

Statement of Environmental Effects

Proposal Dual Occupancy and Torrens Title Subdivision

17 DAVIS CRESCENT, CAERLEON

October 2023

Development Application Proposal

The proposed development is for the construction of a detached dual occupancy and the subsequent Torrens Title subdivision of 17 Davis Crescent, Caerleon. The new dwellings will consist of single storey hebel veneer with Colorbond roof. The roof lines are hip and valley which are in keeping with character of existing dwellings in the immediate area.

Subject Property

Title description:	Parent Lot No: 814 DP: 1273341
Address:	17 Davis Crescent, Caerleon
Total Lot Area:	903.8m ²
Owner:	Rayner Constructions Pty Ltd

Zoning and Permissibility Overview

The site is zoned R₁ General Residential under Mid-Western Regional Local Environmental Plan 2012 with a minimum lot size of 600m².

Dual occupancy development forms part of the group defined as residential accommodation which is listed as permissible with consent in the R₁ zone. As residential accommodation is permissible in the R₁ zone, the proposed dual occupancy development is therefore permissible in the zone.

Subject Property

DESCRIPTION OF THE SITE

The land is known as Lot 814 DP1273341 and is located in a residential subdivision located in the new Caerleon Estate, west of Mudgee.

The site is rectangular in shape with a frontage to Davis Crescent of 17.005m to the west, a frontage to Davis Crescent of 17.495m & angled section of 17.20m to the north and a corner splay of 8.485m for a total area of 903.8m².

The site is located on the southern side of Davis Crescent with a secondary western frontage on Davis Crescent. See Figure 1 below.

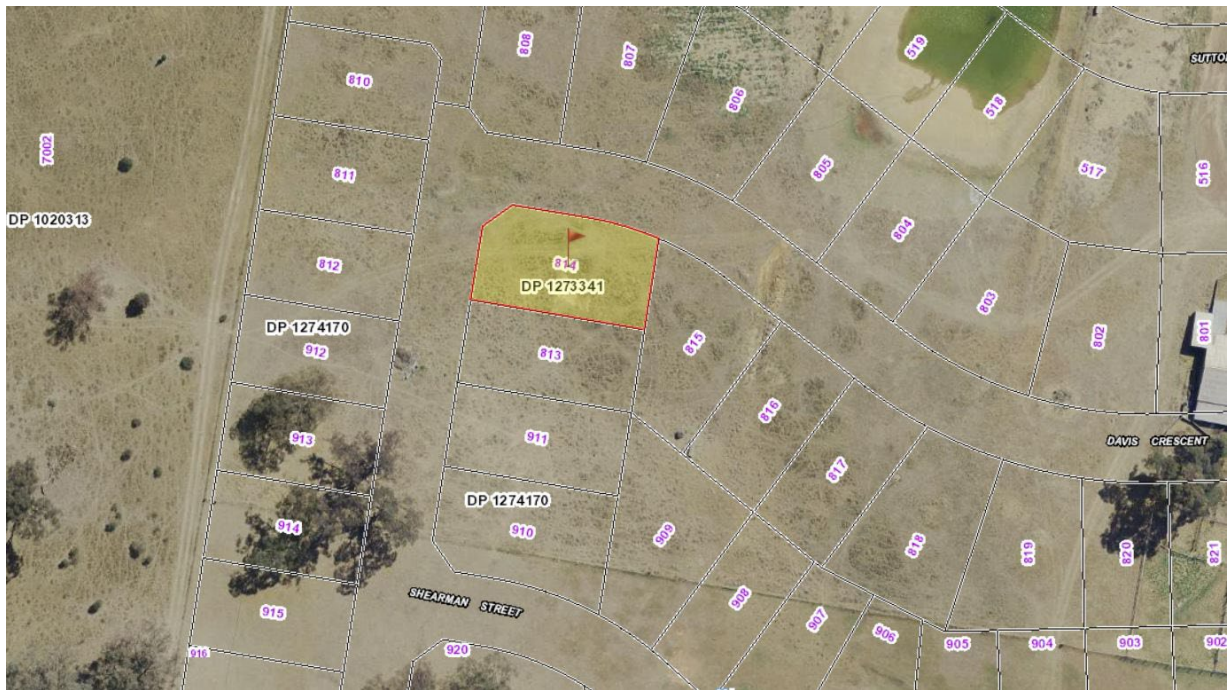


Figure 1 – Location of the Site

IMPACT ON ADJOINING PROPERTY

Noise

The site is located in the middle of Caerleon Estate subdivision. Due to the residential nature of the area, the types of noise levels in the area are as a result of vehicle movements, provision of services and other residential construction works. Noise from the proposed development is in keeping with the surrounding areas and is comparable with the residential nature of the area.

Privacy, Views and Sunlight

Visual Privacy

The proposed dwellings are single storey and do not overlook other neighbouring properties in the area.

It is proposed that a 1.8 metre high fence be constructed on the boundary between the two proposed dwellings which will provide privacy to each dwelling. Remaining boundary fencing will also consist of 1.8 metre high fencing to create privacy between the neighbouring properties and the proposed development. The new fencing materials have not yet been determined.

Acoustic Privacy

Noise from driveways, traffic, between dwellings or mechanical sources will have minimal impact on proposed development and is consistent with the residential nature of the surrounding area.

Sunlight

The dwelling design has been considered so it will not reduce sunlight received to the living areas or private open space areas of each unit in the proposed development or the neighbouring properties.

Flooding and Stormwater

The site is located above the 100-year flood level. As part of the original subdivision, the site has existing kerb and gutter frontage with stormwater draining to Council's kerb and gutter system in the road reserve. It is proposed that both units drain to Council's kerb and gutter system in Davis Crescent. If additional inter-allotment drainage is required, it will be detailed further in the CC.

Other Amenity Impacts

Access and Traffic

Direct road access is provided from Davis Crescent which is a flat and straight road which forms a small cul-de-sac, with both sides of the streets providing satisfactory sight distance. The volume of traffic generated by the proposed development is not considered to have an adverse impact on the neighbouring properties.

Social & Economic Impact

Providing two new residential dwellings is considered to have a positive impact to the community and therefore the social and economic impacts of the proposed development are not considered to place an adverse impact on the surrounding community.

It is considered that there are no adverse land use impacts as the residential dual occupancy proposal is in keeping with the types of development in the local area.

Heritage

The site is not located within the Heritage Conservation area of Mudgee and is not located close to any items of heritage significance.

PRESENT AND PREVIOUS USES OF LAND

The subject land and surrounding land was previously cleared as a result of the development of the subdivision known as Caerleon Estate.

Existing neighbouring land use includes vacant residential lots.

It is understood that the site was historically used as farm and grazing land.

Proposed Development

PROPOSED HOUSING

The proposal seeks development approval for the construction of a detached dual occupancy housing development, with both dwellings being described as follows:

- 3 bedrooms
- 2 bathrooms including main bathroom and ensuite
- Open plan kitchen/living/dining area
- Internal laundry
- Single garages attached to each dwelling
- Separate driveways to each dwelling
- Gross floor area 164m² (Unit A) and 170m² (Unit B)
- Alfresco outdoor area plus landscaped private open space directly attached to the living area
- Fencing provided to all boundaries (fencing materials have not yet been determined)
- Dwellings to be constructed of hebel veneer + Unit B to have a small area of fibre-cement weatherboards, with hip and valley rooflines

PROPOSED SUBDIVISION

In addition, to the dwelling construction, the proposal seeks development approval for subsequent Torrens Title dual occupancy subdivision as follows:

- Torrens title subdivision into 2 lots:
 - Lot A: 451.76m²; and
 - Lot B: 452.04m²
- Subdivision into the two separate lots upon completion of the development

PROPOSED UTILITIES AND SERVICES

Details of the proposed development are as follows:

- Reticulated water supply is proposed to be extended from the existing water line along the road reserve
- Effluent disposal is to be achieved through the reticulated sewer line located within the easement along the northern & eastern side boundaries
- Electricity connection is to be from existing underground power lines servicing the locality
- Telecommunications connection is to be from the existing underground telecommunications lines servicing the locality
- Stormwater is to be directed to the kerb and gutter along the road reserve, with a 2000L rainwater tank for each dwelling as per BASIX requirements.
- The proposed driveway entrances are to be constructed to the current engineering requirements by Council.

Any further engineering design details including services are proposed to be submitted as part of the Construction Certificate (“CC”) application.

Mid-Western Regional Council Local Environmental Plan 2012

LAND ZONING

The site is zoned R₁ General Residential under Mid-Western Regional Local Environmental Plan 2012 with a minimum lot size of 600m². The land size is 903.8m² and meets the minimum lot size.

Dual occupancy development forms part of the group defined as residential accommodation which is listed as permissible with consent in the R₁ zone. As residential accommodation is permissible in the R₁ zone, the proposal as dual occupancy development is therefore permissible in the zone.

MEETING OBJECTIVES OF THE ZONE

The proposed development being relatively small 2 x 3 bedroom dwellings which enhances the range of housing choices in the area and achieves a productive yield of new housing within a new subdivision which is considered positive to the local area.

The development proposal serves to maintain the residential amenity values with each dwelling having its own private open space and garden, own independent services and own attached lock up garage.

COMPLIANCE WITH THE MWRC LEP

Clause 4.1 – Minimum subdivision lot size

Clause 4.1A(3)(b) of the MWRC LEP confirms that the minimum lot size within Zone R₁ General Residential for a detached dual occupancy is 800m². The site is 903.8m² and therefore complies with the minimum lot standard.

Clause 4.1B(2)(b)(ii) confirms that subdivision of the detached dual occupancy is permitted subject to each lot having an area of not less than 400m². The development complies as both lots exceed 400m² as follows:

- Lot A: 451.76m²; and
- Lot B: 452.04m²

Clause 4.3 – Height of buildings

The height of buildings map identifies that the maximum permissible height is 8.5m. The height of the proposed dwellings is approximately 4.93m (Unit A) and 4.7m (Unit B) to the roof ridge and complies.

Clause 6.3 – Earthworks

The potential impacts resulting from earthworks on the site as a result of the proposed development are required to be considered as part of this development application. Due to the grading and gentle slope of the site, the required cut and fill will be relatively minor. In addition, due to the site's graded form as a result of the previous Caerleon Estate subdivision where the subject lot is located, potential ground disturbance will be relatively minor.

Clause 6.4 – Groundwater vulnerability

The subject site is mapped in the LEP as being groundwater vulnerable. The development will be connected to reticulated sewer and stormwater will drain to Council's stormwater system. In addition, landscaping and lawns will be used to absorb surface runoff. Any waste from the construction of the development will be stored in waste storage bins appropriate to the waste type and will be collected and disposed of. During construction, pollutant control measures will be used to ensure pollutants cannot enter the stormwater system. Erosion & Sediment control measures will also be put in place during construction (further details to be supplied in the CC).

As the proposed subdivision will not change any land uses, it is not expected to adversely impact on groundwater.

Clause 6.9 – Essential services

The provision of essential services to the proposed development are required to be considered as part of this development application. All essential services are available to the site including electricity, telephone, reticulated water and sewer. The site has two frontages to Davis Crescent with direct road access to the site from this road. Stormwater drainage is available via Council's stormwater system on Davis Crescent.

Mid-Western Regional Council Development Control Plan & Caerleon Development Control Plan

Plans for the proposed residential development are attached at **Appendix A**.

The relevant controls and objectives of the Development Control Plan (“DCP”) are addressed in the following tables.

Section 3.1 of the DCP outlines the controls relating to Residential Development in Urban Areas (Dual Occupancies). The table below addresses each control including comments regarding compliance or non-compliance.

Table 1 – Section 3.1 Residential Development in Urban Areas (Dual Occupancies)

DCP Control	Comment	Compliance
Building Setbacks		
Front setback – 5.5m to the building line	Unit A – 5.91m	✓
	Unit B – 5.5m	✓
Front setback – 6.5m to the garage	Unit A – 6.51m	✓
	Unit B – 6.81m	✓
Side setback – 900mm minimum	Unit A – 1.2m and 0.9m	✓
	Unit B – 0.9m and 2.6551m	✓
Site Coverage – max. 50% (903.8m ²)	36.95% in total (334m ²)	✓
Solar access – north or east facing living area – north or east facing garden area	Unit A Yes – living area faces north east Yes – garden area faces north east	✓ ✓
	Unit B Yes – living area faces east Yes – garden area faces north east	✓ ✓
Privacy – floor level <1m above ground level	FFLs are <1m above ground level for both units	✓
Parking – 2 spaces provided per dwelling	Unit A – Single attached garage plus additional car spaces in front of garage	✓
	Unit B - Single attached garage plus additional car spaces in front of garage	✓

Table 1 – Section 3.1 Residential Development in Urban Areas (Dual Occupancies)

DCP Control	Comment	Compliance
Private Open Space		
<ul style="list-style-type: none"> - minimum of 20% of private open space is to be provided - with minimum dimension 5m - located behind the front building line on the north, east or west side of the dwelling 	<p>Unit A – 119m² Unit A – 9.365m x 12.72m calculated at the minimum dimension Unit A – North-east facing POS which is located behind the building line</p>	<p>✓ ✓ ✓ ✓</p>
<ul style="list-style-type: none"> - minimum of 20% of private open space is to be provided - with minimum dimension 5m - located behind the front building line on the north, east or west side of the dwelling 	<p>Unit B – 121m² (utilises 12m² or 9.9% of the POS as alfresco) Unit B – 8.025m x 15.10m calculated at the minimum dimension Unit B – North-east facing POS which is located behind the building line</p>	<p>✓ ✓ ✓ ✓</p>
Corner Lots		
<ul style="list-style-type: none"> - Development must address both street frontages - Utility windows are not permitted on either elevation with frontage to the street unless they are integrated into architectural features of the development - For corner allotments no fences, structures or landscaping exceeding 1 metre in height are to be located within the triangle formed by a sight line 12 metres x 6 metres from the intersection of the two street boundary lines. 	<p>Unit A frontage faces the western side of Davis Crescent & Unit B frontage faces the northern side of Davis Crescent. The side boundary fence of Unit A facing Davis Crescent is proposed to be constructed of a 1.8m high fence along the northern side boundary. Fencing along the side of corner allotments are not uncommon in the vicinity and is in keeping with the surrounding developments. The materials to be used for the new fencing has not yet been determined. The fence will be located behind the building line on Davis Crescent and will not be constructed within the front triangle as required by Council.</p>	<p>✓</p>

1.1.1 Stormwater Management

Section 5.3 of the DCP outlines the controls relating to stormwater management. The table below addresses each control including comments regarding compliance or non-compliance.

Table 2 – Section 5.3 Stormwater Management

DCP Control	Comment
5.3 Stormwater Management	
Single Dwelling and Dual Occupancy Development <ul style="list-style-type: none"> • BASIX • Quantity Management During Operation • Quality management During Construction 	<p>Appendix B includes BASIX Certificates for each Unit.</p> <p>Rainwater tanks with a minimum capacity of 2000L will be installed for each unit. Rainwater will be collected from the roof area of each unit and will be used for all toilets and at least one outdoor tap in the garden of each respective unit.</p> <p>Erosion and Sediment control measures will be installed prior to construction. Proposed E&SCP will be provided at CC stage.</p>

1.1.2 Environmental Controls

Section 5.4 of the DCP outlines the controls relating to the environment. The relevant controls are outlined in the following table with comments as to how the development addresses each.

Table 3 – Section 5.4 Environmental Controls

DCP Control	Comment
5.4 Environmental Controls	
Protection of Aboriginal Archaeological Items	A search was conducted of the Aboriginal Heritage Information Management System (AHIMS) with a 50m buffer. There are no known items or places of Aboriginal cultural heritage on or within the vicinity of the site. Based on the recent Caerleon Estate subdivision and the cleared and graded state of the site, it is not expected that any items or objects of significance will be found on the site during construction. However, should any item or object be found, work would cease and the Office of Environment and Heritage shall be notified.
Threatened Species and Vegetation Management	The long-term continuous use of the land for residential purposes has resulted in the native vegetation being cleared from the site. As such, given the modified state of the land, it is unlikely that the minimal vegetation existing on the site would provide suitable habitat for protected, vulnerable or endangered native species. No trees are proposed to be removed as part of this application.

1.1.1 Residential Subdivision

Section 7.1 of the DCP outlines the controls relating to residential subdivision. The table below addresses each control including comments regarding compliance or non-compliance.

Table 4 - Section 7.1 Urban Subdivision

DCP Control	Comment	Complies
Lot Size		
All lots must have street frontage	Yes – Both units have a street frontage to Davis Crescent.	✓
Lot Design		
<ul style="list-style-type: none"> - Lot orientation should optimise solar access - Lots should be generally rectangular in shape 	Yes – both proposed lots optimise solar access with north or east facing living areas and private open space areas to the north east	✓
Utility Services		
Dual Services for dual occupancy lot including water, sewer, stormwater, electrical and telecommunication services	<ul style="list-style-type: none"> • Telecommunications – services are currently provided in the street • Electricity – services are currently provided in the street • Water – one connection already exists and an additional connection will be provided for the additional unit at the cost of the developer • Sewer – the sewer runs within an easement along the northern & eastern boundaries of the lot and therefore a sewer extension is not required. There is one sewer junction in place for one unit and an additional sewer junction will be applied to be installed by council • Stormwater – both proposed units can drain to Council’s kerb and gutter system in Davis Crescent. Additional inter-allotment drainage may be required which will be detailed further in the CC 	✓

Conclusion

This Statement of Environmental Effects when read in conjunction with the plans, clearly outlines the proposed development and demonstrates that there will be no adverse impacts on the environment or locality.

The proposed development is permissible with the standards contained in the Mid-Western Regional Local Environmental Plan. The units have been designed to meet guidelines of the Mid-Western Regional Council - Residential Development Control Plan & the Caerleon Development Control Plan.

The proposed development provides a dual occupancy housing development on a corner lot suited to such development, whilst complementing the existing housing types in the immediate area.