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## **Statement of Environmental Effects**

Lot 1, DP 735817, 64 Lawson Street Mudgee NSW 2850  
Proposed Residential Accommodation (New Dwelling and Secondary Dwelling)  
Prepared by Cameron Anderson Architects

19 September 2022



REVISION	DATE
-	16 DECEMBER 2021
A	19 SEPTEMBER 2022

## 1.0 INTRODUCTION

This report has been prepared for the submission of a Development Application with Mid-Western Regional Council for the demolition of the existing dwelling and construction of a new primary dwelling and the construction of a new secondary dwelling at 64 Lawson Street Mudgee NSW 2850. The existing dwelling is in very poor condition and has been assessed by Mid-Western Regional Council's heritage advisor and an independent heritage Consultant as being beyond repair due to salt attack in the existing walls.

The proposed new dwellings will be built to a high level of thermal performance as Passive House certified dwellings.

This application is made in accordance with the Mid-Western Regional Development Control Plan 2013 (DCP) Amendment 5.

This report refers to a Structural Investigation Report prepared by Barnson, detailing the current condition of the property, a Heritage Impact Statement as well as a memo from the Mid-Western Heritage and Urban Design Adviser. These documents are included with the application.

## 2.0 SITE & SURROUNDING AREA

### 2.1 SUBJECT SITE

- 64 Lawson Street Mudgee NSW 2850
- Lot 1, DP 735817
- Local Government area: Mid-Western Regional Council
- The subject site is zoned as R3 Medium Density Residential Zone under the 2012 LEP.
- The proposed works are permissible with Development Consent.
- The site is within the Mudgee Heritage Conservation Area.
- The existing building is a local heritage item (no 196).
- Site area: 950.50m<sup>2</sup>



Figure 01 – Subject Site\_Source: [SIX Maps \(nsw.gov.au\)](http://SIX.Maps.nsw.gov.au)

## 2.2 EXISTING CHARACTER

The subject site is an urban lot fronting onto Lawson Street on eastern side. The subject site contains a principal dwelling with rear outbuildings all which are local heritage items, as well as two fibre cement clad sheds to the rear. The existing house is in very poor structural condition having been extensively altered over time. Many of the original features are either missing or in a very poor, degraded state and suffering from rising damp and salt attack. The site contains an existing council sewer line indicated on the DA drawings.

The existing building is an example of housing from the second phase of Mudgee's development which occurred from the 1850's due to increased prosperity from gold mining and pastoralism. The house is a four-room brick cottage with a hip roof and a verandah on the street frontage, returning down the northern facade. Attached and Detached outbuildings to the rear originally housed a kitchen and laundry/bath functions.

The Heritage record describes the house as follows:

*“Late colonial house with steep pitched hipped roof and extended flared roof over front and return verandah, supported on rectangular timber posts. Double hung six pane square sash windows symmetrical about a solid six panel door.”*



Figure 02 – Subject Site at Lawson Street

The house was investigated by Mid-Western's Heritage and Urban Design Advisor Graham Hall. He reported that the house is suffering from extreme damage from rising damp and salt attack. The adviser, having originally hoped that the damage might be treatable, eventually concluded that the structure is beyond repair.

*"[...] after a deal of research, I have reluctantly concluded that the house cannot be saved, regardless of cost. Too much original fabric would be lost"*

64 Lawson Street Heritage Memorandum, 22 March 2022

The existing building currently requires considerable ongoing work in order to keep the site safe. There have been several complaints to Mid-western council from local residents about the danger posed by the deteriorating tin roof and our clients have made ongoing attempts to keep the site safe with works to the roof and safety fencing. This, however, is not a sustainable state of affairs and so the application has been made with the aim of returning the site to a habitable state. The current condition of the buildings on the site means that they are unfit for occupation.

### **2.3 SURROUNDING CONTEXT**

The surrounding area is predominantly detached, single storey residential dwellings, some dating from early in Mudgee's development, other being quite recent. The neighbouring dwellings are single storey suburban houses, much more recent than the subject building. The site sits within the Mudgee Heritage Conservation Area.



### 3.0 PROPOSAL

#### 3.1 SUMMARY OF PROPOSAL

The proposal is for a staged development as summarised below:

- Demolition of existing dwelling, outbuildings and sheds

##### Stage 1

- Construction of new secondary dwelling at the rear of the site
- 1 bedroom, garage, kitchenette, lounge, bathroom and laundry.

##### Stage 2

- Construction of new primary dwelling at the front of the site
- 3 bedrooms, 2 bathrooms, living/kitchen/dining, pantry/laundry and external dining area.
- Verandahs and external deck to north and eastern facades
- New landscape wall to the street boundary line with gate and decorative screening.
- The proposed development is a respectful reconstruction of the existing dwelling when viewed from the street

#### 3.2 PROJECT DATA (GROSS FLOOR AREA)

	AREA (m <sup>2</sup> )
Site Area	950.5 m <sup>2</sup>
Existing Primary Dwelling area	147.0 m <sup>2</sup>
Proposed Primary Dwelling area	172.0 m <sup>2</sup>
Allowable area for secondary dwelling (50% of Primary dwelling)	86.0 m <sup>2</sup>
Proposed Secondary Dwelling area (excl. parking)	63.0 m <sup>2</sup>
<b>TOTAL</b>	<b>235.0m<sup>2</sup></b>

\***Gross floor area** means the sum of the floor area of each floor of a building measured from the internal face of external walls, or from the internal face of walls separating the building from any other building, measured at a height of 1.4 metres above the floor, as defined in Council's LEP 2012.

#### Midwestern LEP Clause 5.4(9)

**Secondary dwellings on land other than land in a rural zone** If development for the purposes of a secondary dwelling is permitted under this Plan on land other than land in a rural zone, 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.



### **3.3 MATERIALS & FINISHES**





#### **Primary Dwelling**

The proposal for the primary dwelling is to demolish the existing building and build a replacement dwelling in roughly the same position. The new primary dwelling will be predominantly brickwork, bagged or whitewashed, with a galvanised metal roof and a timber verandah. These materials have been carefully selected to provide a contemporary interpretation of the materials used in the original house (brick, roof sheeting and timber verandah). At the rear of the primary dwelling the architecture becomes less formal and as the building form pulls back to reveal an external dining area with timber pergola above, timber cladding is introduced to soften the palette.

Within the brickwork, decorative courses of stacked bond brick are proposed as a contemporary reference to the decorative brick lintels found in the heritage architecture of Mudgee.

Primary Dwelling Material Palette	
	White washed or bagged external brickwork Timber door and window frames
	Galvanised metal cladding and roofing



	Natural timber cladding
	Timber pergola and verandah posts
	Hardwood timber and polished concrete flooring
	External timber decking





*Figures 03 and 04 – Artist's Impression of the Primary Dwelling, street and rear views*



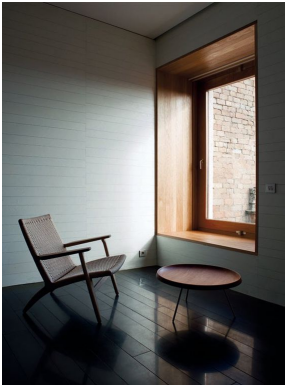




Secondary Dwelling

The proposed external materials & finishes for the secondary dwelling have been selected to complement the built fabric of the neighbourhood. The proposed sheet metal roof is consistent with the surrounding context of metal outbuildings. The dark sheet metal and timber cladding sits in dialogue with the primary dwelling, being distinct while sharing a common contemporary language.

The proposed secondary dwelling is placed behind the principal dwelling sitting well back from the existing streetscape. The building is designed to sit quietly behind the new dwelling and has a low roof pitch in order to minimise its bulk.

Secondary Dwelling Material Palette	
	Dark metal cladding and roofing
	Natural timber cladding
	Timber framed windows and doors



Polished concrete flooring



Figure 05 – Artist's Impression of the Secondary Dwelling



### **3.4 HERITAGE CONSERVATION**

Please refer to the separate Heritage Impact Statement by Noel Thomson.

### **3.5 SUSTAINABLE DESIGN PRACTICES**

The proposed development will incorporate a high standard of sustainable design practices, including:

- Passive House Certification which ensures a very high level of thermal performance and energy efficiency – the first such dwelling in the Mid-Western region
- Large areas of thermal mass orientated to the North
- Proposed northern glazing has been shaded with solid roof overhangs
- Natural lighting is incorporated through generous glazing, including highlight glazing to allow northern light deep into the floor plan
- Energy efficient hot water system with rainwater tank to BASIX requirements.
- Min
- Low-use water fixtures to proposed bathrooms
- Double glazing
- High levels of insulation

### **3.6 LANDSCAPING**

New landscaping is proposed around the new buildings as part of the works. A new brick garden wall with decorative timber gate and screening is proposed to the street boundary. The existing site contains 2 small trees between the house and the northern boundary which will be retained. The remaining site is currently clear. As the site is relatively flat, minimal earthworks will be required to provide a level pad for the proposed development. The gardens will be planted to both provide privacy between the two dwellings and to enhance the landscape quality of the local environment.

### **3.7 VEHICULAR ACCESS**

Existing vehicular access from Lawson Street is to be retained. Access to the garage of the secondary dwelling will be along the southern boundary. The driveway position will be adjusted slightly to provide the required 1m clearance to the nearby power pole.

### **3.8 PRIVACY & OVERSHADOWING**

The proposed development minimises overlooking the neighbouring dwelling located at 62 Lawson Street to the North, 34, 36 & 38 Horatio Street to the South and 5 McFarlane Street to the West. Minimal glazing is proposed to Southern and Western facades both dwellings. It is therefore unlikely to have a detrimental effect on the visual privacy of the neighbouring properties. The proposed secondary dwelling has a low roofline and will have no adverse effect on the overshadowing of neighbouring dwellings.

### **3.9 BUSHFIRE RISK**

The subject site is in an urban context and is not identified as bushfire prone land.

### **3.10 FLOOD PLANNING**

The subject site is not identified as being flood prone. The proposed development will have no significant impact on the flood risk of the site.

### **3.11 GROUNDWATER VULNERABILITY**

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The subject site is identified with groundwater vulnerability. Refer to item 4.2 planning summary for proposed management strategies.

### **3.12 TERRESTRIAL BIODIVERSITY**

The subject site is not identified as a biodiversity area.



#### 4.0 ASSESSMENT OF PLANNING CONTROLS

The following is an assessment of the environmental effects of the proposed development, which addresses the relevant considerations under Section 4.15 Evaluation of EPA Act, including:

- 4.15- 1(a) *Statutory Considerations*
- 4.15- 1 (b) *Likely Impacts, including Natural & Built Environmental, Social & Economic*
- 4.15- 1 (c) *Suitability of the Site*
- 4.15- 1 (e) *Public Interest*

#### 4.1 RELEVANT PLANNING INSTRUMENTS

The following Planning Instruments are relevant to the site:

- Mid-Western Regional Council Local Environmental Plan 2012 (LEP)
- Mid-Western Regional Council Development Control Plan 2013, Amendment No. 5 (DCP)

#### 4.2 PLANNING SUMMARY: MID-WESTERN LEP (2012)

A summary of the relevant development standards from the LEP have been addressed in the following table:

CLAUSE	OBJECTIVE/REQUIREMENT	COMPLIES (Y/N)
<b>Part 2</b>	<b>Permitted or Prohibited Development</b>	
2.1	Land use Zone R3 Medium Density Residential Zone	Y – Residential Accommodation is permissible with consent under R3 Medium Density Residential zone
<b>Part 3</b>	<b>Exempt and Complying Development</b>	
	N/A	The proposed development requires DA consent
<b>Part 4</b>	<b>Principal Development Standards/ Miscellaneous Provisions</b>	
4.1	Minimum lot size – 600 square metres	Y – Subject site area is approx. 950.5 m <sup>2</sup>
4.3	Height of Buildings Maximum Building Height = 8.5m	Y
<b>Part 5</b>	<b>Miscellaneous Provisions</b>	
5.4	Controls relating to miscellaneous permissible uses  (9)Secondary dwellings on land other than land in a rural zone If development for the purposes of a secondary dwelling is permitted under this Plan on land other than land in a rural zone, 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.	Y – the proposed primary dwelling would be 172.0m <sup>2</sup>  Therefore the secondary dwelling may be up to 82.0m <sup>2</sup> as per 5.4(9)(b)  The proposed secondary dwelling is 63m <sup>2</sup>





5.10	<p>(1) <b>Heritage Conservation</b>  (1) Objectives The objectives of this clause are as follows—  (a) to conserve the environmental heritage of Mid-Western Regional,  (b) to conserve the heritage significance of heritage items and heritage conservation areas, including associated fabric, settings, and views  (c) to conserve archaeological sites,  (d) to conserve Aboriginal objects and Aboriginal places of heritage significance</p> <p>(2) <b>Requirement for consent</b>  Development consent is required for any of the following—  (a) demolishing or moving any of the following or altering the exterior of any of the following (including, in the case of a building, making changes to its detail, fabric, finish or appearance)—  i. a heritage item,  ii. an Aboriginal object,  iii. a building, work, relic or tree within a heritage conservation area,</p> <p>(3) When consent not required</p> <p>(4) Effect of proposed development on heritage significance</p> <p>(5) Heritage assessment</p> <p>(6) Heritage conservation management</p> <p>(7) Archaeological sites</p> <p>(8) Aboriginal places of heritage significance</p> <p>(9) Demolition of nominated State heritage items</p> <p>(10) Conservation incentives</p>	<p>2. <b>Y</b> – Consent is required.</p> <p>3. <b>N/A</b></p> <p>4. – Refer Separate report</p> <p>5. – Refer Separate report</p> <p>6. – Refer Separate report</p> <p>7. <b>N/A</b>– Archaeological objects have not been identified on the site. If items are uncovered on the site, works to cease and “Office of Environment &amp; Heritage” notified.</p> <p>8. <b>N/A</b> – No aboriginal objects have been identified on the site. If items are uncovered on the site, works to cease and “Office of Environment &amp; Heritage” and/or local aboriginal communities notified.</p> <p>9. <b>N/A –no state heritage items present</b></p> <p>10. <b>N/A</b></p>
<b>Part 6</b>	<b>Additional Local Provisions</b>	



6.1	Salinity	<b>Y</b> – Construction requirements will be handled with damp proof courses etc as part of construction certificate.
6.3	Earthworks	<b>Y</b> – Proposed works are minimal & earthworks are limited to minor excavation only to accommodate new slab. Works are not anticipated to have a detrimental impact on environmental functions & processes, neighbouring uses, cultural or heritage items, or features of surrounding lands.
6.4	Groundwater Vulnerability	<b>Y</b> – site is identified as being ‘Groundwater Vulnerable’ under Council’s LEP. The proposed works are minimal & are not anticipated to cause any significant adverse environmental impact or groundwater contamination.
6.5	Terrestrial Biodiversity	<b>Y</b> – site has not been identified as biodiversity sensitivity under Council’s LEP.
6.10	Visually sensitive land near Mudgee	<b>N/A</b> – site has not been identified as visually sensitive land near Mudgee under Council’s LEP
<b>Sch. 5</b>	<b>Heritage Conservation Areas</b>	
<b>Part. 2</b>	Mudgee Heritage Conservation Area	<b>Y</b> – The site is within the Mudgee Heritage Conservation Area. See section 3.4 of SoEE for comments.



#### 4.3 PLANNING SUMMARY: DCP

A summary of the relevant development standards from the DCP have been addressed in the following table:

PART 3	DISCRETIONARY DEVELOPMENT STANDARDS:	
3.1	RESIDENTIAL DEVELOPMENT IN URBAN AREAS (SINGLE DWELLINGS AND DUAL-OCCUPANCIES)	
	<b>BUILDING SETBACK</b>	
	<p>a) Setbacks must be compatible with the existing and/or future desired streetscape.</p> <p>b) Side or rear building setbacks are to demonstrate no unreasonable adverse impact on the privacy or solar access of adjoining properties.</p> <p>c) Garages are to be setback a minimum of 5.5 metres from the front boundary.</p> <p>d) Side and rear walls within 900mm and eaves within 450mm of boundaries are to comply with the BCA requirements for fire rating.</p>	<p>a) <b>Y</b>– Proposed setbacks meet requirements of Council’s DCP, refer to notes below.</p> <p>Setbacks of the main dwelling respect the setback of the existing building being demolished.</p> <p>b) <b>Y</b>– The proposed development is not expected to adversely affect the solar access of adjoining properties.</p> <p>c) <b>Y</b></p> <p>d) <b>Y</b> – Proposed side &amp; rear setbacks are &gt;900mm.</p>
	<p>R1 General Residential where lot size is greater than 900 m<sup>2</sup></p> <p>Street setbacks: 6.5m to building line 7.5m to the garage</p> <p>Side/rear setback: 900mm</p>	<p><b>Y</b> – The proposed setbacks comply with this clause.</p>
	<b>BUILDING HEIGHT</b>	
	a) Elevated housing developments must minimise the impact on areas of predominantly single storey housing.	a) <b>N/A</b> – Single storey development
	b) Building height must ensure that adjacent properties are not overlooked or overshadowed.	b) <b>Y</b> – The proposed dwellings are single storey and do not have adverse overshadowing or overlooking impacts.
	<b>SITE COVERAGE</b>	
	<p>a) runoff must not exceed infrastructure capacity.</p> <p>b) Development must be an appropriate bulk and scale for the existing residential surrounds.</p> <p>c) Dual occupancy development is not to exceed 50% site coverage.</p>	<p>a) <b>Y</b> – The proposed development satisfies this clause.</p> <p>b) <b>Y</b>– The proposed primary dwelling utilises a similar footprint to the existing dwelling. The proposed roof height is lower than the existing.</p> <p>The Secondary dwelling uses a low flat roof massing appropriate to the scale to the surroundings.</p>



		c) N/A Dual Occupancy not proposed.
	<b>SOLAR ACCESS</b>	
	<p>a) Development must have reasonable access to sunlight and must not unduly impede solar access of neighbouring dwellings.</p> <p>b) Dwellings are to be positioned to maximise solar access to living areas.</p> <p>c) Shadow diagram must include:</p> <ul style="list-style-type: none"> <li>• Location, size, height, and windows openings of buildings on adjoining properties.</li> <li>• Existing shadow-casting structures such as fences, carports, hedges, trees etc.; and</li> <li>• Topographical details, including sectional elevations where land has any significant slope.</li> </ul> <p>d) Living areas and gardens should be orientated to the north to maximise solar access to these areas.</p> <p>e) North-facing pitched roofs should be incorporated where possible to provide opportunity for solar energy collectors.</p> <p>f) Solar access should be controlled within buildings to allow warm winter sun to penetrate rooms while excluding hot summer sun by:</p> <ul style="list-style-type: none"> <li>• Using horizontal projection screens such as balconies, awnings, veranda roofs, pergolas and wide eaves; and</li> <li>• Use of ceiling insulation.</li> </ul>	<p>a) Y- The proposed development has good northern solar access and will not unduly impede solar access of neighbouring dwellings.</p> <p>b) Y- The proposed living, kitchen and dining areas are positioned to benefit from northern sun in both dwellings.</p> <p>c) N/A</p> <p>d) Y- Both dwellings have living areas &amp; gardens orientated to the north.</p> <p>e) Y - Both dwellings have large areas of north facing roof available for solar panels.</p> <p>f) Y- The design incorporates overhanging eaves to shaded areas of northern glazing.</p>
	<b>Privacy</b>	
	a) Development must ensure that reasonable privacy is achieved for new dwellings and existing adjoining residences and private open space.	Y - The two dwellings are separated by 9m of garden, providing ample space for planted screening. Glazing is orientated to avoid overlooking within the site.
	<b>Parking</b>	Y - Proposed development provides sufficient off-street car parking spaces for both dwellings.
	<b>Landscaping</b>	Y - Landscaped areas are provided around each dwelling and low maintenance plant species are encouraged in the development, as noted in BASIX report
	<b>Open Space</b>	
	a) Sufficient open space must be provided for the use and enjoyment of the residents.	a) Y- The proposed development provides ample open space for each dwelling. The main house has



	<p>b) A plan shall be submitted which demonstrates that the dimension of the open space provides for functional space, including placement of outdoor furniture.</p> <p>c) Open space areas provided must be suitably located and landscaped to obtain adequate sunlight and protection from prevailing winds.</p> <p>d) Private open space for dual occupancy development is to be a minimum area of 80m<sup>2</sup> and have a minimum dimension of 5 metres (depth and width).</p> <p>e) Private open space for dual occupancy development is to be located behind the front building line and on the northern, eastern, or western side of the dwelling.</p>	<p>250m<sup>2</sup> of garden area while the secondary dwelling has 150m<sup>2</sup>.</p> <p>b) <b>Y</b>– Refer to DA drawings</p> <p>c) <b>Y</b></p> <p>d) <b>N/A</b></p> <p>e) <b>N/A</b></p>
	<b>CORNER LOTS</b>	
	<p>a) Development must address both street frontages.</p> <p>b) Utility windows are not permitted on either elevation with frontage to the street unless they are integrated into architectural features of the development.</p>	<p>a) <b>N/A</b></p> <p>b) <b>N/A</b></p>
	<b>FENCING</b>	
	<p>Fencing facing the street or forward of the building line must avoid extensive lengths of 'Colorbond' as it presents a barrier to the street.</p> <p>Solid fencing of a length greater than 30% may be permitted where landscaping is provided to soften the visual impact on the streetscape.</p>	<p><b>N/A</b>– No change to existing side fencing.</p> <p>New brick wall with timber screening and gate proposed to front boundary.</p>
	<b>INFRASTRUCTURE</b>	
	<p>a) Surface infrastructure (e.g. tanks, clotheslines) must not be located within the front setback.</p> <p>b) Surface infrastructure must not be visible from the street.</p> <p>c) Garbage storage locations must be included in landscape plan and show how they will be screened.</p>	<p>a. <b>Y</b> – No surface infrastructure placed within front setbacks. Metering within the waste enclosure only.</p> <p>b. <b>Y</b> – No surface infrastructure is visible from the street</p> <p>c. <b>Y</b> – Garbage storage to be along the side of the main dwelling, next to the driveway.</p>
	<b>GARAGE AND OUTBUILDING</b>	
	<p>a) Outbuildings must not negatively affect the amenity of the streetscape or adjoining properties.</p>	<p>a) <b>N/A</b> – No outbuildings proposed</p>
	<b>DEVELOPMENT NEAR RIDGELINES</b>	
		<b>N/A</b> – The subject site and the surroundings are relatively flat
	<b>SLOPES</b>	





		Y – The proposed works will not require any major changes to the existing site levels
	<b>ACCESS</b>	Y – Compliant vehicular access proposed for both dwellings
	<b>RELOCATED DWELLINGS</b>	N/A – The proposal is not a relocated dwelling/
	<b>ADAPTABILITY</b>	
	a) Adaptable housing design must incorporate practical and flexible features to meet the changing needs of residents of different ages and abilities over time. For example, hob less shower area, space for wheelchair access, height of light switches, arrangement and size of rooms	Y – The proposal provides two dwellings, both single storey, allowing for a variety of potential users.  The secondary dwelling is a small, self-contained, low maintenance home that may house elderly relatives in the future.
	<b>DESIGN PRINCIPLES</b>	
	a) Design should maximise surveillance with clear sightlines between public and private places, effective lighting of public places and landscaping that makes places. b) Physical and symbolic barriers should be used to attract, channel, or restrict the movement of people to minimise opportunities for crime and increase the effort required to commit crime. c) (blank) d) Must be sympathetic with existing adjoining and surrounding developments in relation to bulk and height. e) Well-proportioned building form that contributes to the streetscape and amenity. f) Density appropriate to the regional context, availability of infrastructure, public transport, community facilities and environmental quality. g) Design must demonstrate efficient use of natural resources, energy, and water throughout its full life cycle, including construction. h) Landscape design should optimise useability, privacy and social opportunity, equitable access, and respect for neighbours' amenity, and provide for practical establishment and long-term management. i) Optimise amenity (e.g., appropriate room dimensions and shapes, access to sunlight, natural ventilation, visual and acoustic privacy, storage, indoor and outdoor space, efficient layouts and service areas, outlook, and ease of access for all age groups and degrees of mobility).	a) Y –. Passive surveillance levels appropriate to dwellings are achieved through the design.  b) Y  c) N/A  d) Y – Refer to section 3 of SOEE e) Y – Refer to section 3 of SOEE f) Y  g) Y – The proposal will be an exemplar of sustainable design, incorporating; <ul style="list-style-type: none"><li>● high levels of insulation,</li><li>● double glazing,</li><li>● solar panels,</li><li>● passive heating through orientation and thermal mass,</li><li>● natural ventilation</li><li>● rainwater tanks</li><li>● low-use water fixtures</li><li>● energy efficient hot water systems</li></ul> h) Y – Refer to Landscaping clause above i) Y j) Y k) Y  l) N/A – No dual occupancy proposed



	<p>j) Optimise safety and security, both internal to the development and for the public domain.</p> <p>k) Design must demonstrate response to the social context and needs of the local community in terms of lifestyles, affordability, and access to social facilities.</p> <p>l) Council will not support dual occupancy development where both dwellings are premanufactured or relocatable homes in urban zones.</p>	
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PART 5	OBJECTIVE/REQUIREMENT	COMPLIES (Y/N)
	<b>DEVELOPMENT STANDARDS</b>	
5.1	Carparking – 2 spaces per dwelling contained wholly within the site (1 space to be a garage, 1 space provided in stack arrangement)	<p><b>N</b> – The existing dwelling has no garage. The new primary dwelling will retain this arrangement, with 2 parking spaces available at the rear of the dwelling.</p> <p>The Secondary Dwelling will have one parking space, in a garage.</p>
	Protection of Aboriginal Archaeological Items	<b>N/A</b> – No Aboriginal Archaeological Items have been identified on the site
	Bushfire Management	<b>N/A</b> – Site is not identified as bush fire prone
	Riparian and drainage line Environments	<b>N/A</b> – The subject site is not affecting any drainage lines or any other waterways
	Pollution & Waste Management	<b>Y</b> – No pollution and wastes from Proposed works. As the proposed works are minimal & are not likely to have negative environmental impacts on adjoining properties, stormwater or sewerage systems or waterways.
	Threatened Species and Vegetation Management	<b>Y</b> – As the proposed buildings are located in areas currently occupied by buildings, the proposed development is not likely to detrimentally affect the native flora and fauna of the site.
	Building in Saline Environments	<b>N/A</b> – Site is not likely to be subject to salinity. Concrete Slab details to comply with council's DCP requirements to be provided at CC stage.

#### 4.4 LIKELY IMPACTS

POTENTIAL IMPACTS	COMMENTS/NOTES	COMPLIES (Y/N)
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NATURAL ENVIRONMENT		
Topography	The site has a minimal slope & is considered suitable for the proposed development.	Y
Micro-climate	No adverse impacts likely to the micro-climate due to the small scale of the proposed development	Y
Air	No adverse impacts likely to the air quality due to the small scale of the proposed development. The contractor will suppress dust emissions during construction by using watering, limiting ground disturbance where practical & ensuring any stockpiles are protected from wind.	Y
Water	No adverse impacts likely to the water quality due to the small scale of the proposed development	Y
Energy	The building has been designed to allow for passive heating & cooling opportunities, to reduce the ongoing energy consumption.	Y
Flora & Fauna	The proposed development is not likely to detrimentally affect the Habitat value of the site.	Y
Aboriginal Significance	No Aboriginal sites were recorded in or near the site, nor places of Aboriginal archaeological significance.	Y
BUILT ENVIRONMENTAL		
Area's character	The scale & external materials of the proposed development have been designed to suit the surrounding character of the dwellings.	Y
Visual Privacy	The proposed development is not likely to have a detrimental effect on the privacy of neighbouring properties.	Y
Sunlight access	The two-story development will have no effect on overshadowing or solar access of neighbouring properties. Refer to DA Documentation for Solar Studies/Shadow Diagrams.	Y
Views	The proposed development is not likely to have a detrimental effect on the views of neighbouring properties.	Y
Waste management	Waste management during construction will be as per Council requirements. Waste management strategies will be appropriate to dwellings & further details will be provided as CC stage.	Y
Traffic & Access	Existing site access will be retained. The minor nature of the works will not have a detrimental effect on the existing traffic conditions of the area.	Y
SOCIAL & ECONOMIC		
Social Impacts	The proposed development will restore part of the heritage fabric of Mudgee providing a liveable & comfortable home for the residents into the future as well as allowing the potential to accommodate elderly relatives on the same site.	Y
Economic Impacts	The proposed development will provide local	Y



	employment opportunities during construction.	
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05 CONCLUSION

Development Consent is sought for the demolition of the dilapidated existing dwelling, outbuildings and sheds and the construction of new, primary and secondary dwellings at 64 Lawson Street, Mudgee NSW.

The proposed works are permissible with development consent with the new buildings to be constructed to a high level of environmental performance and quality. It is envisaged that the proposed works will contribute positively to the heritage conservation area in terms of replacing the existing dwelling which is in a very poor condition.