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Statement of Environmental Effects

12 Flinders Avenue, Mudgee: Attached Dual Occupancy and
Torrens Title Subdivision



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Prepared by	O’Ryan Geospatial Pty Ltd
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PART A – PROPOSAL OVERVIEW

1 INTRODUCTION

O'Ryan Geospatial Pty Ltd (O'Ryan) has been engaged by the landowner to prepare a Statement of Environmental Effects (SEE) to describe and assess the permissibility of a proposed attached dual occupancy and Torrens title subdivision against relevant legislative, environmental, and planning requirements. The SEE accompanies the development application (DA) seeking consent for the proposed development of the land.

The subject land is legally described as Lot 11 DP 1281144; 12 Flinders Avenue, Mudgee.

The DA seeks the consent of Mid-Western Regional Council (Council) pursuant to clauses 4.1A and 4.1B of *Mid-Western Regional Local Environmental Plan 2012* (LEP). The proposed development intends the establishment of an attached dual occupancy with an associated Torrens title subdivision; each dwelling having separate title.

The proposed development is not integrated development (section 4.46 of the *Environmental Planning & Assessment Act 1979* (the EP&A Act)).

The SEE is structured into two parts:

- Part A – provides an overview of the subject site and proposed development.
- Part B – evaluates the proposed development against the environmental planning framework.

2 SITE OVERVIEW

The subject land is legally described as Lot 11 DP 1281144; 12 Flinders Avenue, Mudgee.

The location of the subject site is shown below in Figure 1.

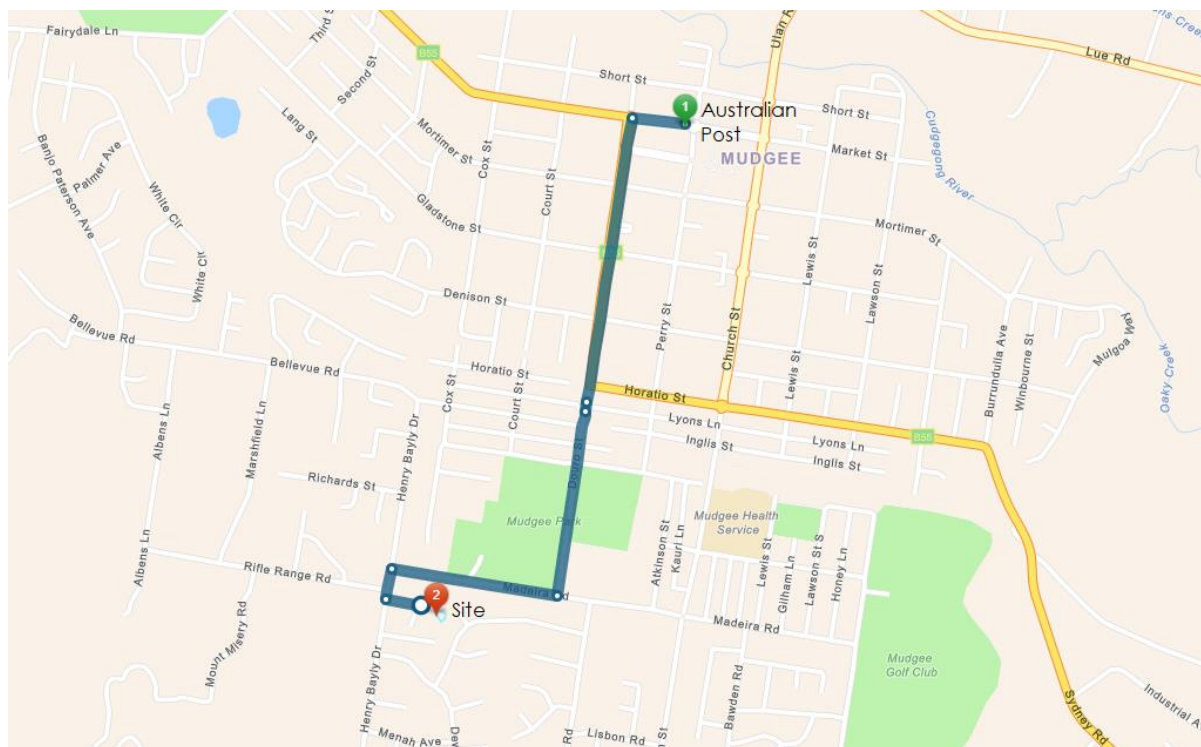


Figure 1: Site Location (Google Maps 2022)



An overview of site characteristics is provided below:

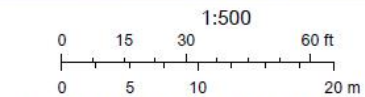
Size	834.4m ²
Shape	Lot Shape: irregular
Frontage	12 metre frontage to Flinders Avenue 16 metre frontage at the building line (4.5 metres)
Terrain Features	The subject site has a uniform gentle slope and is occupied by exotic grasses
Environmental Hazards	The site is not flood prone nor has its history been associated with land uses which would cause potential contamination concerns
Surrounding Development	The site is located adjacent to both existing residential development and vacant residential land
Built Environment	Description: The site is vacant Access: The site has legal access to Flinders Avenue Servicing: Reticulated water, sewerage, electricity and fixed line NBN are available from Flinders Avenue.

Figure 2 comprises an aerial photograph of the property. Site photography is located at Plate 1.



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-  Subject Site (lot 11/-/DP1281144)
-  NSW_Land_Parcel_Property_Theme_Lot - Lot



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Figure 2: Site Overview

Statement of Environmental Effects

12 Flinders Avenue, Mudgee – Attached Dual Occupancy and Torrens Title Subdivision



Plate 1: View of the site (looking south) and Flinders Avenue

3 PROPOSED DEVELOPMENT

The proposed development intends the establishment of an attached dual occupancy with an associated Torrens title subdivision; each dwelling having separate title.

The application is proposed under clauses 4.1A and 4.1B of the LEP.

3.1 DUAL OCCUPANCY

Site and dwelling details are provided in the plans prepared by Giselle Denley Drafting Services, attached as Appendix A.

Building construction materials are described as selected brick (vener) facades and colourbond roofing.

A summary of the key features of each dwelling is provided in Table 1.

Table 1: Summary of Key Site Features

	DWELLING 1 (m ²) PROPOSED LOT 111	DWELLING 2 (m ²) PROPOSED LOT 112
Post Subdivision Lot Size	417	417.4
Total Living Space	139.01	168.79
Garage Area	36.99	38.07
Alfresco	14.34	14.06
Porch	3.05	2.68
Private Open Space	80	87
Total Site Coverage (including Alfresco)	416.99m ² or 49.97%	
Total Landscaping	296.75m ² or 35.56%	

3.2 SUBDIVISION

The DA seeks Council consent to subdivide the subject land into two Torrens title lots such that each dwelling would be located on a separate lot.

Subdivision details are illustrated on the plans prepared by Giselle Denley Drafting Services, attached as Appendix A.

The proposed allotments are described below:

- **Proposed Lot 111** – 417m² - with direct frontage to Flinders Avenue.
- **Proposed Lot 112** – 417.4m² - a battle-axe lot with an access handle to Flinders Avenue.

3.3 SERVICING

The proposed development will access and augment services currently available in Flinders Avenue. Details of the proposed servicing arrangements are outlined in Table 2.

Table 2: Servicing Arrangements

Service	Proposed Arrangements
Access and Traffic	<p>Both proposed allotments intend a sealed driveway access to Flinders Avenue.</p> <p>The proposed driveway accesses are located greater than 6m from any intersection and have sufficient line of sight, appropriate for the 50km/hr speed zone.</p> <p>The traffic generated by the proposed development will be minimal, with a total of two residential dwellings proposed.</p>

	Flinders Avenue is a sealed, two-lane local cul-de-sac and will readily service the proposed development.
Water supply	Reticulated water can be made available to the site. Water supply is supplemented by 3000L rainwater tanks proposed for each dwelling. Refer to details in Appendix A.
Effluent disposal	Reticulated sewer can be provided to the site. An easement for sewer will be required across proposed Lot 111 to service proposed Lot 112. Refer to details in Appendix A.
Waste disposal	Council provides solid waste collection and management services for domestic waste. The proposed allotments are within the Mudgee kerbside collection for general waste, recycling, and food organics/garden organics.
Drainage and stormwater	The proposed developments will result in a net increase in impervious surfaces at the site. Both proposed dwellings intend 3000L rainwater tanks for onsite retention and reuse. Stormwater will be directed to Flinders Avenue.
Electricity	The site has access to grid electricity infrastructure located at Flinders Avenue. Refer to details in Appendix A.
Telecommunications	The subject site is within the NBN fixed-line broadband access network. The technology used is NBN Fibre to the Premises (FTTP). Refer to details in Appendix A.

PART B - STATUTORY CONSIDERATIONS

The NSW Planning system operates under the statutory requirements outlined by the EP&A Act. This section of the SEE evaluates the proposed development against relevant statutory obligations.

4 PART 1.7 – BIODIVERSITY CONSERVATION ACT 2016 & FISHERIES MANAGEMENT ACT 1994

Part 1.7 of the EP&A Act requires the application of Part 7 of the *Biodiversity Conservation Act 2016* (BC Act) and Part 7A of the *Fisheries Management Act 1994* (FM Act). Part 7, Division 1, Section 7.2 of the BC Act requires consideration of whether the development or activity is “likely to significantly affect threatened species”, viz:

“(1) For the purposes of this Part, development or an activity is **likely to significantly affect threatened species** if—

(a) it is likely to significantly affect threatened species or ecological communities, or their habitats, according to the test in section 7.3, or

(b) the development exceeds the biodiversity offsets scheme threshold if the biodiversity offsets scheme applies to the impacts of the development on biodiversity values, or

(c) it is carried out in a declared area of outstanding biodiversity value”.

The subject site is vacant and is occupied by exotic grasses.

NSW Office of Environment and Heritage mapping does not indicate the presence of any high-value biodiversity land at the site.

The proposed development will not impact threatened species.

5 EP&A ACT PART 4.15 (1)(A)

In determining a DA, the consent authority considers relevant legislative matters under section 4.15(1)(a) of the Act, viz:

“(a) the provisions of:

(i) any environmental planning instrument, and

(ii) 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 Planning 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 7.4, or any draft planning agreement that a developer has offered to enter into under section 7.4, and

(iv) the regulations (to the extent that they prescribe matters for the purposes of this paragraph),

(v) (Repealed)”.

Those matters are considered as follows:

5.1 STATE ENVIRONMENTAL PLANNING POLICIES

A discussion of the applicability of State Environmental Planning Policies (SEPPs) to the proposed development is outlined below in Table 3.

Table 3: Evaluation Against State Environmental Planning Policies

STATE ENVIRONMENTAL PLANNING POLICY (SEPP) EVALUATION	
SEPP	Evaluation and Comment
SEPP (Biodiversity and Conservation) 2021	- The provisions of the Biodiversity Offset Scheme are not relevant to the proposed development of the land.

	<ul style="list-style-type: none"> - The proposed development does not contain trees listed under Council's DCP Section 4.7 – Tree Preservation Order. - Chapter 4 Koala Habitat 2021 applies to the site. The proposed subdivision will not result in significant clearing with disturbance limited to non-native grasses. The proposed development will therefore have no impact on Koalas or their habitat.
SEPP (Building Sustainability Index: BASIX) 2004	<ul style="list-style-type: none"> - The proposed development satisfies the relevant aims and requirements of the SEPP. - BASIX Certificates accompany the DA.
SEPP (Exempt and Complying Development Codes) 2008	<ul style="list-style-type: none"> - Not applicable
SEPP (Housing) 2021	<ul style="list-style-type: none"> - Not applicable.
SEPP (Industry and Employment) 2021	<ul style="list-style-type: none"> - Not applicable.
SEPP No 65 Design Quality of Residential Apartment	<ul style="list-style-type: none"> - Not applicable.
SEPP (Planning Systems) 2021	<ul style="list-style-type: none"> - Not applicable.
SEPP (Precincts—Regional) 2021	<ul style="list-style-type: none"> - Not applicable.
SEPP (Primary Production) 2021	<ul style="list-style-type: none"> - Not applicable.
SEPP (Resilience and Hazards) 2021	<ul style="list-style-type: none"> - The SEPP requires the planning authority to consider the potential of land contamination at the site under assessment. - The site is not listed on the NSW EPA public register of known contaminated sites. Current and historical land uses of the property are considered unlikely to have resulted in land contamination.
SEPP (Resources and Energy) 2021	<ul style="list-style-type: none"> - Not applicable.

[SEPP \(Transport and Infrastructure\) 2021](#)

- Not listed under Schedule 3 – Traffic Generating developments
- No access is proposed via a classified road.

5.2 LOCAL ENVIRONMENTAL PLAN

The proposed development has been assessed against the LEP.

5.2.1 Zoning and Permissibility

The subject site is zoned R1 General Residential. Refer to Figure 3.

dual occupancy (attached) means 2 dwellings on one lot of land that are attached to each other, but does not include a secondary dwelling.

Note: Dual occupancies (attached) are a type of **dual occupancy**

dual occupancy means a dual occupancy (attached) or a dual occupancy (detached).

Note: Dual occupancies are a type of **residential accommodation**

residential accommodation means a building or place used predominantly as a place of residence, and includes any of the following:

- (a) attached dwellings,
- (b) boarding houses,
- (baa) co-living housing,
- (c) dual occupancies,
- (d) dwelling houses,
- (e) group homes,
- (f) hostels,
- (faa) (Repealed)
- (g) multi dwelling housing,
- (h) residential flat buildings,
- (i) rural workers' dwellings,
- (j) secondary dwellings,
- (k) semi-detached dwellings,
- (l) seniors housing,
- (m) shop top housing,

but does not include tourist and visitor accommodation or caravan parks.

Residential accommodation is a permissible land use in the R1 zone.

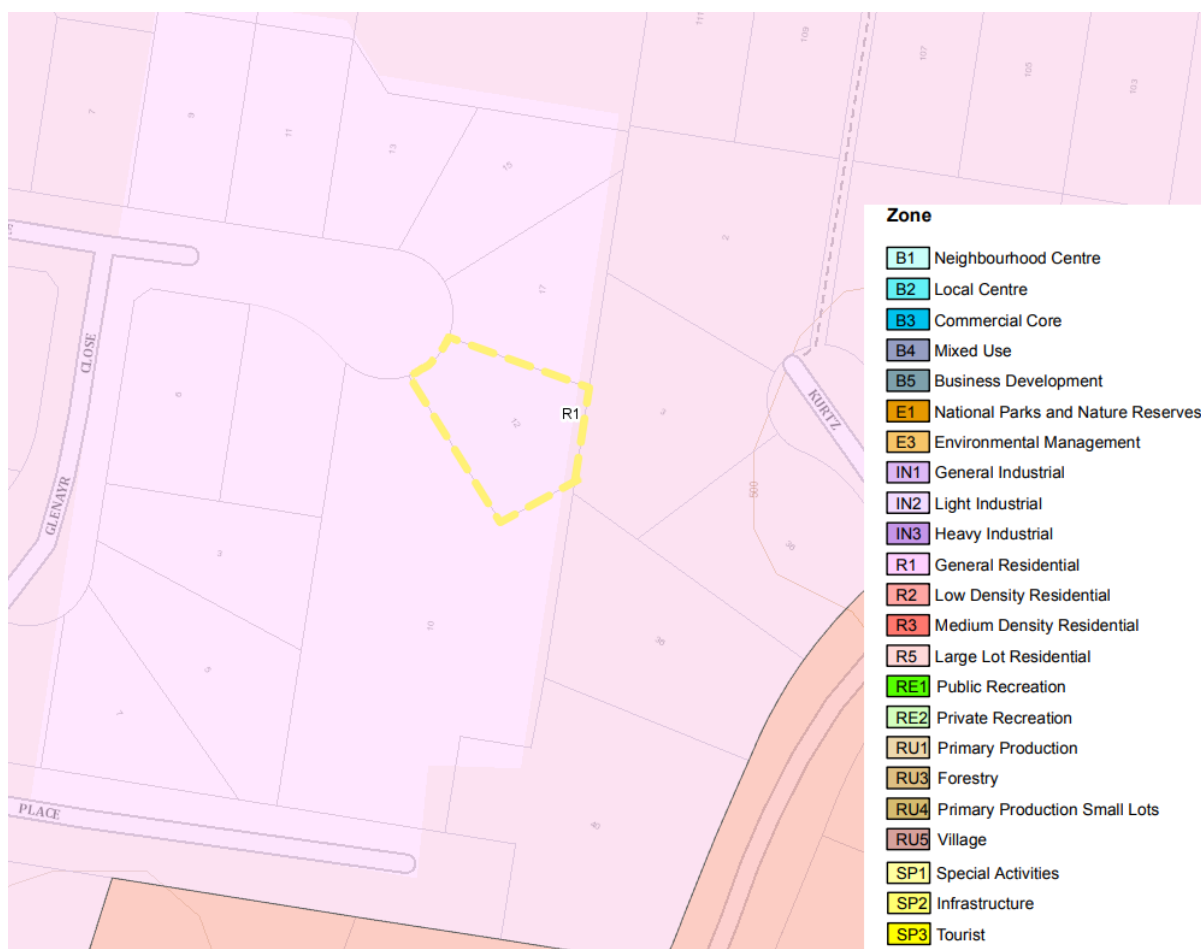


Figure 3: Land Zoning (Mid-Western Regional LEP 2012)

The proposed attached dual occupancy and associated Torrens title subdivision of the land are permissible with Council consent pursuant to clauses 4.1A and 4.1B of the LEP.

5.2.2 Mid-Western Regional Local Environmental Plan 2012: Clause 4.1A

Clause 4.1A states as follows:

“4.1A Minimum lot sizes for dual occupancies, manor dwellings, 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,

(d) for the purposes of a manor dwelling, any land 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, or*

(e) *for the purposes of a manor dwelling, if the area of the lot is equal to or greater than 1,200 square metres”.*

Comment:

The land is situated within Zone R1 General Residential.

The land is greater than 600m², being 834.4m² in size. Development consent may be granted for the purposes of an attached dual occupancy

5.2.3 Mid-Western Regional Local Environmental Plan 2012: Clause 4.1B

Clause 4.1B states as follows:

The land is situated within Zone R1 General Residential.

“4.1B Exceptions to minimum lot sizes for certain residential development

(1) 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.

(2) Despite any other provision of this Plan, development consent may be granted to the subdivision of land to which this clause applies if—

(a) multi dwelling housing or a dual occupancy is lawfully erected on the land, and

(b) the area of each resulting lot will not be less than—

(i) 300 square metres for a dual occupancy (attached) or multi dwelling housing, or

(ii) 400 square metres for a dual occupancy (detached), and

(c) only one dwelling will be located on each lot resulting from the subdivision.

(3) Development consent may be granted to a single development application for development to which this clause applies that is both of the following—

(a) the subdivision of land into 2 or more lots,

(b) the erection of a dual occupancy (attached), dual occupancy (detached) or multi dwelling housing on each lot resulting from the subdivision, if the size of each lot is equal to or greater than—

(i) 300 square metres for a dual occupancy (attached) or multi dwelling housing, or

(ii) 400 square metres for a dual occupancy (detached)”.

Comment:

The land is situated within Zone R1 General Residential.

The DA seeks both the subdivision of the land into two (2) lots and the establishment of an attached dual occupancy with one (1) dwelling on each lot. Proposed lot 111 is 417m² and proposed lot 112 is 417.4m² (each lot exceeding 300m² in size).

Development consent may be granted for the Torrens title subdivision in association with the proposed attached dual occupancy.

5.2.4 Zone Objectives

The objectives of the R1 General Residential zone are:

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

Comment:

The proposed development contributes to the housing needs of the Mudgee community in the form of an attached dual occupancy. The proposed development satisfies the relevant objectives of the R1 General Residential zone.

5.2.5 Aboriginal Archaeology and European Heritage Conservation

The subject site is located outside the Mudgee Heritage Conservation Area and does not contain an item of local or State heritage significance listed under Schedule 5 of the LEP. An AHIMS report (see Appendix B) establishes that there are no known Aboriginal sites or places of heritage significance located within the subject site or a 200m radius of the site boundaries.

5.2.6 Flood Planning

The subject site is not located within the Flood Planning Area identified in the LEP.

5.2.7 Salinity

The subject site is not identified as being affected by high salinity and the proposed development is otherwise unlikely to influence salinity processes.

5.2.8 Earthworks

Minor earthworks are associated with the proposed development of the site. Soil erosion and sedimentation procedures will be employed as necessary and relevant.

5.2.9 Groundwater Vulnerability

The LEP identifies the site as being 'groundwater vulnerable'. The proposed development of the land will not significantly impact groundwater.

5.2.10 Terrestrial Biodiversity

The proposed subdivision will not result in significant clearing with disturbance limited to non-native grasses.

The subject site does not contain vegetation identified as "moderate" or "high" terrestrial biodiversity on the LEP sensitivity biodiversity map.

The proposed development will not significantly impact biodiversity at the site.

5.2.11 Essential Services

LEP clause 6.9 requires that services that are essential for the proposed development are available or that adequate arrangements have been made to make them available. Essential services include:

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

Section 3 of this report describes the proposed arrangements for the provision of services to the development. All essential services are available to the site.

5.2.12 Visually Sensitive Land Near Mudgee

The subject site is not identified as "visually sensitive land" under clause 6.10 of the LEP.

5.3 PROPOSED INSTRUMENTS

There are no draft environmental planning instruments directly relevant to the proposed development of the land.

5.4 DEVELOPMENT CONTROL PLAN

Compliance with the Mid-Western Regional Development Control Plan 2013 (DCP) requirements is discussed below.

Table 4 – DCP Evaluation		
Provision	Compliance? (Y/N)	Evaluation and Comment
Dual Occupancy		
Building Setbacks R1, R2 and R3 where Lot size is less than 900m ² Front Setback 4.5m to building line 5.5m to the garage Side Setback 900mm	Yes	The front setback is 4.5 metres. Side setbacks range between 900mm and 1017mm.
Building Height Single Storey with a FFL of less than 1 metre above Natural Ground Level	Yes	The attached dual occupancy is single storey with a FFL of less than 1 metre above Natural Ground Level.
Site Coverage Dual occupancy development is not to exceed 50% site coverage	Yes	Site coverage (including alfresco) is 49.97%
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)	Yes	Dwelling 1 living area faces north and east. Dwelling 1 pergola faces east. Dwelling 1 private open space faces north and east. Dwelling 2 living area faces east. Dwelling 2 alfresco faces east. Dwelling 2 private open space faces east.
Privacy Single Storey with a FFL of less than 1 metre above Natural Ground Level	Yes	The attached dual occupancy is single storey with a FFL of less than 1 metre above natural ground level.

<p>Parking 2 spaces per dwelling</p>	<p>Yes</p>	<p>Each garage houses 2 cars.</p>
<p>Landscaping a) Landscaping must enhance the quality of the built environment. b) Species selection and location should improve energy efficiency through reducing heat gain through windows and deflecting winter winds. c) Plants with low maintenance and water requirements should be selected.</p>	<p>Yes</p>	<p>Landscape species include the following: Small Shrubs to 3 metres in height: <ul style="list-style-type: none"> - Callistemon paludosis - Grevillea rosmariifolia - Hakea orthonycha - Leptospermum squarrosum - Melaleuca fulgens Small Trees 3-7 metres in height: <ul style="list-style-type: none"> - Acacia baileyana - Banksia Serrata - Callistemon citrinus - Leptospermum petersonii Medium Trees 8-15 metres in height: <ul style="list-style-type: none"> - Eucalyptus nicholi - Eucalyptus citriodora - Melaleuca alternifolia Selected species satisfy DCP landscaping requirements.</p>
<p>Private open space is to be on the northern or eastern side of dwelling with direct access to living areas. Area to be 80m² with a minimum dimension of 5 metres.</p>	<p>Yes (Dwelling 1) Yes (Dwelling 2)</p>	<p>Dwelling 1: 80 m² Dwelling 2: 87 m² Minimum landscaping dimensions are 5 metres (both dwellings). Private open space is located to the east of dwellings 1 and 2, with direct access to living areas.</p>
<p>Fencing</p>	<p>Yes</p>	<p>Fencing is intended to meet DCP requirements</p>

Infrastructure	Yes	Water tanks, clothes lines and garbage bins will be screened from public view.
<p>Slopes</p> <p>a) Development maximises retention of natural ground levels and contours.</p> <p>b) Drainage is to avoid erosion of gullies, slopes and drainage lines in the locality.</p> <p>c) Cut and fill, earthworks, retaining walls, unprotected embankments and terraces etc. are setback from boundaries such that there is no impact on the privacy or visual amenity of adjoining dwellings and their private open space.</p> <p>d) Cut and fill, earthworks, retaining walls, unprotected embankments and terraces etc are setback from boundaries such that they do not redirect the flow of surface water onto adjoining properties.</p>	Yes	DCP requirements will be met by the proposed development.
Access	Yes	All weather access will be provided to both dwellings.
Adaptability	Yes	Adaptable design measures will be incorporated in the design as relevant.
Design Principles	Yes	The proposed building incorporates relevant DCP design principles.
Urban Subdivision		

<p>Lot Size</p>	<p>Yes</p>	<p>The subdivision layout sketch is provided in Appendix A.</p> <p>Proposed Lot 111 is 417m² Proposed Lot 112 is 417.4 m²</p> <p>The width of Proposed Lot 111 is 16 metres at the building line (4.5 metres from the front property boundary).</p> <p>The battle axe handle is 4.22 metres in width.</p>
<p>Lot Design</p>	<p>Yes</p>	<p>The orientation of the proposed lots is consistent with that within the immediate locality, providing capacity for future residential development to achieve good solar access.</p>
<p>Street Layout & Design</p>	<p>Yes</p>	<p>One additional lot is proposed. A traffic impact statement is not required as part of this application.</p> <p>No new roads are proposed as part of this development application and each proposed lot has suitable access to the existing road network.</p>
<p>Cycleways and footpaths</p>	<p>N/A</p>	<p>The development is not located within the pedestrian footpath or cycleway network.</p> <p>No new footpaths or cycleways are proposed as part of the development.</p>
<p>Open Space</p>	<p>N/A</p>	<p>Not applicable. The proposal is not a greenfield development with more than 20 lots.</p> <p>No onsite detention basins are proposed as part of this application.</p>

Landscaping	Yes	The provision of street trees can be provided consistent with Council's requirements.
Utility Services	Yes	All necessary utility and telecommunications services are available to the site. Refer to section 3.
Drainage	Yes	Stormwater will be discharged consistent with Council requirements.

6 EP&A ACT 1979 SECTION 4.15 (1)(B) – IMPACTS

Section 4.15(1)(b) of the EP&A Act requires consideration of the likely impacts of the development, including environmental impacts on both the natural and built environments, and social and economic impacts in the locality.

6.1 ENVIRONMENTAL IMPACTS

6.1.1 Ecological Considerations

The subject site is vacant and is occupied by exotic grasses.

Neither the NSW Biodiversity Values Map nor Council's sensitivity biodiversity map identify the land as having high biodiversity conservation value.

The proposed development will not impact threatened species.

6.1.2 Soil and Water

Minor earthworks are associated with the proposed development of the land. Soil erosion and sedimentation procedures will be employed as necessary and relevant.

The proposed development will have minimal impact on soil and water.

6.1.3 Air Quality and Noise

No significant air quality or noise impacts will occur as a result of the proposed development of the land.

6.1.4 Access, Transport and Traffic

The subject site is located within an established residential area, serviced by a Council maintained local road.

The line-of-sight of the proposed additional driveway crossover is adequate.

The development of the property is not anticipated to give rise to any adverse impacts associated with traffic movement, safety, or off-street parking. Flinders

Avenue is a sealed local road with sufficient capacity to accommodate the increase in traffic generation associated with the development of the site.

6.2 SOCIAL AND ECONOMIC IMPACTS

6.2.1 Context and Setting

The subject site is located within an established residential area, utilised primarily for housing purposes.

The proposed development of the site for residential purposes is considered unlikely to result in land use conflict with the surrounding properties.

6.2.2 Privacy, Views and Solar Access

The proposed development of the land will have no significant impact on neighbouring residents' privacy or views. Land immediately adjoining the subject site is currently vacant.

6.2.3 European Heritage

The subject site is not located within the Mudgee Heritage Conservation Area and does not contain an item of State or local heritage significance identified by Schedule 5 of the LEP.

The proposed development will have no impact on European Heritage.

6.2.4 Aboriginal Cultural Heritage

Minor earthworks are associated with the proposed development of the land.

An assessment of the potential impact on items of Aboriginal heritage significance has been undertaken in accordance with the Due Diligence Code of Practice for the Protection of Aboriginal Objects in New South Wales.

An AHIMS report (see Appendix B) establishes that there are no known Aboriginal sites or places of heritage significance located within the subject site or a 200m radius of the site boundaries.

6.3 CUMULATIVE IMPACTS

Cumulative impacts result when individual impacts of a development interact or accumulate to result in environmental degradation. The following typical scenarios have been considered:

- Temporal crowding involves a series of impacts occurring closely together in time such that the initial impact has not yet dispersed before the next impact occurs
- Spatial crowding occurs when impacts occur closely together in space such that the impacts overlap
- Compounding effects occur when a range of impacts interact and result in a combined impact greater than the sum of the separate effects.

The proposed development will have an insignificant cumulative impact.

7 EP&A ACT SECTION 4.15(1)(C) & (E) - SITE SUITABILITY AND PUBLIC INTEREST

7.1 IS THE PROPOSAL SUITABLE FOR THE LOCALITY?

The proposed development of the land will enable residential development consistent with the objectives of the R1 General Residential zone.

Housing at the site will be a cohesive addition to the existing residential neighbourhood.

7.2 IS THE SITE APPROPRIATE FOR THE PROPOSED DEVELOPMENT?

The proposed development will enable residential development consistent with the objectives of the R1 General Residential zone.

Given the minor nature of works associated with the proposed development of the land, no significant environmental impact is anticipated.

7.3 IS THE PROPOSAL IN THE PUBLIC INTEREST?

The proposal is in the public interest providing an ability to create additional housing opportunities.

There are no significant adverse environmental or likely future social impacts associated with the proposed development of the land.

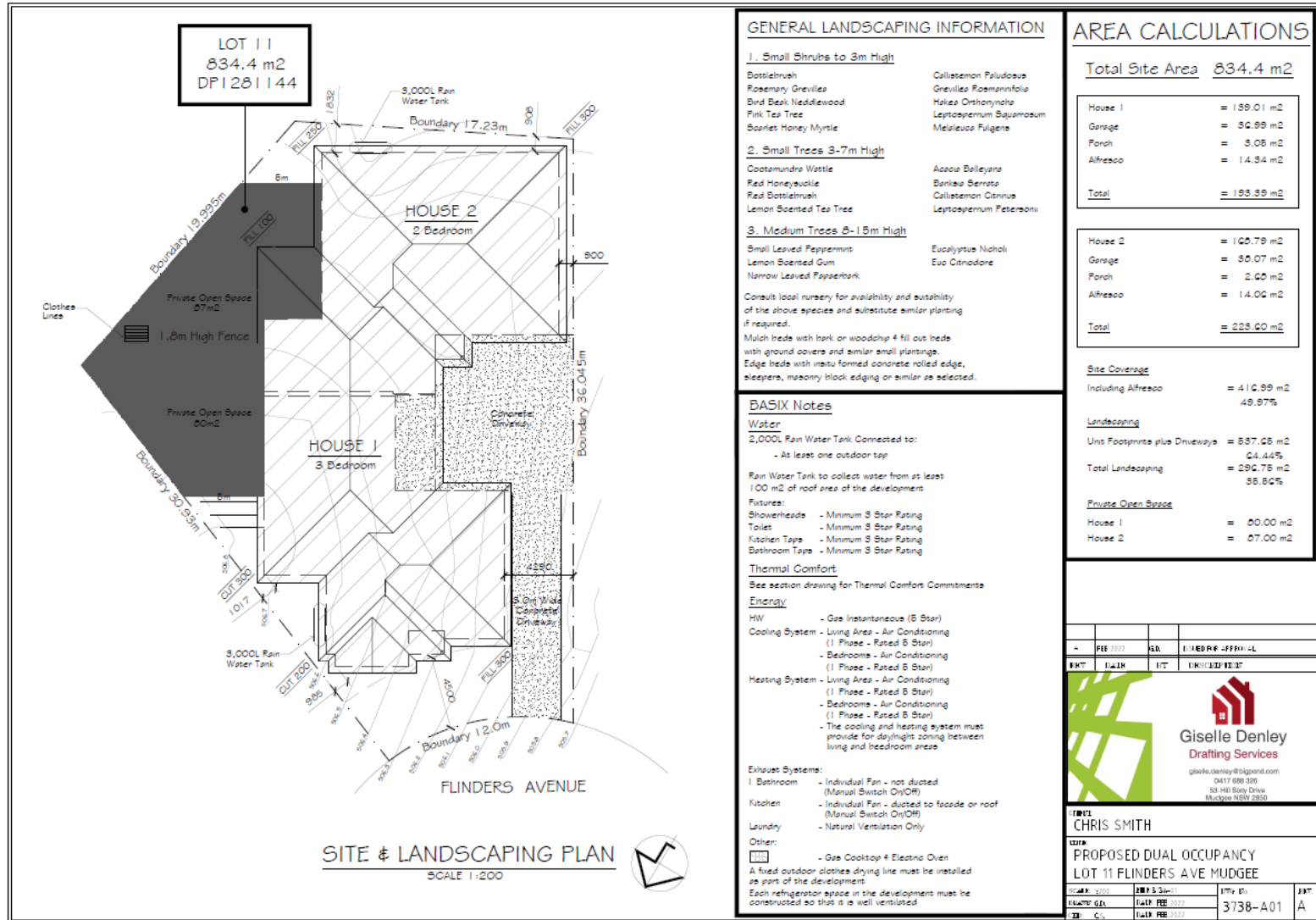
8 CONCLUSION

The proposed development has been assessed against the requirements of Section 4.15 of the EP&A Act. This report has established that:

- The proposed development of the land is permissible with Council consent pursuant to clauses 4.1A and 4.1B of the LEP
- The proposed development is consistent with Council's strategic land use direction for the site
- The proposal development is consistent with the relevant objectives of the R1 General Residential zone
- The proposal development is consistent with the relevant provisions of Mid-Western Regional Development Control 2013
- The proposed development has no significant adverse environmental or social impacts
- The proposed subdivision of the land will add to the opportunity to provide additional housing
- The proposed development is in the public interest

The development application has merit and is considered worthy of Council's approval.

APPENDIX A



GENERAL LANDSCAPING INFORMATION

1. Small Shrubs to 3m High

- | | |
|----------------------|--------------------------|
| Bottlebrush | Callistemon Paludosus |
| Rosemary Grevilles | Grevillea Roemanniifolia |
| Bird Beak Nettlewood | Halca Orthocnicha |
| Pink Tea Tree | Leptospermum Bayanoeum |
| Scorlet Honey Myrtle | Melaleuca Fulgens |

2. Small Trees 3-7m High

- | | |
|------------------------|-------------------------|
| Cootamundra Wattle | Acacia Bellejuna |
| Red Honeyeukle | Banksia Serrata |
| Red Bottlebrush | Callistemon Citrinus |
| Lemon Scented Tea Tree | Leptospermum Petersonii |

3. Medium Trees 8-15m High

- | | |
|-------------------------|--------------------|
| Small Leaved Paperbark | Eucalyptus Nicholi |
| Lemon Scented Gum | Euc Citrodore |
| Narrow Leaved Paperbark | |

Consult local nursery for availability and suitability of the above species and substitute similar planting if required.

Mulch beds with bark or woodchip & fill out beds with ground covers and similar small plantings.
 Edge beds with inset formed concrete rolled edge, sleepers, masonry block edging or similar as indicated.

BASIX Notes

- Water**
 2,000L Rain Water Tank Connected to:
 - At least one outdoor tap
- Rain Water Tank to collect water from at least 100 m² of roof area of the development
- Fixtures:**
 Showerheads - Minimum 3 Star Rating
 Toilet - Minimum 3 Star Rating
 Kitchen Taps - Minimum 3 Star Rating
 Bathroom Taps - Minimum 3 Star Rating

Thermal Comfort
 See section drawing for Thermal Comfort Comments

Energy

- HW**
 - Gas Instantaneous (5 Star)
- Cooling System** - Living Area - Air Conditioning (1 Phase - Rated 5 Star)
 - Bedrooms - Air Conditioning (1 Phase - Rated 5 Star)
- Heating System** - Living Area - Air Conditioning (1 Phase - Rated 5 Star)
 - Bedrooms - Air Conditioning (1 Phase - Rated 5 Star)
 - The cooling and heating system must provide for day/night zoning between living and bedroom areas

- Exhaust Systems:**
 1 Bathroom - Individual Fan - not ducted (Manual Switch On/Off)
 Kitchen - Individual Fan - ducted to facade or roof (Manual Switch On/Off)
 Laundry - Natural Ventilation Only

- Other:**
 - Gas Cooktop & Electric Oven
 A fixed outdoor clothes drying line must be installed as part of the development
 Each refrigerator space in the development must be constructed so that it is well ventilated

AREA CALCULATIONS

Total Site Area 834.4 m²

House 1	= 139.01 m ²
Garage	= 30.99 m ²
Porch	= 3.06 m ²
Alfresco	= 14.94 m ²
Total	= 188.00 m²

House 2	= 100.79 m ²
Garage	= 30.07 m ²
Porch	= 2.00 m ²
Alfresco	= 14.00 m ²
Total	= 228.00 m²

Site Coverage

Including Alfresco	= 410.99 m ²
	49.97%

Landscaping

Unit Footprints plus Driveways	= 637.06 m ²
	76.44%
Total Landscaping	= 296.76 m²
	35.62%

Private Open Space

House 1	= 60.00 m ²
House 2	= 67.00 m ²

+	FEE 2022	SR	TERRACE AFFR - AL
INT	LAIR	IT	ENCLOSURE

Giselle Denley
Drafting Services
giselle.denley@bigpond.com
0417 680 395
53 Hill Street Drive
Mudgee NSW 2850

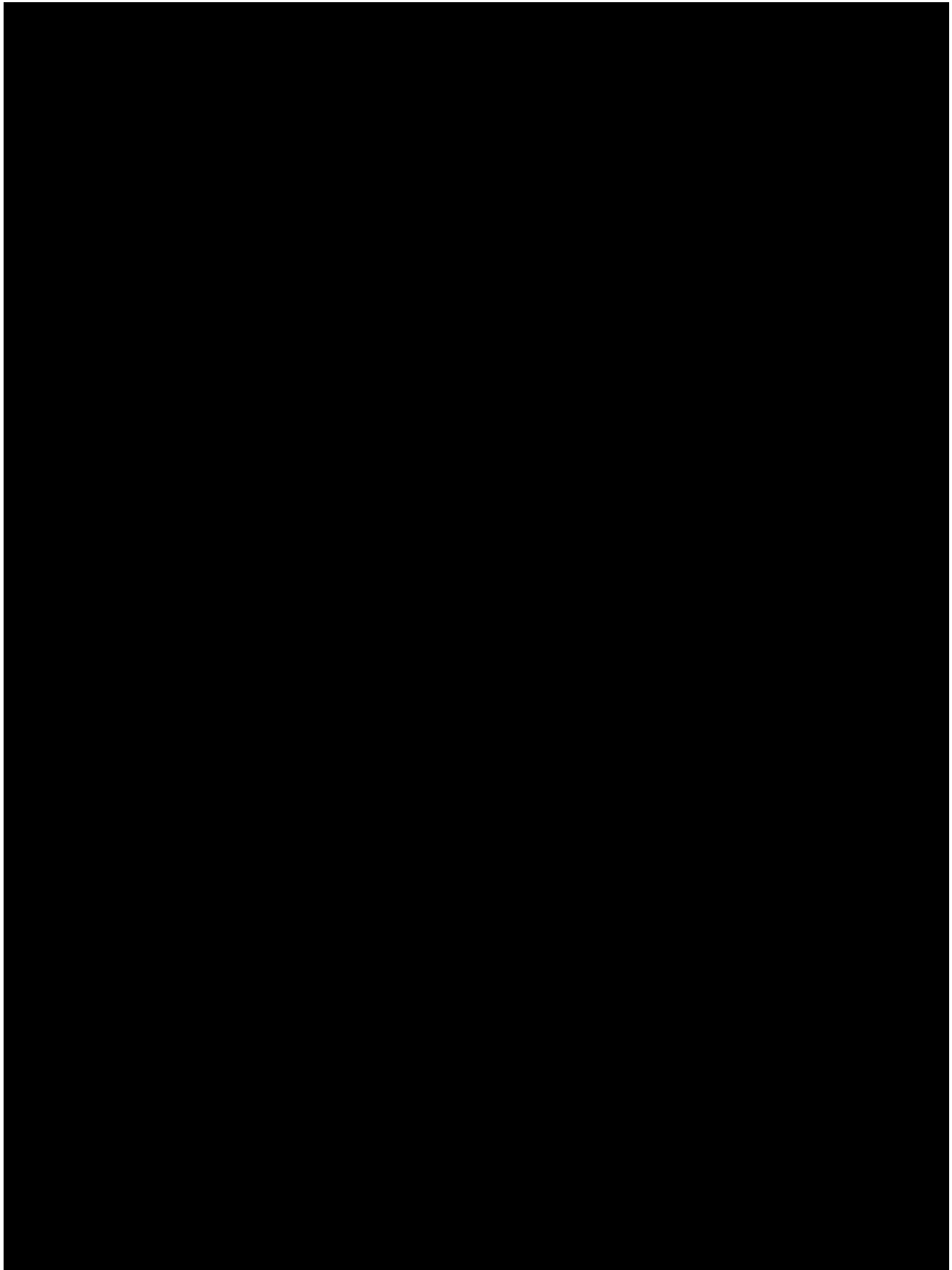
PREPARED BY
CHRIS SMITH

PROPOSED DUAL OCCUPANCY
LOT 11 FLINDERS AVE MUDGEE

DATE	2023	REVISED	10/11/23	DATE	2023
PLANNING	01	DATE	10/11/23	PROJECT	3738-A01
DATE	10/11/23	DATE	10/11/23	DATE	10/11/23

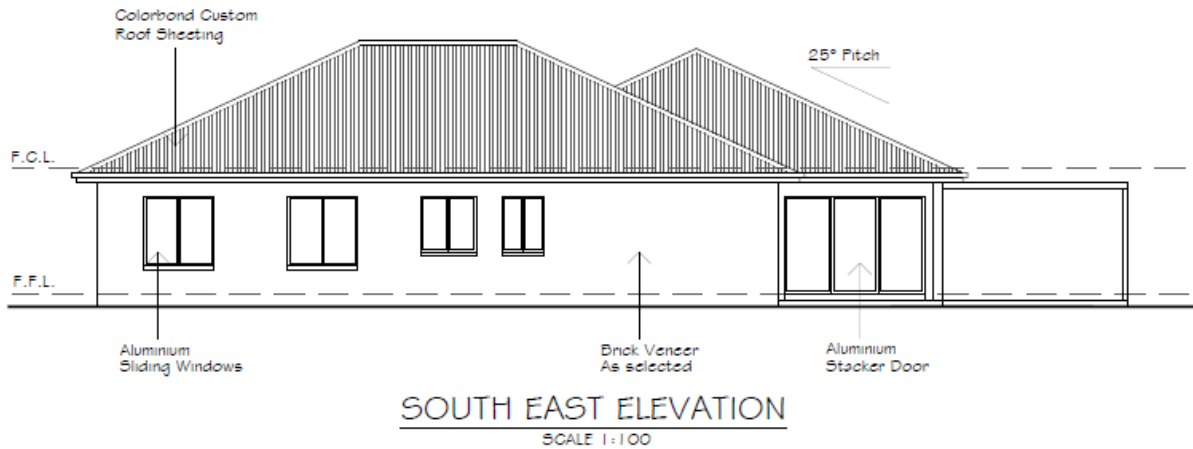
Statement of Environmental Effects

12 Flinders Avenue, Mudgee – Attached Dual Occupancy and Torrens Title Subdivision




Statement of Environmental Effects

12 Flinders Avenue, Mudgee – Attached Dual Occupancy and Torrens Title Subdivision



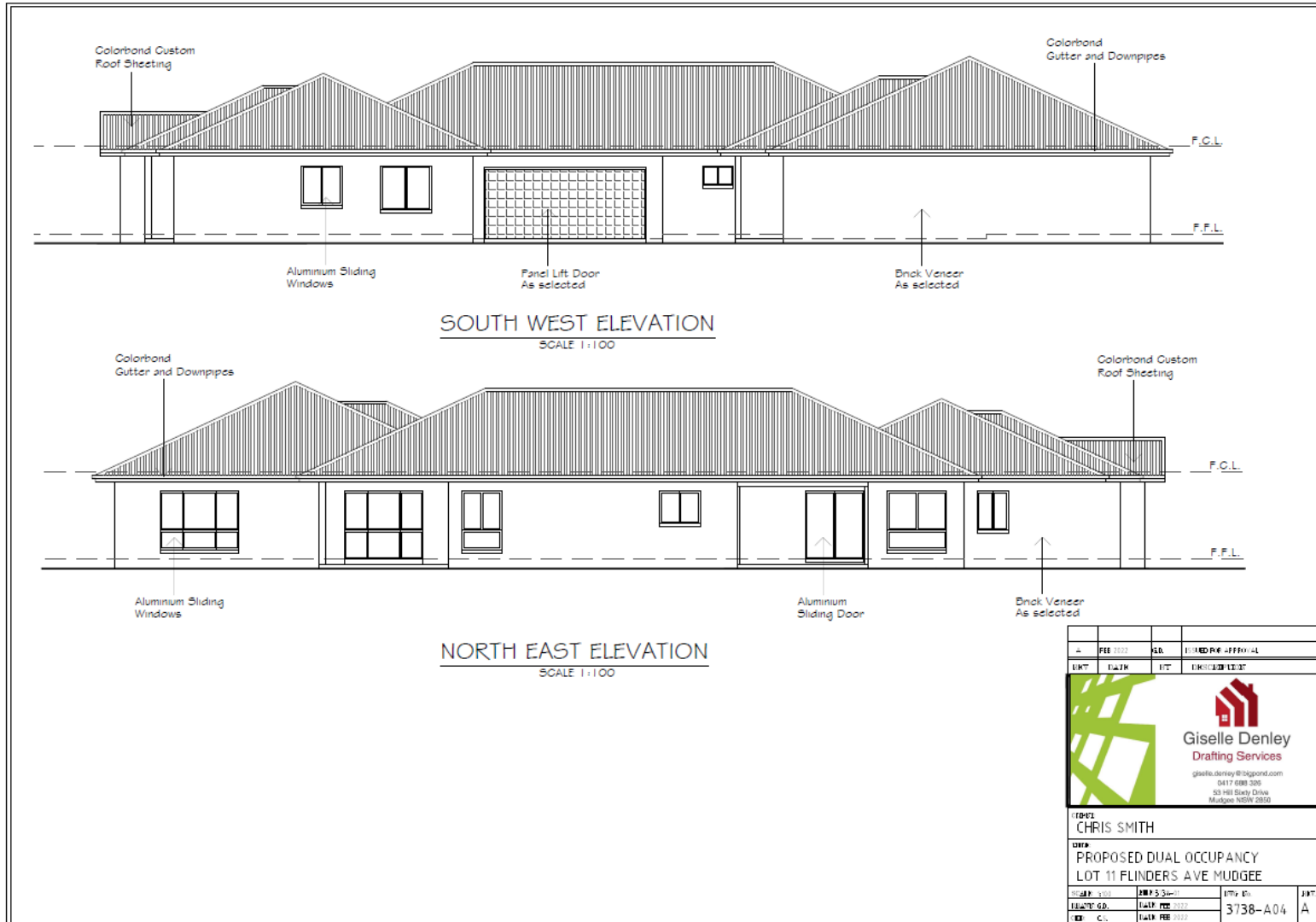
DATE	DESCRIPTION	BY	CHKD BY
FEB 2022	ISSUED FOR APPROVAL	SD	
DATE	DESCRIPTION	BY	CHKD BY



Giselle Denley
Drafting Services

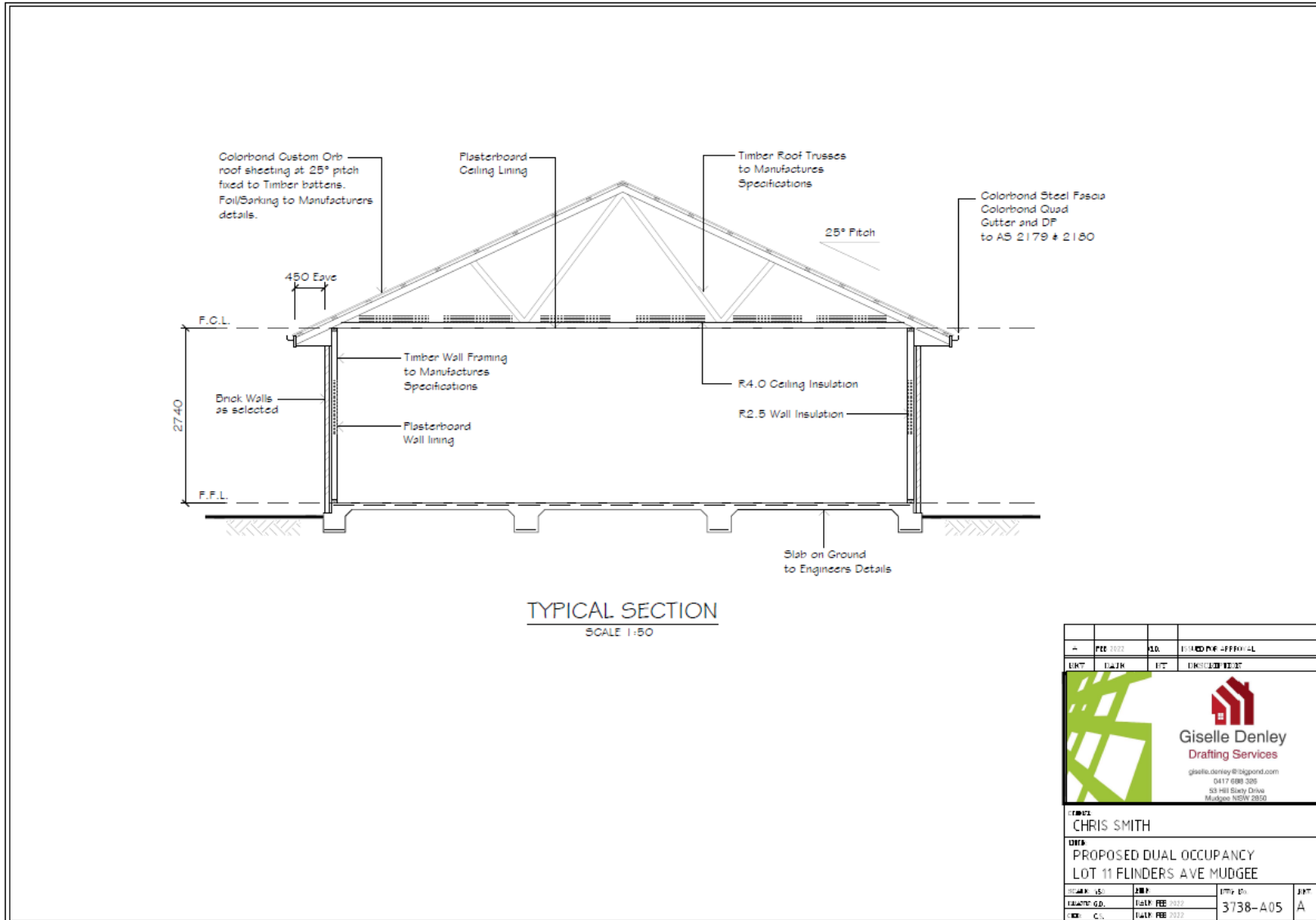
giselle.denley@bigpond.com
0417 688 389
53 Hill Sixty Drive
Mudgee NSW 2850

PROJECT: CHRIS SMITH			
DRAWING: PROPOSED DUAL OCCUPANCY LOT 11 FLINDERS AVE MUDGEE			
SCALE: 1:100	DRAWN: S. SMITH	DATE: FEB 2022	SITE: 3738-A03
CHECKED: G.D.	DATE: FEB 2022	DATE: FEB 2022	SHEET: A
DATE: FEB 2022	DATE: FEB 2022	DATE: FEB 2022	DATE: FEB 2022



Statement of Environmental Effects

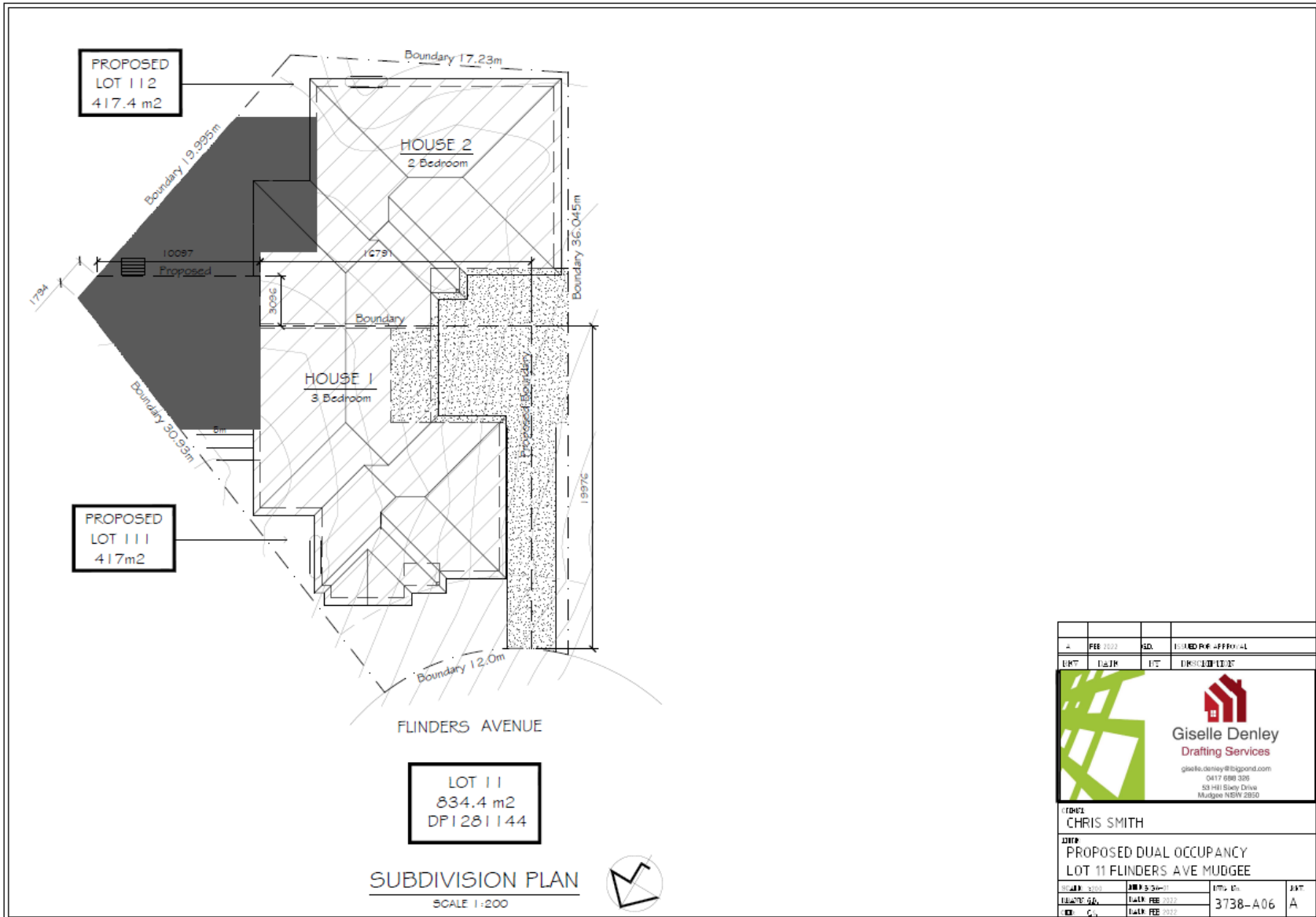
12 Flinders Avenue, Mudgee – Attached Dual Occupancy and Torrens Title Subdivision



NO.	REV	DATE	BY	CHKD	APPD	REASON
1						
<p>Giselle Denley Drafting Services giselle.denley@bigpond.com 0417 698 328 53 Hill Street Drive Mudgee NSW 2850</p>						
<p>CLIENT CHRIS SMITH</p>						
<p>PROJECT PROPOSED DUAL OCCUPANCY LOT 11 FLINDERS AVE MUDGEE</p>						
DATE	BY	CHKD	APPD	REV	NO.	DESCRIPTION
14/11/2022						
14/11/2022						
14/11/2022						
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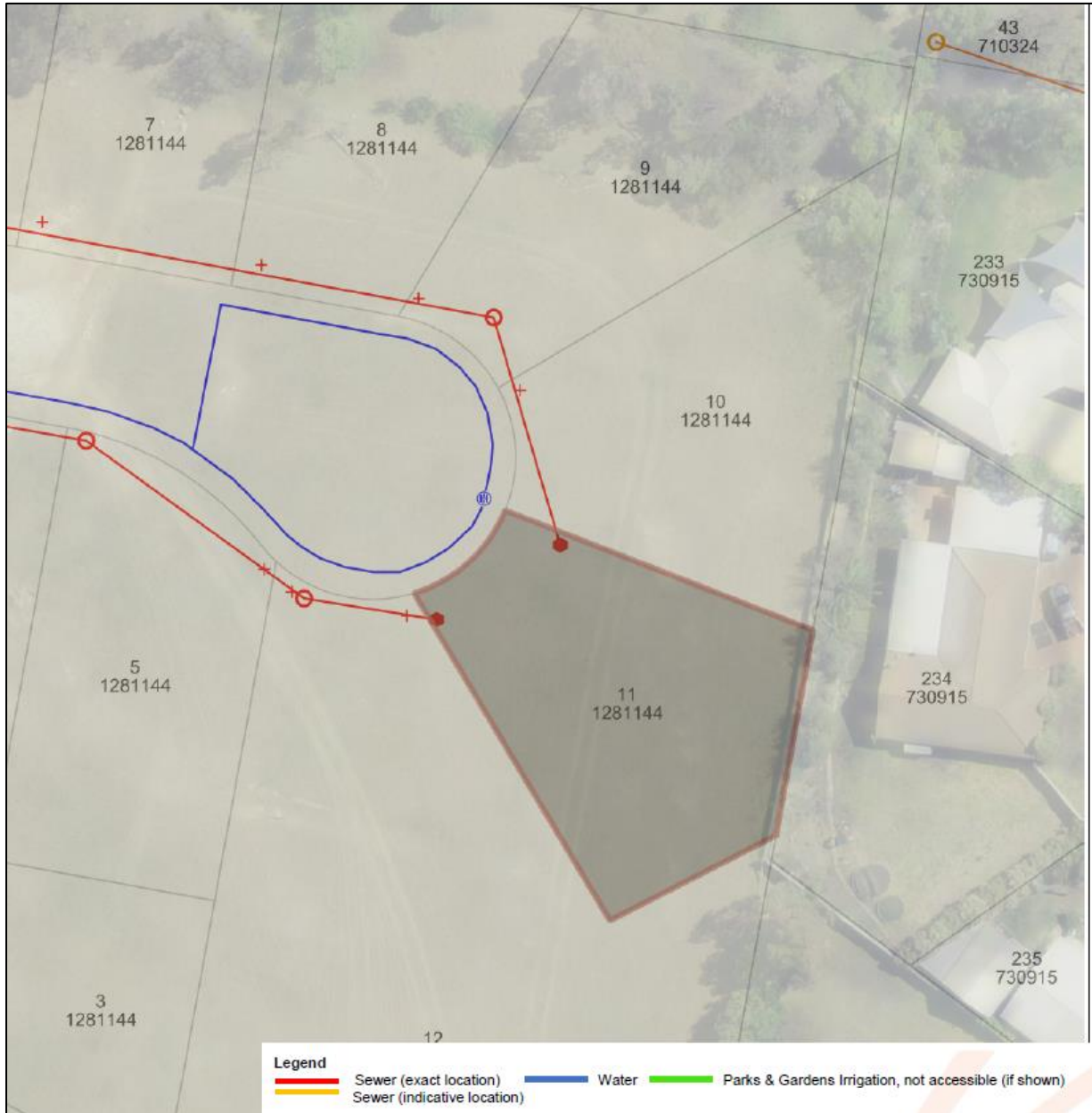
Statement of Environmental Effects

12 Flinders Avenue, Mudgee – Attached Dual Occupancy and Torrens Title Subdivision



Statement of Environmental Effects

12 Flinders Avenue, Mudgee – Attached Dual Occupancy and Torrens Title Subdivision





APPENDIX B



AHIMS Web Services (AWS)
 Search Result

Your Ref/PO Number : 22-1081

Client Service ID : 719450

O’Ryan Geospatial Pty Ltd

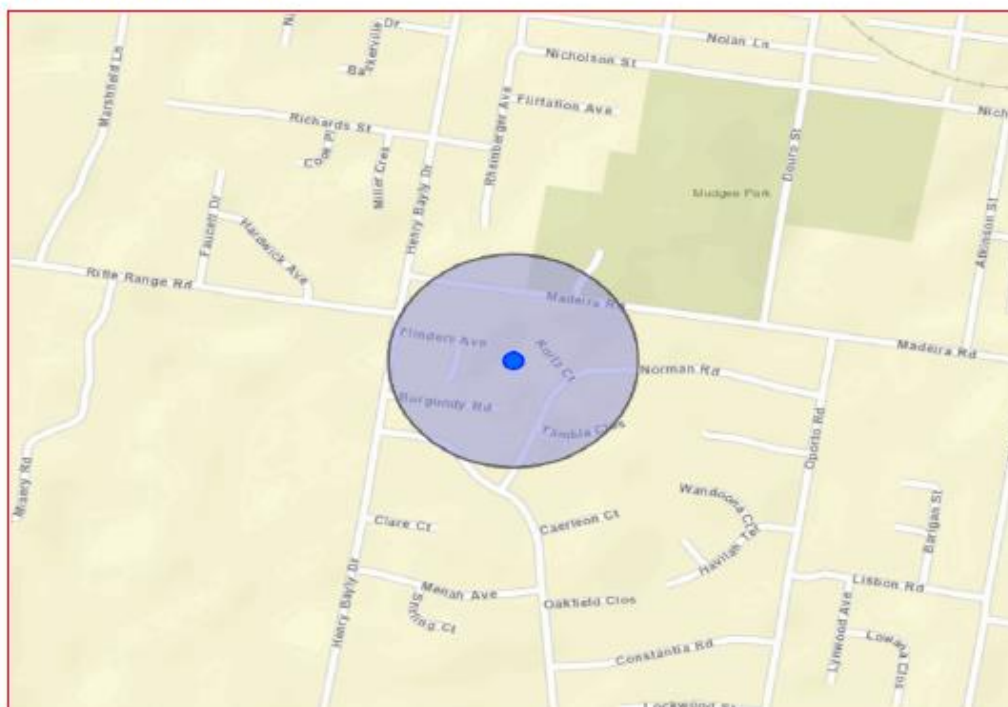
Date: 21 September 2022

129 Church St
 Mudgee New South Wales 2850
 Attention: Mitchell Foley
 Email: info@oryangeospatial.com.au

Dear Sir or Madam:

AHIMS Web Service search for the following area at Address : 12 FLINDERS AVENUE MUDGEE 2850 with a Buffer of 200 meters. conducted by Mitchell Foley on 21 September 2022.

The context area of your search is shown in the map below. Please note that the map does not accurately display the exact boundaries of the search as defined in the paragraph above. The map is to be used for general reference purposes only.



A search of Heritage NSW AHIMS Web Services (Aboriginal Heritage Information Management System) has shown that:

0	Aboriginal sites are recorded in or near the above location.
0	Aboriginal places have been declared in or near the above location. *