

STATEMENT OF ENVIRONMENTAL EFFECTS ADDENDUM

FOR

ALTERATIONS & ADDITIONS TO EXISTING DWELLING

AND

PROPOSED SECONDARY DWELLING

LOT 1 DP 198993

10 LAWSON STREET MUDGEES NSW 2850

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LIST OF CONTENTS

1.0	INTRODUCTION	3
2.0	SUBJECT PROPERTY	3

2.1	DESCRIPTION	3
2.2	EXISTING SITE	3
	FIGURE 1 – LOCALITY PLAN	3
2.3	PREVIOUS USE	4
	PHOTO 1 – LAWSON STREET ELEVATION	
3.0	PROPOSED DEVELOPMENT	4
4.0	SITE SUITABILITY	5
5.0	UTILITY SERVICES	5
6.0	MWRC DCP DESIGN GUIDELINES	5
6.1	DEVELOPMENT DENSITY	5
6.2	SETBACKS	6
6.3	BUILT FORM	6
6.4	STREETSCAPE, BUILDING SCALE HEIGHT & BULK	6
6.5	LANDSCAPING	6
6.6	VEHICLE ACCESS & PARKING	6
6.7	PRIVATE OPEN SPACE	7
6.8	PRIVACY & AMENITY	7
6.9	WASTE DISPOSAL	7
6.10	CONSTRUCTION AND DESIGN	7
6.11	HERITAGE	7
7.0	SUMMARY	7
8.0	SITE CALCULATIONS	7
9.0	CALIFORNIAN BUNGALOW – DESCRIPTION	8

1.0 INTRODUCTION

This statement of Environmental Effects has been prepared by Preferred Design & Drafting and is part of an Application for Development for Alterations and Additions to Existing Dwelling and a Proposed Secondary Dwelling located at 10 Lawson Street Mudgee. Where Development Control planning requirements are noted in this statement, the referral is to Mid-Western Regional Council Development Control Plan 2013 Amendment No 5.

2.0 SUBJECT PROPERTY

2.1 DESCRIPTION

Title Description: Lot 1 - DP 198113
Frontage: 15.24m wide
Area: 916.8 sq. m
Zoning: R3 Medium Density Residential

2.2 EXISTING SITE

The site is located within Mid-Western Regional Council Heritage Conservation Area.
The site houses an existing dwelling. The site topography has a minor slope from south/ west to north/east, draining to the Lawson Street kerb.



FIGURE 1 - LOCALITY PLAN.

10 LAWSON STREET MUDGEE



2.3 PREVIOUS USE

The existing dwelling on the site reflect elements of a Californian Bungalow cottage style, constructed in timber frame, cement sheet & battened cladding. The dwelling is approximated to have been constructed in the 1930's to 1940's. Therefore the property has been utilised for residential use for an estimated 80 to 90 years.
There is no knowledge of site contamination or hazard, either natural or technological to the site.



PHOTO 1 - 10 LAWSON STREET MUDGEE – STREET VIEW

3.0 PROPOSED DEVELOPMENT

3.1 General Description

Alterations & Additions are proposed to the Existing Cottage. The rear or western skillion is to be demolished, which currently houses a small kitchen, bathroom & laundry. The existing wet areas require updating and waterproofed to current NCC codes & standards.

The addition includes a new side entry / kitchen / living / bathroom / bedroom & ensuite. A north facing covered alfresco area is also included to the addition.

A Secondary Dwelling is also proposed to the property and is to be located to the rear of the site aligning and set back from the rear or western boundary for sewer main clearance to MWR Council requirements.

4.0 SITE SUITABILITY

The site is located within the R3 Medium Density Zone. The development is allowable and in accordance with Mid-Western Regional Council LEP R3 Zoning objectives (excerpt below):

Zone R3 Medium Density Residential

1 Objectives of zone

- *To provide for the housing needs of the community within a medium density residential environment.*
- *To provide a variety of housing types within a medium density residential environment.*
- *To enable other land uses that provide facilities or services to meet the day to day needs of residents.*
- *To encourage higher-density residential development that is sympathetic to and compatible with the existing character of the Mudgee Heritage Conservation Area.*

2 Permitted without consent.

3 Permitted with consent.

Attached dwellings; Boarding houses; Centre-based child care facilities; Community facilities; Educational establishments; Environmental protection works; Exhibition homes; Exhibition villages; Flood mitigation works; Garden centres; Group homes; Health services facilities; Home industries; Information and education facilities; Markets; Multi dwelling housing; Neighbourhood shops; Oyster aquaculture; Places of public worship; Recreation areas; Recreation facilities (indoor); Recreation facilities (outdoor); **Residential accommodation**; Respite day care centres; Seniors housing; Sewage reticulation systems; Signage; Tank-based aquaculture; Tourist and visitor accommodation; Water recycling facilities; Water storage facilities

4 Prohibited

Advertising structures; Farm stay accommodation; Hotel or motel accommodation; Rural workers' dwellings; Any other development not specified in item 2 or 3

The allowance of Residential Accommodation being permitted with consent presented the opportunity to the applicant for the utilisation of the site for this type of development.

5.0 UTILITY SERVICES

Electricity & Telephone are available to the site and will be extended to service the proposed secondary dwelling and new additions to existing dwelling.

Town Water is currently connected to the site. Hydrants are currently available in the Lawson Street frontage.

COMPLIES

6.0 DESIGN GUIDELINES

There are no dedicated DCP requirements for Secondary Dwellings within the Mid-Western Regional Council Development Control Plan 2013 Amendment No 5.

Dual Occupancy guidelines are utilised for the assessment and excludes the requirement for minimum lot size, additional car parking to the site & separate individual private open space fenced areas.

MWRC DCP Part 3 Discretionary Development is utilised to form the following requirements addressed:

6.1 DEVELOPMENT DENSITY

The site is located within the Heritage Conservation Area of Mudgee. Dual Occupancy & Secondary Dwelling Development in R3 Zoning is allowable. In accordance with Clause 5.4 of Mid-Western Regional Local Environmental Plan 2012, a Secondary Dwelling maximum area allowable is 60 sq m or up to 50% of the existing dwelling on the site.

The Proposed Additions to the Existing Dwelling shall result in an overall final living area of 198 sq m.

The Proposed Secondary Dwelling shall have a total living area of 79 sq m. The secondary dwelling can be up to 50% of the floor area of the existing dwelling (being 99 sq m).

The proposal shall be 79 sq m or 39.89% of the existing dwelling.

PROPOSED SECONDARY DWELLING AREA – 79 sq m

COMPLIES

Mid Western LEP Clause 5.4 (9)

Secondary dwellings on land other than land in a rural zone If development for the purposes of a secondary dwelling is permitted under this Plan on land other than land in a rural zone, the total floor area of the dwelling, excluding any area used for parking, must not exceed whichever of the following is the greater—

(a) 60 square metres,

(b) 50% of the total floor area of the principal dwelling.

6.2 SETBACKS

Single storey dual occupancy residential housing requirements in accordance with MWRC DCP:-

Front	7.5m
Side	0.9m
Rear	0.9m

SECONDARY DWELLING – PROPOSED SETBACKS

The front setback to Lawson Street to be 45.50m approx.

Side setback to Southern boundary to be 0.90m

Rear setback to Western Boundary to be 3.50m

COMPLIES

EXISTING DWELLING- EXISTING & PROPOSED SETBACKS

Existing front setback to Lawson Street is 5.0m

Existing side setback to Northern boundary is 1.339m

Proposed side setback to addition – Northern boundary – variable - 1.32 to 1.290m

Existing side setback to Southern boundary – 5.0m

Proposed side setback to Southern boundary – 5.045m
Proposed rear setback to Western boundary – 27.79m approx.

COMPLIES

There will be no overlooking to the neighbouring property due to the single storey proposal.
Overshadowing is negligible and shadow diagrams not required due to single storey development.

6.3 BUILT FORM DESIGN

The proposed secondary dwelling is designed as a simple rectangular building with 30 degree gable roof line reflecting elements of the existing 'cottage style' dwelling. Three metre wide wrapped veranda to Eastern & Southern Elevations provides aesthetic relief to the simplistic form.

The additions to the existing dwelling are in line with the overall width of the building and do not impose on the street view elevation.

Minimal impact will result to the Lawson Street frontage.

COMPLIES

6.4 STREETScape, BUILDING SCALE

The proposed small secondary dwelling will not dominate the site and is of an appropriate bulk & scale for the existing lot & residential surrounds.

The roof pitch and form present a heritage style element to the site & street frontage.

Minor site levelling for the building pad will not impose height issues nor impact the adjoining properties.

The secondary dwelling is also set back behind the rear of the existing dwelling minimising the view of the building from Lawson Street.

COMPLIES

6.5 LANDSCAPING

Existing landscaped frontage is to be maintained.

The Mid-Western Regional Council DCP, Part 3 Discretionary Development - Dual Occupancy, the DCP does not state a required minimum Landscaped area.

The existing site has an established landscaped yard.

COMPLIES

6.6 VEHICLE ACCESS & PARKING

An existing driveway access and car parking area is located to the southern side of the existing dwelling.

A stage 2 freestanding single carport is proposed to the southern elevation or side of the existing dwelling.

No additional carparking is required for the secondary dwelling.

COMPLIES

6.7 PRIVATE OPEN SPACE

The proposed Secondary Dwelling will share the existing private open space area of approximately 195.00 sq m.
No additional Private Open Space is required for the secondary dwelling.

COMPLIES

6.8 PRIVACY & AMENITY

The existing Private Open Space is enclosed by boundary fencing and to be retained.

There will be no adverse impact to privacy & amenity.

COMPLIES

6.9 WASTE DISPOSAL

Additional waste bins can be provided if required by Mid-Western Regional Council.

There is adequate area to the western end of the proposed secondary dwelling for storage of waste bins.

COMPLIES

6.10 CONSTRUCTION and DESIGN

The Secondary Dwelling proposes a quaint rectangular design with high pitched gable roof with eastern & southern facing skillion veranda.

Construction to be Reinforced Concrete Slab Floor, Standing Seam Colorbond Cladding to exterior walls, and Colorbond Roof Sheeting. and Powder coat Aluminium Framed Windows & Doors.

North facing glass to the living area & bedroom achieves winter solar access.

These areas also have direct access to the eastern veranda and private open space yard.

Additions to the Existing Dwelling achieves an open plan living area opening directly to the north facing alfresco space.

6.11 HERITAGE

The development is located within the Mudgee Heritage Conservation Area.

The overall design to both the Additions and Proposed Secondary Dwelling is of a suitable scale.

The selection of materials proposed & building proportions will create an aesthetically positive impact on the heritage character of the site and area.

The extensive setback to street frontage and height of the overall secondary dwelling sits below the roofline of the Existing Dwelling and shall not adversely impact the Lawson Street elevation.

SUMMARY

The proposed development complies with all aspects of the Mid-Western Regional Council LEP & DCP 2013 requirements if assessed under the Part 3 Discretionary Development Standards. The maximum total area of all buildings (including shed) shall be 388.50 sq m.- 42.37%. Discretionary Development allows a tot 50% site coverage.

SITE CALCULATIONS -

TOTAL SITE AREA - LOT 1	916.80 m2
ZONING	R3 MEDIUM DENSITY RESIDENTIAL
BUILDING	BUILDING AREA
EXISTING DWELLING WITH ADDITION-TOTAL	243.00m2
PROPOSED SECONDARY DWELLING-TOTAL	135.00m2
PROPOSED SHED	10.50 m2
TOTAL SITE COVERAGE (42.37%)	388.50m2

As defined in MWRC LEP 2012

Gross floor area means the sum of the floor area of each floor of a building measured from the internal face of external walls, or from the internal face of walls, or the internal face of walls separating the building from any other building, measured at a height of 1.4 metres above the floor.

CALIFORNIAN BUNGALOW

Excerpt from Architecture & Design

The California bungalow is a style of residential bungalow architecture, its particularly popular across the United States, hence its title, but varied in styles slightly in different countries. Specifically, in Australia, the California bungalow is a popular style especially in suburban areas. The style swept the country between World War I and World War II and has been an ideal home-style for Australians who like an informal yet modern home.

The California bungalow is a single-storey house, usually with a front porch, a sloping roof, veranda pylons and a simple layout. It was invented by Page Brown in the early 1890s in Southern California.

The name California bungalow comes from the fact its initial existence was catapulted into popularisation in California, as a response to major sociological change in Los Angeles and upscale Pasadena, as they were growing rapidly, and single-family dwellings were rising, to the point of its mass suburbanisation.

The California bungalow was revered for how inexpensive, fast and easy and applicable to the Arts and Crafts movements engulfing the early 20th Century. The home-style was considered simple but artistic, and its term came to fruition around 1905, the California bungalow.

The structures are most famously known for their "simple one-story construction with wooden siding, a low-pitched, gabled roof and wide eaves; a front porch and an airy interior".

Most commonly, the structure is made from brick, weatherboard and timber, has timber flooring and balustrades made from wood or brick. Stained glass windows, stylish front door and veranda pylons are sometimes an added characteristic. The gabled roofs also tend to have overlapped layers of wood, slate or tiling. The colour schemes are usually red, or livened brick-colours are common, but can also feature, greys, rendered, roughcast and weatherboard finishes.

The floor plans of a California bungalow were all the same or differed minutely. The idea of pre-cut homes was capitalised on by major companies, and the symbolic Californian bungalow endowing simplicity and single-family ease was mostly centred on the reliance of a hallway, always beginning with a porch and ending with might be a sunroom.

The California Bungalow in Australia

The California bungalow became popular in Australia notably in the early 20th Century and stayed there. With California and Australia sharing similar climates in summer, it was a house-model that represented a modern lifestyle from America.

It became so popular in Australia that nothing else was built in the 1920s.

The evolution of the California bungalow evolved as it swept across Australia, with its regional adaptations; in Melbourne its local red brick, local liver-coloured brick in Sydney and limestone in South Australia. The Queensland Bungalow also was elevated and made from timber with galvanised iron roofing.

The modern California bungalow

The modern California bungalow includes changing and renovating its interiors, adding entertainment rooms, removing terracotta tiles, adding storage, and most prominently in modern California bungalows, adding all the natural light one can with large windows. Most commonly owners maintain a California bungalow façade while adding an extension.