

STATEMENT OF ENVIRONMENTAL EFFECTS

**PROJECT NAME: PROPOSED TORRENS TITLE SUBDIVISION AND
SINGLE STOREY DUAL OCCUPANCY**

Tori Peter Group

Lot 8 (DP 1267151)
Saleyards Lane,
Mudgee, NSW 2850

Mid-Western Council

5th August 2022

Site Suitability

The site is situated on Saleyards Lane and is the subject of this application. The property is currently vacant and will be developed with a dual occupancy, single-storey with a lightweight cladding dwelling.

The site is a regular in shape with a total area of 661.10m² and a fall in relation to the topography of the land of approximately 1.78m from the North Western boundary to the North Eastern boundary.

The locality will be characterized by predominately two-storey dwellings. These homes are either of face brickwork finished, rendered and lightweight cladding finished which compliments the appearance and requirements of the modern era. The design of our proposal is not out of keeping with the existing streetscape and is well adapted to the surrounding developments.

Development Control Plan (DCP) Design guidelines

The proposal is for a single-storey lightweight cladding dwelling with a metal roof. The dwelling has a front setback of 4.5m (Dwelling A & B) from the North-Eastern boundary while the rear setbacks is 5.37m (Dwelling A & B) from the South-Western boundary. The side setbacks are 3.12m from North-Western boundary & 3.02m from South-Eastern boundary.

The proposal is a single-storey dwelling consisting of formal open plan entertaining areas, bathrooms, living room and single lock up garage. The dwellings has a total floor area of 318.02m² which includes the garage, porch and the alfresco.

The design is very well adapted to the existing surroundings and character in the Mudgee area. The home has style and character with the introduction of articulated external walls and variations in roof geometry, therefore minimizing the bulk and scale of our development. The finished of materials such as lightweight cladding, timber posts, and a metal roof adds architectural elements and vision for future construction, and sets a desirable precedent for any future development in the surrounding areas.

The overall appearance of our proposal is comparable to other developments in the locality. The relationship between the dwelling and the streetscape is strengthened with a well-designed proposal that incorporates a well-articulated front façade that incorporates architectural design elements.

Environmental Heritage

There is no indication that this property is affected by heritage or in the vicinity of a heritage item.

Privacy, Views and Overshadowing

The attached plans indicate that we are constructing a single-storey dwelling, which will have no overshadowing onto the neighbouring properties which are at present vacant blocks. The minimum requirement of four hours of sunlight to their private open space will be achieved.

Our proposal will also receive the minimum four hours of sunlight to its private open space.

The setbacks and window configuration of our proposal ensures that the privacy of the adjoining sites will not be affected.

Drainage

The slab-on-ground will result in minimal disturbance to the natural slope of the land. Stormwater will be discharged to kerb outlet as allowed by council.

Compliance with Development Standards

Pursuant to Section 79C(1) of the Environmental Planning & Assessment Act 1979 the following heads of consideration apply:

(α) Relevant Planning Instruments

The premises is situated in area zoned Residential R1 under Mid-Western Regional Council's LEP and pursuant to the current DCP for the Mudgee area. The construction of a dwelling is permissible in this zoning, with Council consent.

Compliance with the Disclosure Plan is summarised in the following table:

Issue	Council Min-Max Requirements	Proposed	Comment
Front Setback (m)	4.50m	3.0m	<i>Non-Complies. Justification provided</i>
Side Setback (m)	900mm	3.02m & 3.12m	<i>Complies</i>
Rear Setback (m)	As per side setback	5.37m	<i>Complies</i>
Car Spaces	2 Accessible Spaces	Single garages	<i>Complies</i>
Cut & Fill	1000mm max	80mm cut &	<i>Complies</i>

(maximum)	<i>cut/600mm fill</i>	<i>70mm fill</i>	
Stormwater Disposal	<i>To street, easement or absorption trenches</i>	<i>To street</i>	<i>Complies</i>
Height Limit	<i>8.5m to ridge</i>	<i>5.58m N.G.L to ridge at the highest point</i>	<i>Complies</i>
Site coverage	<i>50% of lot area</i>	<i>42.93% (A) & 41.66% (B)</i>	<i>Complies</i>

From the above summary, it is clear that the proposal complies with all of council's requirements and their Development Control Plan.

Justification to front setback to both dwellings of 3 meters does not comply to min. 4.5m front setback from primary street due to the given depth (3m) front sewer easement. The dwellings have given more consideration to allow more privacy, views, and landscape between dwellings. House designs have input the consideration to meet the minimum requirement. Design criteria, floor space, principal private open space, building height, landscape, setbacks and shadows not overcasting to the adjoining properties. Therefore, main dwelling can not be moved backward nor reduced dwelling due to maintaining the minimum internal design criteria and private open space.

Building Height

The current design does comply with the maximum 8.5m maximum building height. Our proposed design has a 5.58m building height from natural ground level under ridge level. Due to the natural slope of the land falling towards the front boundary, the proposed house frontage will not be excessive in size and will blend well with neighbouring dwellings.

Open Space & landscaping

Referring to the Site plan it is evident that the owners of the property have enough area to landscape as desired upon completion of their new home.

Erosion & Sediment control

Erosion and sediment measures will be put in place by a builder prior to the commencement of any works. These measures will be maintained throughout the construction of the dwelling. As indicated on the site plan there will be a stockpile to contain rubbish and a trade waste bin. The building area will be surrounded with a geo-textile fabric to prevent any sediment being washed onto the street and into the stormwater system.

Ecological Sustainable Development

The proposal demonstrates cross flow ventilation throughout the dwelling.

Wall insulation to the value of R 2.0 and a ceiling insulation to the value of R 4.5 has been included in this design to keep the house warm in winter and cooler in summer.

The proposal has 2 x 1500L rainwater tanks on the site. Water from the tank will be used for flushing toilets, laundry tap and service a garden tap. This satisfies the requirements of the New South Wales BASIX policy and all targets relating to Water, Thermal comfort and Energy will be achieved.

Submissions

It is expected the surrounding neighbours will be notified in accordance with Council's Notification Policy. Should objections be received it is hoped Council will enable mediation to occur in order to resolve any issues.

Conclusion

Council's DCP requirements and good planning principles have been incorporated in a design that best suits the site and surrounds, resulting in a high-quality development that will enhance the locality.

Consideration has been given to matters listed in the LEP & DCP, concluding that the development warrants approval.

Yours Faithfully,

Tori Peter Group

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