

Statement of Environmental Effects

Proposed 2x New Single Storey Attached Dwellings with
Torrens Title Sub-Division

Located At:

Lot 1 in DP 1297909 No.90
Douro Street, Mudgee. NSW

Prepared by
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Statement of Environmental Effects

1. INTRODUCTION

1.1 Background

The subject site was registered DP 1297909. A search of Council records identifies the following development application history:

- Single Dwelling & Structures

1.2 Overview of Statutory Framework

Mid-Western Regional Council is the consent authority for the development application pursuant to Section 4.15 of the Environmental Planning and Assessment Act (EPA & A) 1979.

2. THE SITE AND ITS CONTEXT

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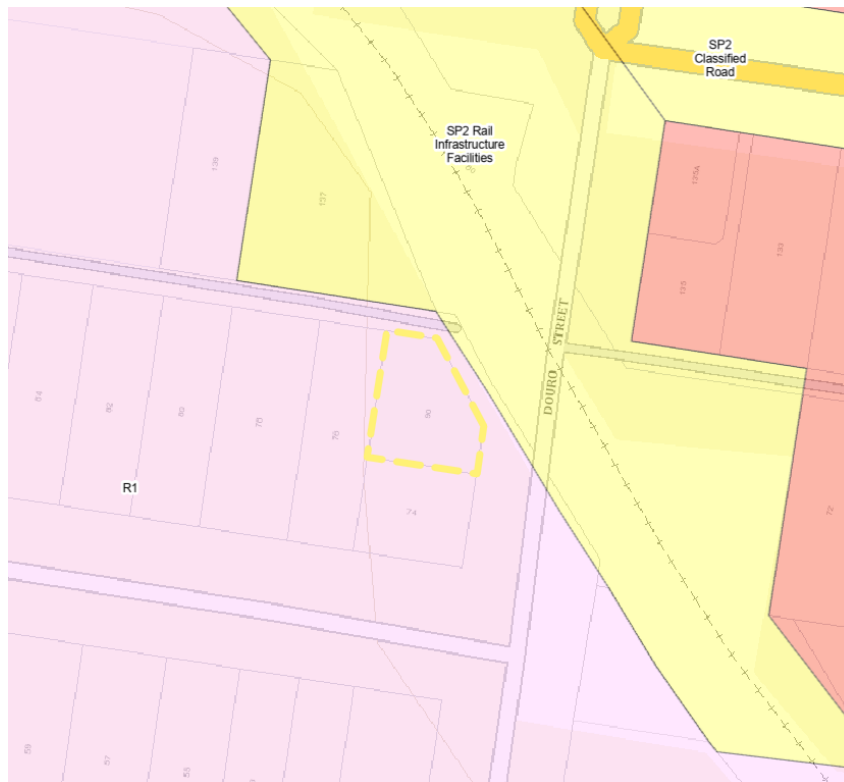
The Site is 600.20m² with a frontage of 28.79m to Douro Street. The Existing Contours of the site has a Fall of approx. 1.3m From the rear to Douro Street.

2.1 Location and Property Description

The subject site is described in real property terms as Lot 1 in DP 1297909 and is commonly known as No.90 Douro Street, Mudgee. NSW

2.2 Site Analysis

As demonstrated on the contour mapping below, the subject land is Triangular in shape and is located On the Corner of Douro Street & Lyons Lane. The contour to Douro Street is 469.90m AHD and the contour to the rear is 471.2mAHD contour. A driveway is Proposed to Douro Street as proposed on the site plan of the architectural plans.



2.2.1 Local Context

The subject site is located within the R1 General Residential Zone and is characterized by a mix of residential uses which include single and double storey dwelling houses with ancillary structures i.e. secondary dwellings and swimming pools, in all directions as well as parklands.

2.2.2 Other matters

Planning investigations of the subject land confirm that it is:

- Not Mapped as being Flood Affected
- Not mapped as being affected by acid sulfate soils;
- Not mapped as being within a heritage conservation area;
- Not mapped as being bushfire prone;
- Not known to contain a cattle tick dip site and not within the 200m dip site buffer;
- Not mapped as containing high conservation vegetation, threatened fauna records or threatened flora records;
- Not mapped as containing SEPP 14 wetlands;
- Not mapped as containing SEPP 26 littoral rainforest; and
- Not affected by the operation of section 38 or 39 of the *Coastal Protection Act 1979*.

3. DESCRIPTION OF PROPOSAL

3.1 Proposed Development

The proposed development involves the Development of a New 2x Single Storey Attached Dwellings with Torrens Title Sub-Division.

Plans of the proposed dwelling house & Sub-Division are provided with this application.

3.2 Site Access

Vehicular Access to the proposed dwelling will be from the proposed driveway fronting Douro Street.

3.3 Site Services

The subject land is connected to all necessary reticulated infrastructure services (being sewerage, water, electricity, telephone and stormwater).

4. ENVIRONMENTAL INTERACTIONS AND IMPACTS

Potential Environmental Impacts	Impacts and Measures to Mitigate Impacts where applicable
Flora	
Loss of vegetation – native or exotic	There are small to large Trees which are proposed to be removed.
Fauna	
Effect on native species of fauna and habitat loss	The proposal will not result in adverse impacts on native fauna.
Soils	
Sediment and erosion controls	Appropriate erosion and sediment control measures will be installed and maintained in accordance with the Council guidelines.
Soil contamination	The site is not contaminated and is not listed on the contaminated land register OR complete Statutory Declaration that can be found on Council's website.
Acid Sulfate Soils	Land is not affected by acid sulfate soils.
Salinity	No
Hazards	
Landslip	The land is not subject to landslip.
Subsidence	The land not affected by subsidence. If affected, mine subsidence stamped plans are required.
Coastal Processes	The land is not identified as being subject to any coastal processes.
Bushfire	The land is not affected by bushfire.
Flooding	The land is Not affected by Flooding
Water	
Water Quality	Roof water from the proposed dwelling will be collected by a rainwater tank with overflow connected to Council's existing stormwater drainage system

Potential Environmental Impacts	Impacts and Measures to Mitigate Impacts where applicable
Visual Considerations	
Visually prominent land and impact on scenic qualities	Proposal will be consistent with the surrounding area
Adjoining Land Uses	
Solar access and privacy	No Negative Impacts
Dust, fumes etc. during construction	Works will be undertaken in accordance with the Protection of the Environment Operations Act 1997
Noise during constructions and operations	Proposed construction works will not exceed the background level by more than 10 dB(A). The dwelling will not create any additional noise that is not already expected in a residential suburb.
Scale and Bulk	
Relationship to adjoining development	Adjoining residential land uses have been previously discussed in Section 2.2.1 of this Report.
Design, siting, scale, bulk and character	Site Slopes from the rear of the block to Brooker Avenue
Heritage	
Indigenous heritage	The site is unlikely to encounter any items of indigenous significance given the heavy works undertaken at the time the allotment was created.
Non-Indigenous heritage	The site is not mapped as being a locally significant heritage item or within a heritage conservation area.
Social and Economic Considerations	
Social and economic impacts or benefits	The proposal is unlikely to create any adverse social or economic impacts.
Traffic and Parking	
Impact on local traffic and car parking provision	The proposed dwelling will not generate any greater traffic than that already expected in the residential zone.
Transport, Access	
Public transport	Bus services and routes exist in the locality.
Pedestrian access	Yes
Utility Services	
Water, electricity, sewer	All services exist to the site and the proposed dwelling will be connected to these services.

5. STATUTORY AND POLICY PLANNING

5.1 Environmental Planning Instruments (EPIs)

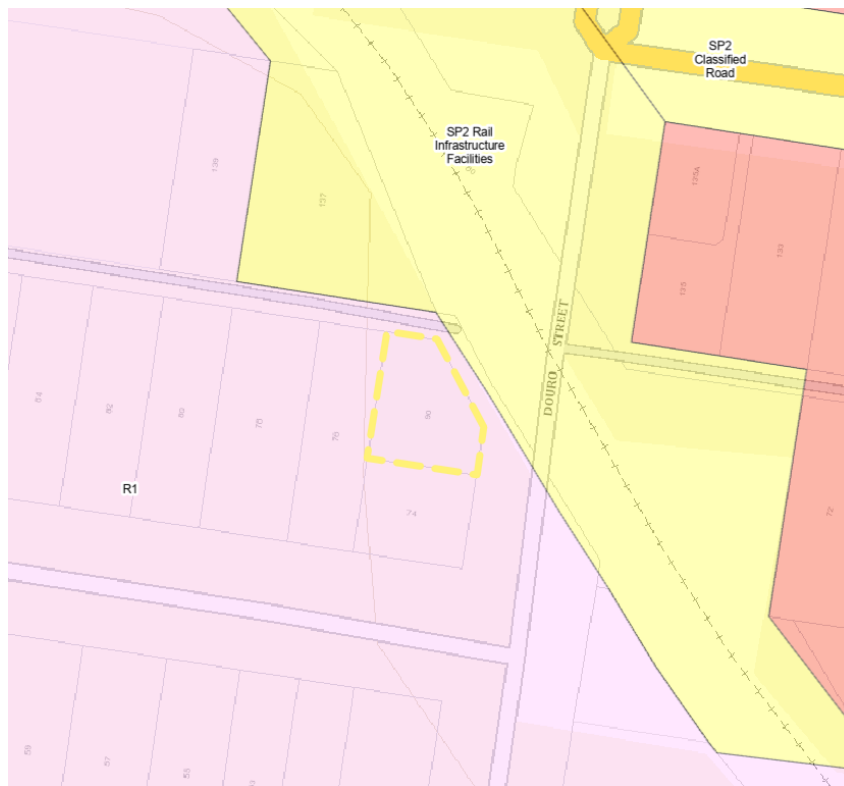
This section identifies and provides comment on the environmental planning instruments and Environmental Planning and Assessment Act 1979 provisions that are of relevance to the proposal.

5.1.1 State Environmental Planning Policy 55 - Remediation of Land

The site is not listed on the contaminated land register. The subject site has been used for residential purposes for many decades and is unlikely to contain any contaminants from previous land uses.

5.1.2 State Environmental Planning Policy – Basix

A Basix Certificate is provided and is consistent with the architectural plans provided. All Basix commitments as ticked under the column of Show on DA Plans have been detailed on the architectural plans.



5.1.3 Local Environmental Plans (LEPs)

The Mid-Western Regional LEP 2012 applies to the subject site. In accordance with the Land Zoning Map, the land is zoned as R1 General Residential. The objectives of this zone are as follows:

1 Objectives of zone

- 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.

A **dwelling house** means 'a building containing only one dwelling'. A dwelling house is a permissible use in the R1 Zoning.

The following Development Standards as stipulated in Mid-Western Regional LEP 2012 apply to the proposal:

Height of buildings

The proposed New Single Storey Dwelling has a height of 5.17m as measured from the natural ground level.

Site Coverage

The proposed Site Coverage is 282.04m² which complies with the controls of the DCP of a maximum of 0.50.1.

Private Open Space

Required: 80.00m² per Dwelling

Proposed: 80.00m² Dwelling A

Proposed: 81.15m² Dwelling B

Heritage conservation

YES

Earthworks

Complies

Salinity

N/A

Essential services

The subject site is already connected to water, electricity and stormwater and is accessible by a proposed vehicular access.

Clause 4.6 Variation Request

The Proposal is seeking a variation to the minimum lot size control of 300m². The proposed Sub-Division Plan shows proposed Lot 1 at 280.7m² and Proposed Lot 2 at 319.50m². We see this as a minor variation and considering the proposed dwellings are compliant with setbacks, Private open space, Site Coverage, Privacy and Solar Requirements.

Given the above, we hope that council gives supportive consideration to the variation request.

5.2 Mid-Western Regional Development Control Plan

The Mid-Western Regional Development Control Plan contains a number of chapters relevant to the proposal. An assessment of the relevant provisions which are provided below in accordance with the DCP.

Issue	Council Min- Max Requirements	Proposed	Comment
Front Setback (m)	4.5m to Primary Frontage 2.0m to Secondary Frontage	4.5m to Primary Frontage Ground Floor 2.084m to Secondary Frontage First Floor	<i>Complies</i>
Side Setback	0.9m	0.92m	<i>Complies</i>
Rear Setback	0.9m	5.025m	<i>Complies</i>
Car Spaces	Min. 1 spaces per dwelling	1 spaces -1 garage + 1 Stacked per dwelling	<i>Complies</i>
Private Open Space	80m ² per dwelling	80.0 Private Open Space directly off Living area at rear of development	<i>Complies</i>
Stormwater Disposal	Stormwater to approved drainage plan on site with no impact to adjoining lots or watercourses	Stormwater Drainage to Rainwater tank with overflow to street	<i>Complies</i>
Solar Access	Siting to maximise solar access	Living spaces are North & East facing	<i>Complies</i>
Site Coverage	Max. 50% (300.10m ²)	46% (282.04m ²)	<i>Complies</i>
Height Limit	8.5m to ridge	5.17m to ridge	<i>Complies</i>

2. CONCLUSION

Development consent is sought for the Development of New 2x Single Storey Attached Dwellings with Torrens Title Sub-Division.

The proposal is permissible with consent and is consistent with the relevant development standards and controls and their overarching objectives as stipulated in The Mid-Western Regional Development Control Plan & The Mid-Western Regional LEP 2012

Given the above, it is requested that Council grant development consent for the proposal.