



STATEMENT OF ENVIRONMENTAL EFFECTS

1 ATKINSON STREET
MUDGEE, NSW, 2850

PREPARED FOR
JAMES BLACKMAN



01 INTRODUCTION

This Statement of Environmental Effects has been prepared by On Point Building Design and forms part of the Development Application Documentation for a Proposed Secondary Dwelling, Carport & Garden Shed to be located at 1 Atkinson Street, Mudgee.

This statement seeks to demonstrate that the proposal complies with the Mid-Western Regional Council Development Control Plan 2013 Amendment 5 (MWRC DCP) and the Mid-Western Regional Council Local Environmental Plan 2012 (MWRC LEP).

This statement should be read in conjunction with the plans by On Point Building Design, that have been submitted with the application.

02 SUBJECT PROPERTY

Title Description:

Lot B - DP396545
1 Atkinson Street, Mudgee, NSW, 2850

Site Area:

518.5m²

Zone:

R1 General Residential

Heritage:

Conservation Area - General

The existing site at 1 Atkinson Street has an existing dwelling fronting Atkinson Street and an existing shed that will be demolished fronting Kauri Lane.

03 PROPOSED DEVELOPMENT

It is proposed that a single storey secondary dwelling be constructed to the rear of the lot. It will be located behind the main dwelling and have its frontage facing Kauri Lane. It will consist of a single bedroom, small kitchenette, combined laundry & bathroom. Also proposed is a small garden shed within the middle of the backyard & a carport to come off the side of the existing dwelling facing Atkinson Street.

The dwelling will be timber framed construction on a concrete slab, have a colorbond roof, aluminum framed windows and weatherboard cladding to match the existing home style.

The new floor area of the secondary dwelling, measured at the external wall is 44m², this is less than 60m² and 50% of the main dwelling. The main dwelling being 98m², excluding the front porch. This complies with Clause 5.4 of the MWRC LEP.

The living area is orientated to receive northern sunlight. The private open space will be shared.

The secondary dwelling has 1 under cover parking space allocated in the proposed carport next to the secondary dwelling.

There will be no impact to neighbouring properties in relation to privacy & over shadowing as the Southern neighbour has an existing shed right on the boundary already so the proposed secondary dwelling will not be seen by this neighbour. Then the Northern neighbour has heavy landscaping and large trees for privacy in their yard.

As for the proposed carport, there will be no impact here either as the adjoining neighbour has their own shedding and carport this side as well.

04 SERVICES

Established electricity supply and telephone connection is currently serving the site. The existing dwelling is connected to town water and sewer. It is proposed that the secondary dwelling be connected to these existing services.

Stormwater will be stored in the proposed rainwater tank and then remainder of stormwater or run off will be gravity fed to the front of the block facing Atkinson street.

05 CONCLUSION

This Statement of Environmental Effects when read in conjunction with the plans, as prepared by On Point Building Design outlines the proposed development and demonstrates that there will be no significant impact on the environment or locality.