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STATEMENT OF ENVIRONMENTAL EFFECTS

PROPOSED RELOCATABLE SERVICED APARTMENTS

106 SCHOOL LANE BUDGEE BUDGEE NSW 2850

LOT 264 DP755429

APPLICANT: HUGH WALKER

PREPARED BY: PLAY DESIGN STUDIO

NOVEMBER 2023

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INTRODUCTION

This statement of environmental effects accompanies a development application for 6 x new manufactured and relocatable serviced apartments at **106 School Lane Budgee Budgee NSW 2850**

It is intended to elaborate, where necessary, on aspects covered in the drawings as well as to provide additional information where required. The information following is provided to detail the merit of the above development in relation to the objective performance criteria and provisions set out in the Mid Western Council Development Control Plan, Relevant state environmental planning policies and the local environmental plan. It also provides an assessment of the likely environmental impacts in accordance with Environmental Planning and Assessment Act 1979.

DISCUSSIONS WITH MID WESTERN REGIONAL COUNCIL

Mid-Western Council Duty Planner was contacted in early November 2023 to discuss the project and planning requirements.

The Duty Town Planner confirmed.

- Building entitlement is on the site from the 1980s
- 6 Serviced apartments is the maximum allowable on site
- Each apartment would need a kitchen/laundry/bathroom facilities
- Potential bushfire report needed due to grasslands.
- Septic tank system required

SUBJECT SITE AND LAND

The subject site is located at **LOT 264 DP755429 – 106 School Lane – Budgee Budge** The locality of the site is depicted in **Figure 01** and **Figure 02**.

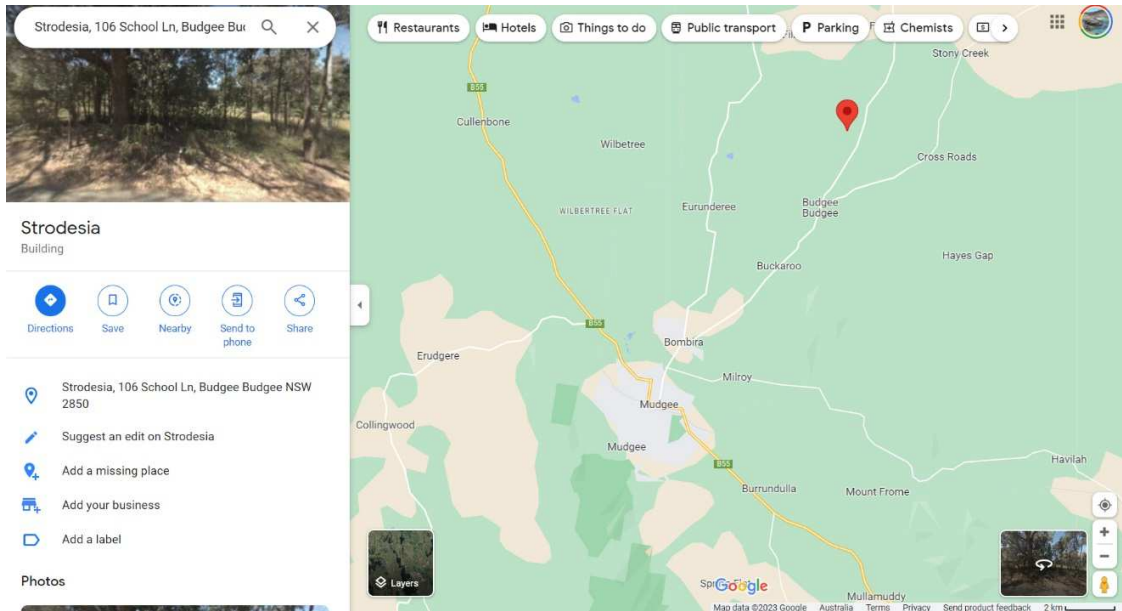


Figure 1 - Site Location – Budgee Budge NSW

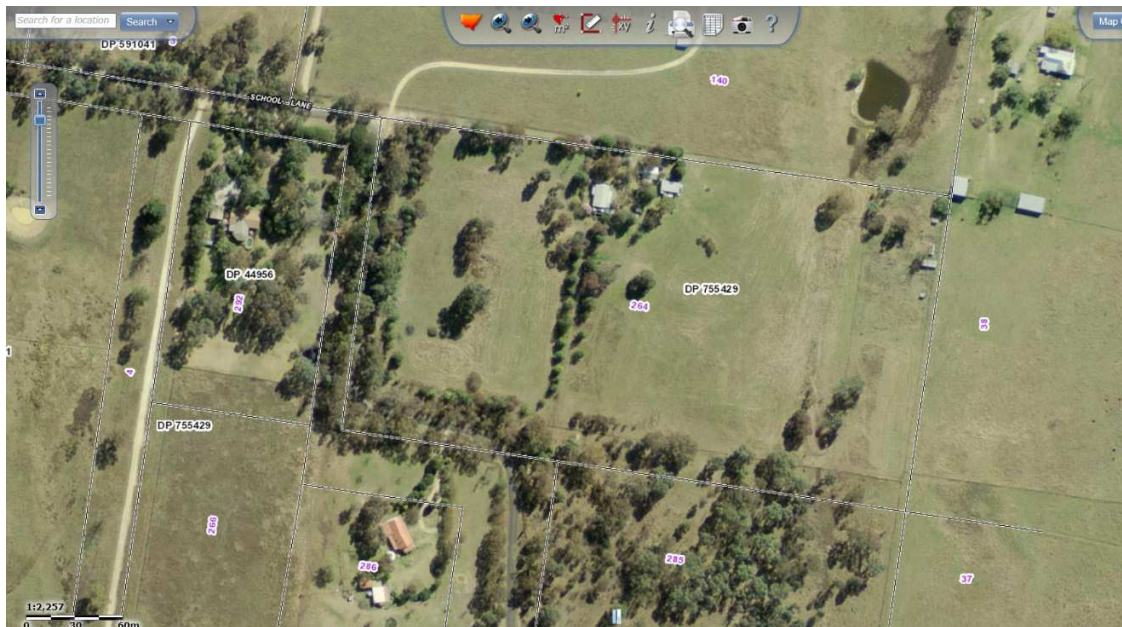


Figure 02 – Satellite Image

The proposed development site is a large R5 Zoned rural land holding that is located to the north of Mudgee NSW.

The site itself has an existing approved residence and associated out buildings. The site is approx. 60 hectares and a majority cleared grazing land.

There are minimal trees on site. Trees border the School Lane and there is also a centrally located cluster of trees. The developed site area has a small group of trees that will be retained.

There is existing site access to the northwest of the site that leads to the existing residence. This is accessed off School Lane. A new access point is proposed to the south for the new apartments.

There a minimal fall across the site area with a slope running from the north to the south.

There are no major easements or services running through the site.

There is no bushfire mapping on the site, there are no flooding issues, there are no major environmental zonings on the site.

The development site area requires very little work to accommodate the proposal, minimising impacts on the site and wider context.

The site has access to power and phone. There is no water or sewer on the site and a section 68 application would be required for a new septic tank system to operate.

School lane is a quiet rural road/laneway and has a bitumen seal, providing excellent all-weather access to and from the site.

The site has a beautiful rural outlook and provides a great opportunity and location for visitors to utilise serviced apartment style accommodation.

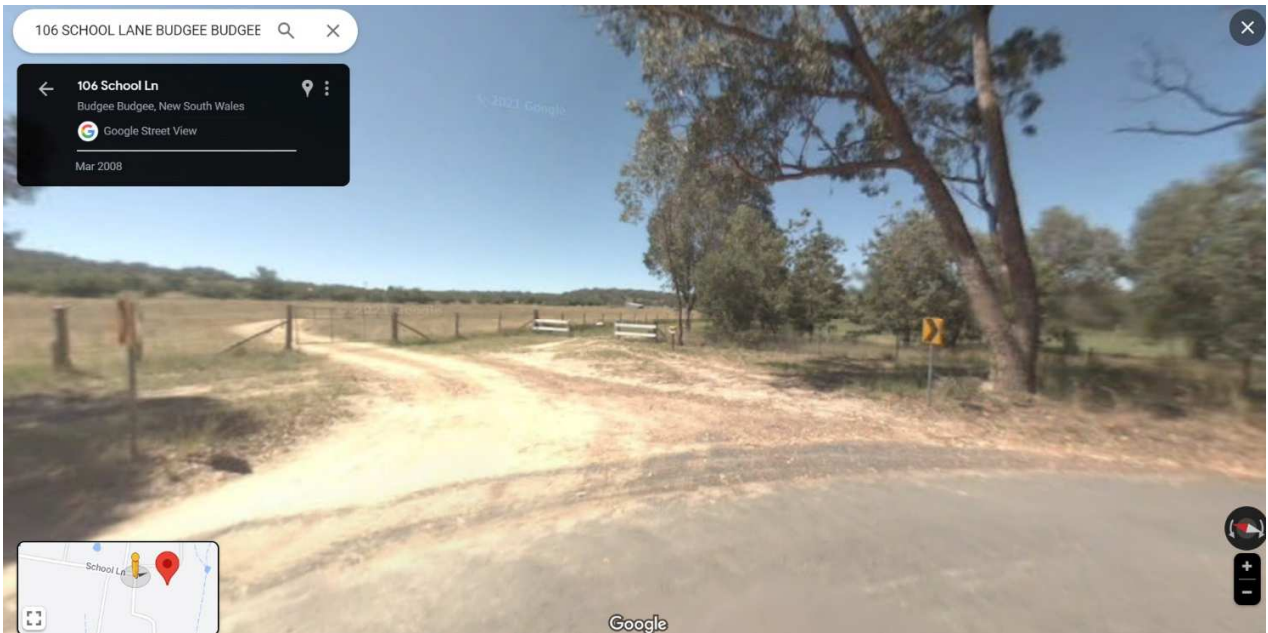


Figure 03 – Existing access off School Lane to main residence.



Figure 04 – Photo showing southern area of site where new road opening is proposed for the new serviced apartments.

DESCRIPTION OF PROPOSAL

This DA is being lodged to gain approval for the below listed items to occur on **LOT 264 DP755429 – 106 School Lane – Budgee Budgee**

Changes include

1. 6 x new serviced apartments consisting of living areas, kitchen, laundry and bathroom
2. 2 x new cabanas
3. Deck areas and roofed areas
4. New gravel access road
5. Septic tank system
6. New road opening off School Lane

The client wishes to place 6 x manufactured serviced apartments on the site. These are factory-built apartments that are delivered to site on a truck and fixed to footings. The manufactured apartments have an engineering certificate for them. These are quick and affordable options for rural areas.

Each apartment consists of an open plan living / bedroom / kitchen area. There is also a laundry and bathroom.

Each apartment has its own private deck to enjoy the rural surroundings. The apartments and deck have a large, insulated panel roof offering additional shade and weather protection for all seasons.

The apartments are constructed from SIPs (Structural insulated panel). A strong and well insulated building material, perfect for transportation.

A large carport area is provided with shade sails to protect vehicles from the weather.

The apartments are accessed off a new road opening/crossover and gravel access road from the south side of the site on School Lane.

Gravel roadways link the apartments and provide all weather access for guests. 4 x visitor spaces are also provided on site.

Water for the site is provided via a large 160,000l rainwater tank which will be connected to all apartments. Roof water will be collected off the apartments.

A new septic tank system will be required to run the new apartments sewerage requirements. A section 68 application will need to be lodged with council for this approval.

1 x accessible apartment is provided to allow accessible persons to stay on site. This will have a designated accessible car space and facilities throughout.

The apartments are simply finished in a dark colour scheme to disappear into the landscape. They present a simple elegant modern Australian architectural character.



Figure 05 – Front view of a typical apartment. A large deck area with roof and sun shading provides an excellent outdoor space. The large roof offers additional insulation and weather protection to apartment structure.



Figure 06– Typical 3d view of carport and entry area. The shade sails add additional protection to carparking areas and also additional variation to the building bulk and scale. Access to the apartment is off the carport via the deck.

MATTERS FOR CONSIDERATION

The proposal has been assessed having regard to the relevant matters for consideration under the Environmental Planning and Assessment Act 1979. The Matters are assessed under the following sections.

ENVIRONMENTAL PLANNING INSTRUMENTS

Mid Western Regional Council LEP 2012

Mid Western Regional Council LEP 2012 applies to the subject site. The site is Zoned R5 I and the proposal is permissible with Councils consent.

Zoning : R5 Large Lot residential

ANY DRAFT ENVIRONMENTAL PLANNING INSTRUMENT

There are no draft environmental planning instruments relating to the proposal

ANY DEVELOPMENT CONTROL PLAN

Mid Western Regional Council DCP 2013



Property Report

106 SCHOOL LANE BUDGEE BUDGEE 2850



Property Details

Address: 106 SCHOOL LANE BUDGEE BUDGEE 2850
Lot/Section /Plan No: 264/-/DP755429
Council: MID-WESTERN REGIONAL COUNCIL

Summary of planning controls

Planning controls held within the Planning Database are summarised below. The property may be affected by additional planning controls not outlined in this report. Please contact your council for more information.

Local Environmental Plans	Mid-Western Regional Local Environmental Plan 2012 (pub. 10-8-2012)
Land Zoning	R5 - Large Lot Residential: (pub. 21-4-2023)
Height Of Building	NA
Floor Space Ratio	NA
Minimum Lot Size	12 ha
Heritage	NA
Land Reservation Acquisition	NA
Foreshore Building Line	NA
Local Provisions	Refer to Clause 4.2A

Detailed planning information

State Environmental Planning Policies which apply to this property

State Environmental Planning Policies can specify planning controls for certain areas and/or types of development. They can also identify the development assessment system that applies and the type of environmental assessment that is required.

This report provides general information only and does not replace a Section 10.7 Certificate (formerly Section 149)

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MID WESTERN REGIONAL COUNCIL DCP 2012

Provisions	Assessment	Compliance
5.1 CARPARKING		
Tourist accommodation and visitor accommodation	<p>1 Space per unit is provided</p> <p>6 spaces total for serviced apartments 4 x visitor spaces provided</p> <p>1 x accessible space provided for the accessible apartment. It measures 7.2m x 4.8m</p>	YES
Hours of operation	Apartments will operate 24 hours a day. Typically most vehicle use will be in the morning and evening.	YES
5.2 FLOODING	No flooding issues	YES
5.3 STORMWATER MANAGEMENT	<p>The proposed new serviced apartments each have a roof with gutters and downpipes/ Rainwater is collected from apartments and transferred via pvc piping to a 160,000-rainwater tank. Rainwater tank overflow is sent to an aggregate filled dispersion trench. Serviced apartments will utilise rainwater throughout.</p> <p>Gravel roads to be designed to move water off roadways.</p> <p>Earthworks and sediment control plan included in this development application.</p>	YES
5.4 ENVIRONMENTAL CONTROLS		
	<p>No known aboriginal artifacts or sacred sites on development site.</p> <p>Site is not zoned bushfire</p> <p>Riparian and drainage line Environments are not affected by the proposed development.</p> <p>Pollution and waste from the development will be minimal and have minimal impact on the site. A waste management plan has been included in the development application.</p> <p>No threatened species identified on site.</p> <p>No known salinity issues on site.</p>	YES

6 DEVELOPMENT IN RURAL AREAS		
6.1 DWELLINGS	<p>Site is zoned R5 and has an area of approx. 6 Hectares.</p> <p>Setbacks from main frontage and access are 64m Side setbacks on secondary frontage are 35m</p>	YES
6.4 Tourist Accommodation	<p>Site has existing building entitlement and was checked by council town planner.</p> <p>Site has single dwelling permissible under the LEP 2012</p> <p>Development is designed to suit the site, topography, natural features and access.</p> <p>6 x serviced apartments are proposed with 1 x main managers residence being the existing residence.</p> <p>Manufactured homes proposed. Site is a rural area not urban area.</p> <p>Development has access to existing electrical connection and owner can install off grid solar power.</p> <p>A septic system is required and a section 68 application will be lodged.</p> <p>Each serviced apartment has car parking meeting council requirements.</p> <p>No major signage is proposed/</p>	YES

CONCLUSION

The proposal satisfies the relevant matters for consideration under the Environmental Planning and Assessment Act 1979 and the provisions set out in the Mid Western Regional Council Development Control Plans Design Criteria and all relevant NSW State Government Planning Policy

In summary the proposed new serviced apartments are an elegant, simple and modern addition to the rural landscape of Budgee Budgee.,

The apartments provide additional accommodation to people and visitors in the local context. They provide this in a relaxing rural location with minimal impacts on surrounding properties.

The serviced apartments comply with all relevant council and state government requirements.

The proposal will positively contribute to the local economy and community over a number of years.

The proposal has minimal impact on the site and apartments can be easily relocated or moved in the future as required.

We therefore suggest that proposal should be approved with any additional council input as required.