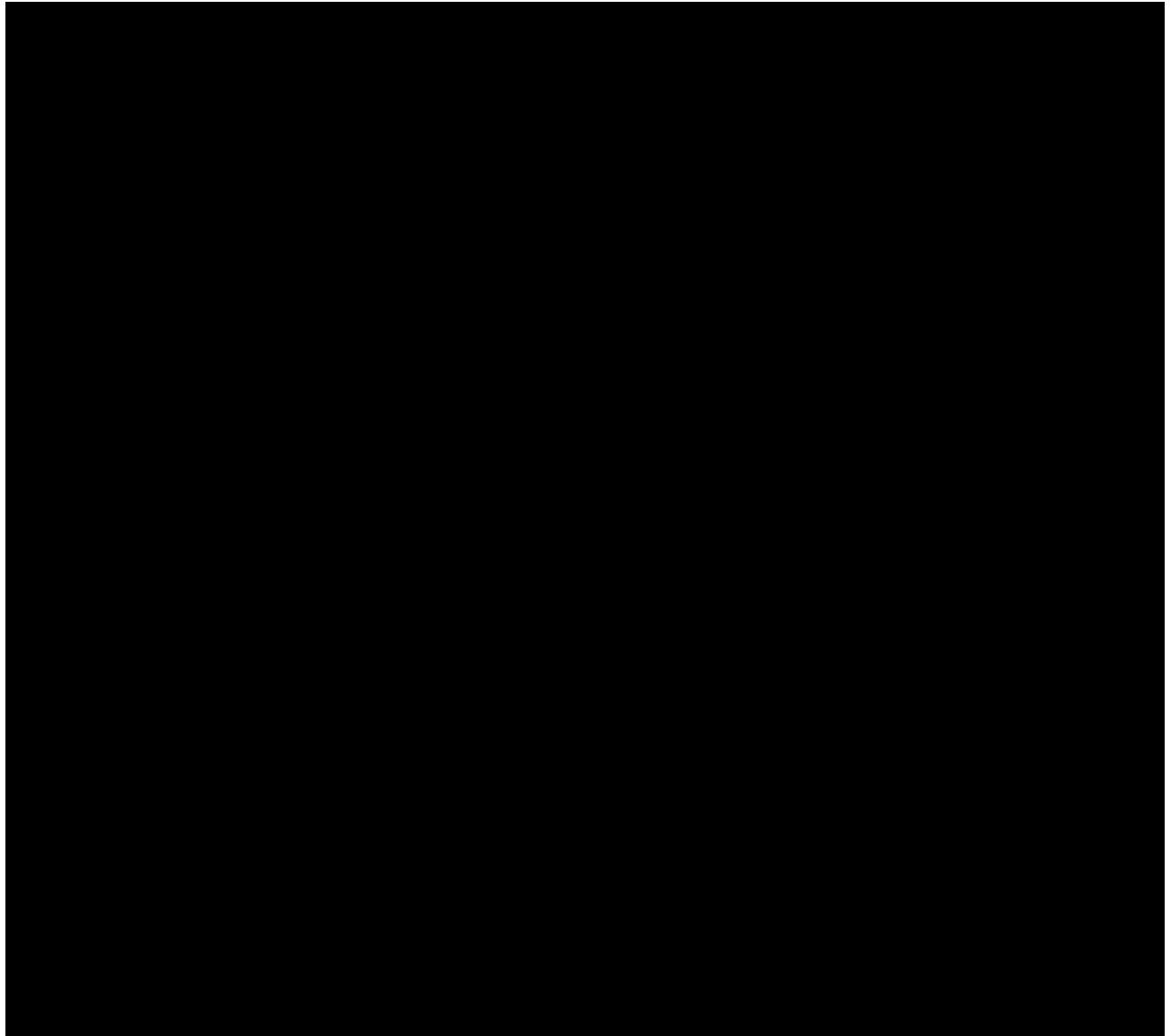


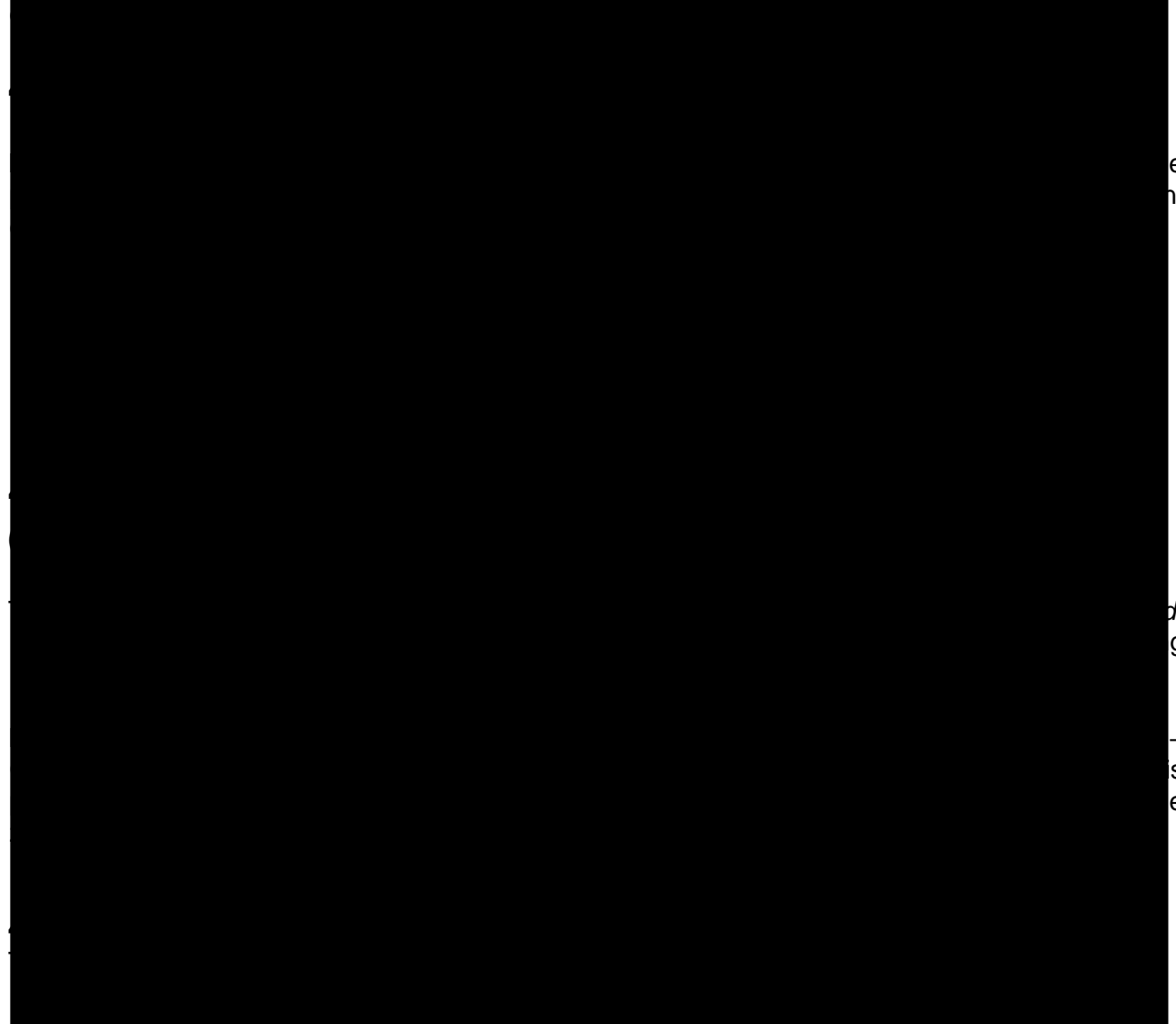
Figure 2: Floor Plan

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



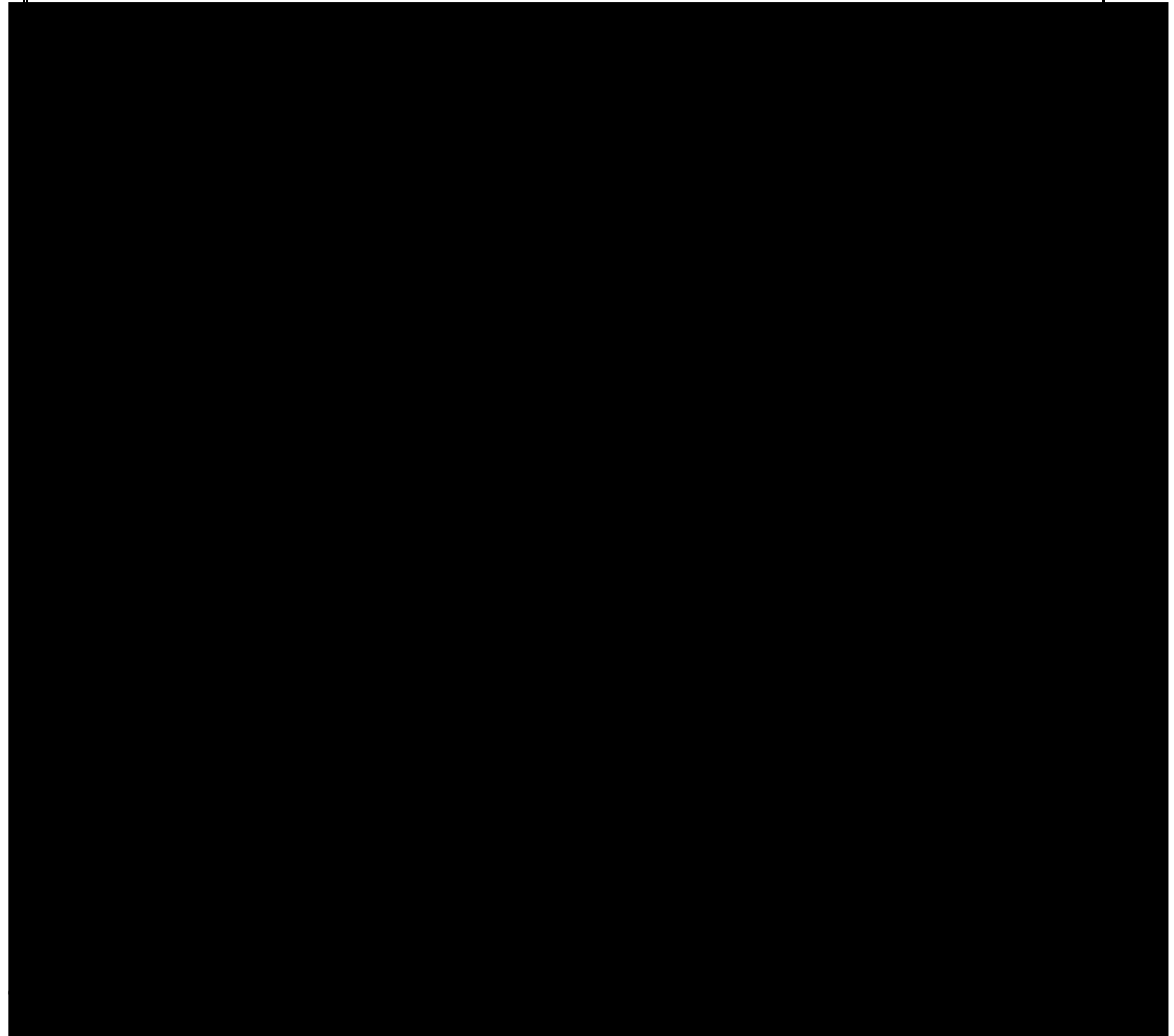
- 1. To provide for the housing needs of the community.*
- 2. To provide for a variety of housing types and densities.*
- 3. To enable other land uses that provide facilities or services to meet the day to day needs of residents.*

In our opinion the proposal is consistent with the relevant objectives of the R1 General Residential zone. 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



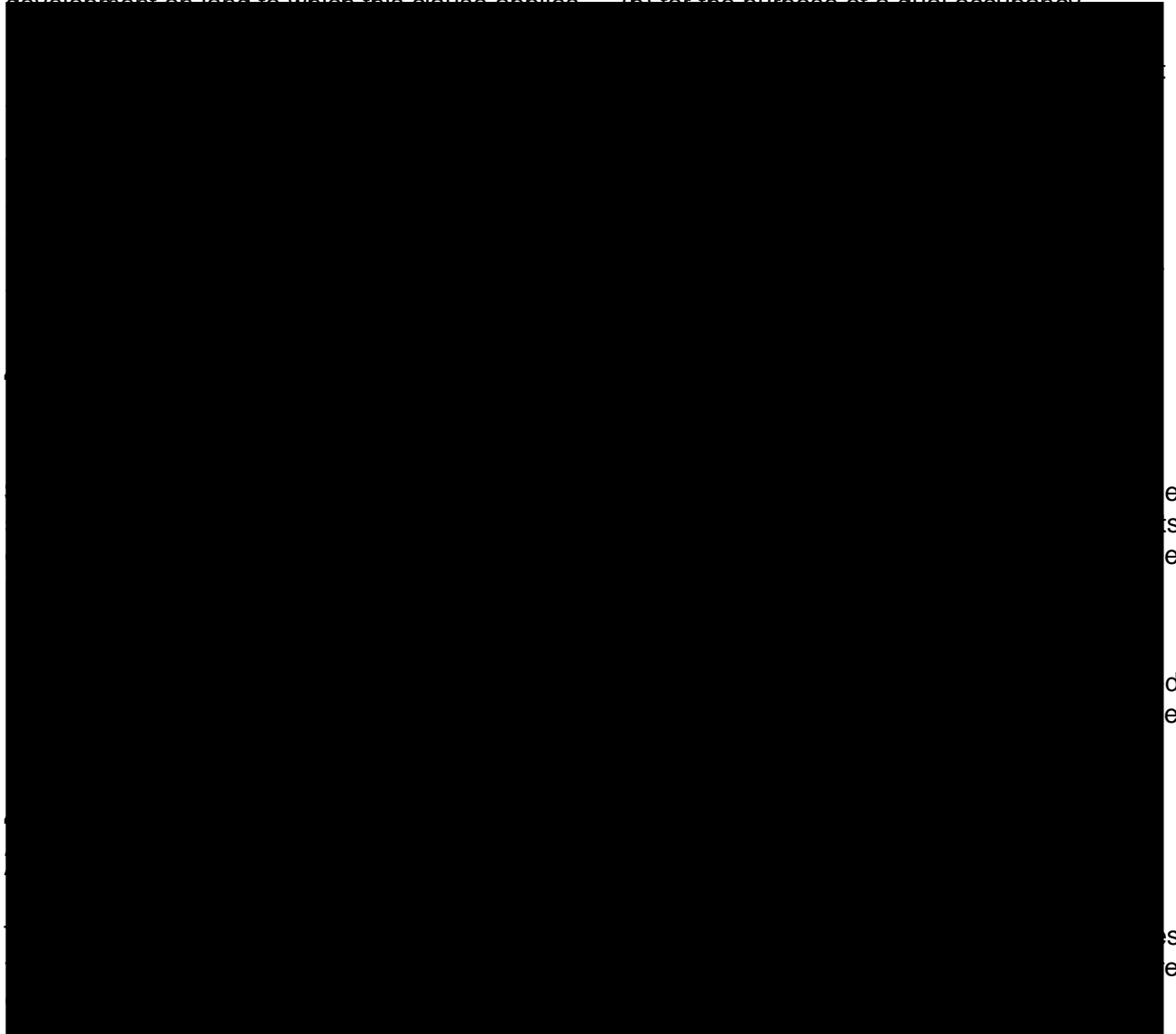
subdivision of land shown on the Lot Size Map. The subject site is shown on Map LSZ_006C and has a minimum subdivision lot size of 600m².

The relevant subdivision lot size objectives are stated, inter alia:

1. to ensure that subdivision of land occurs in a manner that promotes suitable land uses and development,
2. to minimise any likely impact of subdivision and other development on the amenity of neighbouring properties,
3. to ensure that lot sizes and dimensions are able to accommodate development, consistent with relevant development controls,

4. to ensure that subdivision does not have an inappropriate impact on the natural environment,
5. The size of any lot resulting from a subdivision of land to which this clause applies is not to be less than the minimum size shown on the Lot Size Map in relation to that land.

Clause 4.1A Minimum lot sizes for dual occupancies, manor houses, multi dwelling housing and residential flat buildings is provided to achieve planned residential density in certain zones. The proposed development is located in zone R1 which 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



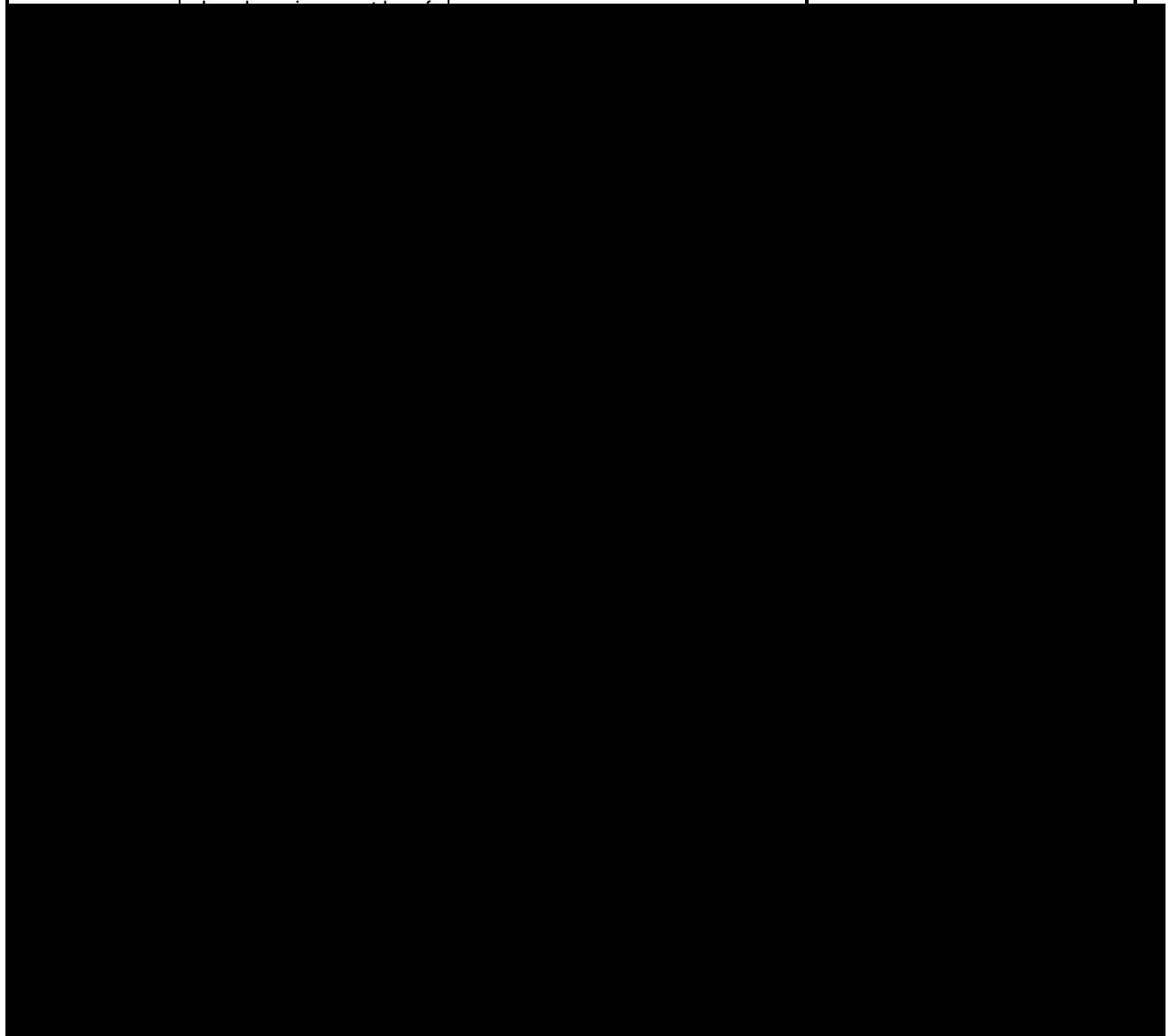
In our opinion, the proposed development is consistent with the design principles for residential dwellings as the proposal is of a contemporary design that is complimentary to the surrounding residential area. Importantly, the proposal will enhance the existing streetscape as the proposal is for a single storey development and is setback from the front boundary to minimise bulk and scale.

The compliance of the proposal with the relevant built form development principles in the Mid-Western Regional Council DCP are summarised in Table 2.

TABLE 2: PROPOSAL COMPLIANCE - MID-WESTERN REGIONAL COUNCIL DCP 2013

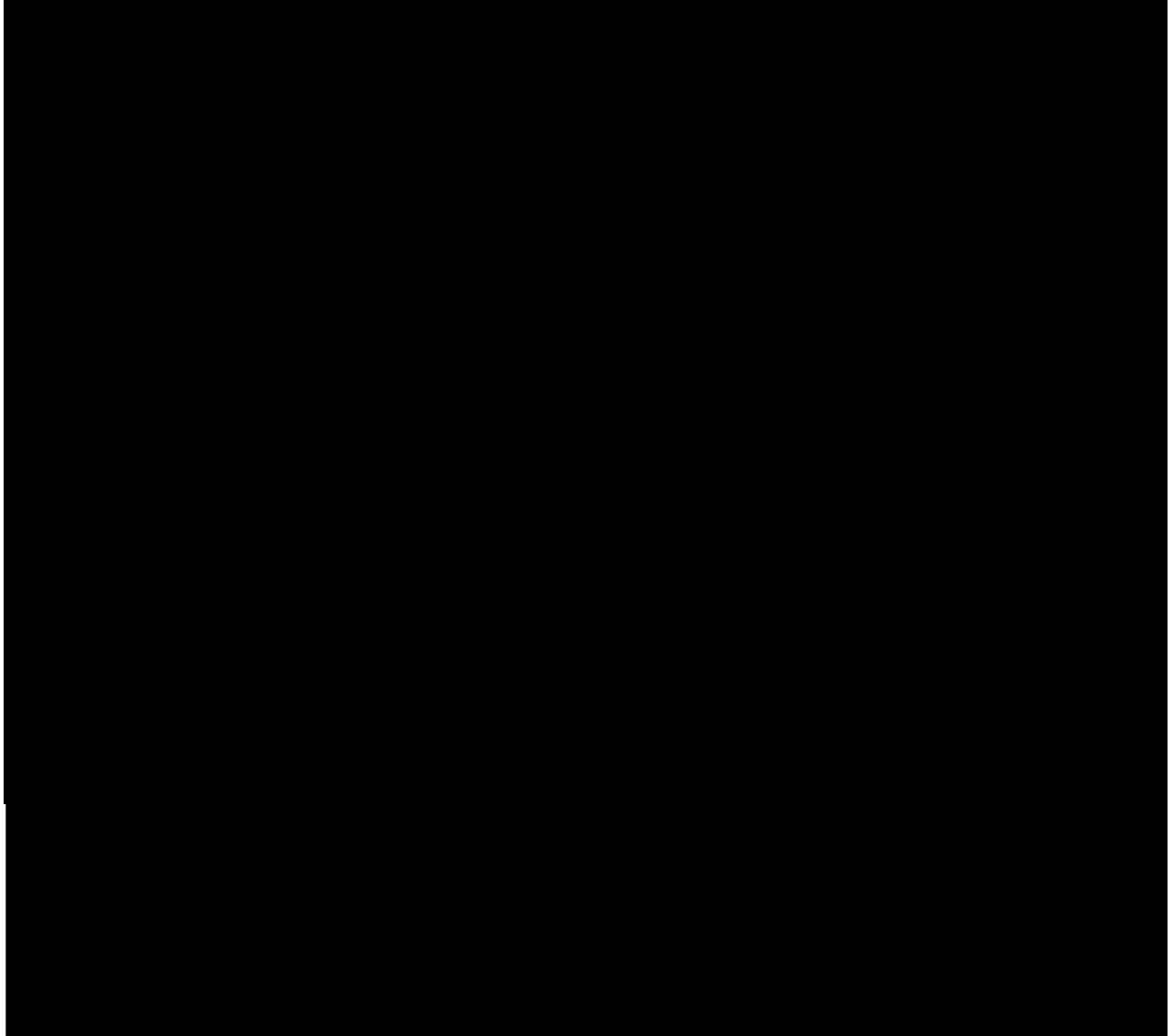
Provision	Requirement	Proposal	Complies
	Setbacks must be compatible with the existing and/or future desired streetscape.	Building front setbacks > 4.5m which is consistent with the existing and future building front setback along the streetscape and	
	development is not to exceed 50% site coverage.	Proposed development < 35% site coverage.	
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 POS orientated to the western aspect providing adequate solar access.	YES (Please see attached plans)

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 has one parking space in single garage and one space on concrete driveway within front setback.	YES



Slopes	to the Australian Standard.		(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.	
	All weather vehicle		

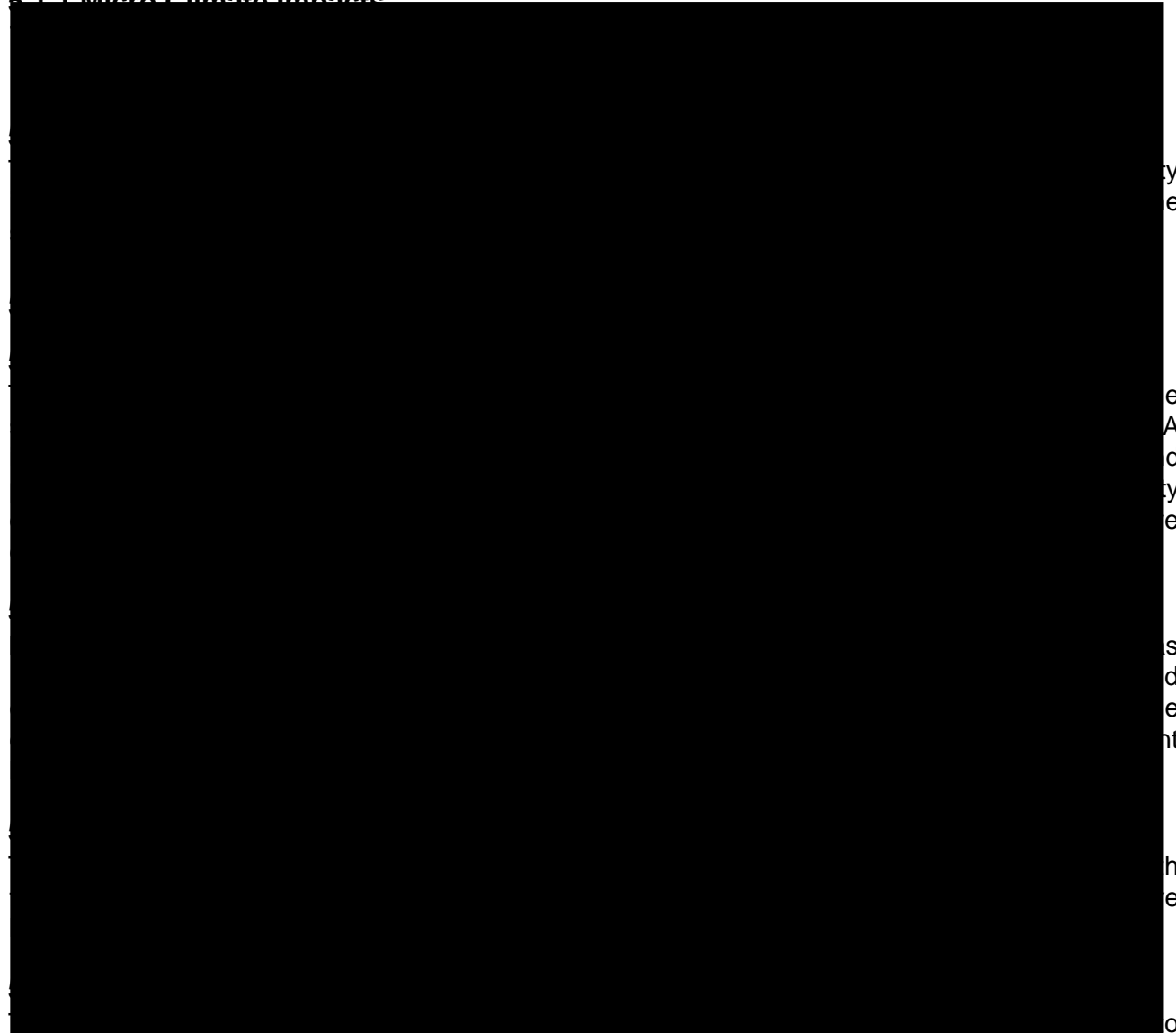


5.0 Planning Assessment

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



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 to Service and Infrastructure

As outlined, the site is accessible via Dunnachie Street. As the site has been subdivided for residential development within the newly established Logan Estate, electricity, telephone, water and sewerage are readily available.

5.3.2 Traffic, Parking & Access

The development will not substantially increase the traffic volume for the area, with minimal traffic movements expected. The development includes secure car parking space, and additional spaces within the front setback.

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.

