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## **Statement of Environmental Effects**

64 Mortimer Street, Mudgee NSW 2850

Lot 17 DP 758721

Proposed Alterations & Additions to an existing dwelling

Prepared by Cameron Anderson Architects

### **REVISION A**

31 January 2024



REVISION	DATE
A	31.01.2024

## 01 INTRODUCTION

This report has been prepared for the submission of a Development Application with Mid-Western Regional Council for alterations and additions to single storey brick dwelling at 64 Mortimer Street Mudgee NSW 2850. The existing dwelling is listed on the local heritage register (I151). The proposal is to demolish the later extensions to the original building and replace them with a high-quality, contemporary addition which complements the original house.

Minor interior refurbishment works are proposed to the heritage item but the exterior character will be retained and a clear visual separation will be created between the original house and the proposed contemporary addition.

This application is made in accordance with the Mid-Western Regional Development Control Plan 2013 (DCP) Amendment 5 and Mid-Western Local Environment Plan[2012].

## 02 SUBJECT SITE

- 64 Mortimer Street Mudgee NSW 2850
- Lot 17/ DP 758721
- Local Government area of Mid-Western Regional Council
- The subject site is zoned as R3 Medium Density Residential Zone under the 2012 LEP
- The site is within the Mudgee Heritage Conservation Area
- The existing building (Primary dwelling) is a local heritage item (no I151).
- The existing site area is approximately 2023m<sup>2</sup>
- The proposed works are permissible with Development Consent.
- The site contains an existing single-storey dwelling house & driveway



Figure 01 – Subject Site



## **2.1 EXISTING DWELLING**

The subject site is a lot fronting onto Mortimer Street on the southern side. The subject site contains a locally heritage listed, brick dwelling with later rear additions. The site contains an existing council sewer line indicated on the DA drawings.



Figure 02 - Existing Dwelling

## **2.2 EXISTING CHARACTER & SURROUNDING DEVELOPMENT**

The surrounding area is predominantly low density residential dwellings. The surrounding area is zoned R3 Medium Density Residential. The neighbouring dwellings are single storey suburban houses, much more recent than the subject building. The site sits within the Mudgee Heritage Conservation Area.

Refer to the Heritage Impact Statement included with this application for more detail and commentary on the existing building.



### 03 SUMMARY OF DEVELOPMENT PROPOSAL

The proposed development is a single stage residential accommodation development that incorporates the following:

- Demolishing and replacing the weatherboard clad extension, shed and timber pergola at the rear to create a new living kitchen and dining space.
- Internal refurbishment of the rear wing of the original brick building to provide a new master bedroom suite, laundry and a bath.
- Demolition of a small outbuilding at the northern end of the house, replacing it with an extension to the existing brick gable end to accommodate a new master bedroom.
- New external dining area with timber deck and verandah facing the rear garden
- The proposed development sits behind the existing brick dwelling and so has very limited impact on the character of the site when viewed from the street.
- The heritage listed features of the existing brick house, such as the bullnose verandah, iron fretwork details and decorative windows and doors are not affected by the proposed works.

#### 3.1 PROJECT DATA (GROSS FLOOR AREA)

	AREA (m <sup>2</sup> )
Site Area	2023 m <sup>2</sup>
New build extension	142 m <sup>2</sup>
Existing brick building (retained)	175 m <sup>2</sup>

*\*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 separating the building from any other building, measured at a height of 1.4 metres above the floor, as defined in Council's LEP 2012.

#### 3.2 SITE SUITABILITY

The subject site is identified as R3 (Medium Density Residential) with an existing single storey brick dwelling house. The site is considered suitable for the proposed works.

#### 3.3 LOSS OF VEGETATION

The existing site is relatively clear & the proposal will result in no removal of vegetation.

#### 3.4 LANDSCAPING

New landscaping is proposed around the new additions as part of the works. The existing site contains some vegetation which will be retained, but is otherwise clear. As the site is relatively flat, minimal earthworks will be required to provide a level pad for the proposed development within the restrictions of the Council DCP.



### **3.5 VEHICULAR ACCESS**

The driveway access is retained. The existing carport on the western side of the site will be replaced as part of the works. No works to the existing crossover from Mortimer street proposed.

### **3.6 PRIVACY AND OVERSHADOWING**

The proposed dwelling is located on a large residential lot. The proposed extension will occupy roughly the same footprint as an existing extension so there will be no significant change with regard to privacy or overshadowing.

The proposed development minimises overlooking the neighbouring dwelling located at 62 Mortimer Street to the East, 66 Mortimer Street to the West and 14 Lawson Street to the North. No new glazing is proposed on the Western facade and a single new highlight window is proposed to the already substantially glazed eastern facade. It is therefore unlikely to have a detrimental effect on the visual privacy of the neighbouring properties. The proposed addition will have no adverse effect on overshadowing neighbouring dwellings.

### **3.7 SITE SERVICES**

- **Sewerage:** Utilise existing connections.
- **Stormwater:** Utilise existing connections.
- **Electricity:** Utilise existing connections.
- **Water Supply:** Utilise existing connections.
- **Telecommunications:** Utilise existing connections.

### **3.8 SUSTAINABILITY**

The proposed additions has been designed to be a good example of sustainable design incorporating the following:

- Glazing is protected with an appropriate overhang or shading to allow for winter sun into the building while reducing summer sun.
- Generous glazing allows for high levels of natural lighting. Many spaces benefit from receiving daylight from multiple directions.
- The large new roof area is used to capture rainwater.
- Low water uses fixtures will be installed as per Basix.
- High levels of insulation will be installed as per Basix.
- Natural ventilation is facilitated in the new living and master bedroom spaces with glazing allowing cross-ventilation.

### **3.9 MATERIALS & FINISHES**

External materials include sheet metal colorbond cladding and painted FC sheeting selected to complement existing built fabric of the existing dwelling. The contemporary, single storey extension maintains a clear distinction between old and new.



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Figure 03 – 3D Visualisation of Proposed Works



Figure 04 – 3D Visualisation of Proposed Works



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*Figure 05 - Photograph of the house extension at later stage to be demolished (non-heritage item)*



**04 SUMMARY OF PLANNING CONTROLS**

**4.1 MWRC LOCAL ENVIRONMENTAL PLAN (LEP) 2012**

CLAUSE	OBJECTIVE / REQUIREMENT	COMPLIES (Y/N) / NOTES
<b>PART 2 – PERMITTED OR PROHIBITED DEVELOPMENT</b>		
2.1	LAND USE ZONES	Y – PROPERTY IS ZONED ‘R3 MEDIUM DENSITY RESIDENTIAL ZONE’. PROPOSED DEVELOPMENT IS ‘RESIDENTIAL ACCOMMODATION > DWELLING HOUSES’ & IS PERMITTED WITH CONSENT  Y – PROPOSED DEVELOPMENT IS AN ALTERATION AND ADDITIONS TO AN EXISTING DWELLING HOUSE & IS PERMITTED WITH CONSENT
2.3	ZONE OBJECTIVES & LAND USE TABLE OBJECTIVES OF ZONE <ul style="list-style-type: none"> <li>• TO PROVIDE FOR THE HOUSING NEEDS OF THE COMMUNITY WITHIN MEDIUM DENSITY RESIDENTIAL ENVIRONMENT</li> <li>• TO PROVIDE FOR A VARIETY OF HOUSING TYPES WITHIN MEDIUM DENSITY RESIDENTIAL ENVIRONMENT</li> <li>• TO ENABLE OTHER LAND USES THAT PROVIDE FACILITIES OR SERVICES TO MEET THE DAY TO DAY NEEDS OF RESIDENTS.</li> <li>• TO ENCOURAGE HIGHER-DENSITY RESIDENTIAL DEVELOPMENT THAT IS SYMPATHETIC TO AND COMPATIBLE WITH THE EXISTING CHARACTER OF THE MUDGEES HERITAGE CONSERVATION AREA.</li> </ul>	Y – PROPOSAL RESPONDS TO THE HOUSING NEEDS OF THE COMMUNITY.
2.7	DEMOLITION	Y – PROPOSED DEVELOPMENT INCLUDES DEMOLITION OF THE REAR EXTENSION TO THE ORIGINAL DWELLING AND IS PERMITTED WITH CONSENT
<b>PART 3 EXEMPT AND COMPLYING DEVELOPMENT</b>		
	N/A	
<b>PART 4 PRINCIPAL DEVELOPMENT STANDARDS</b>		
4.1	MINIMUM SUBDIVISION LOT SIZE MIN. LOT SIZE 600SQM	N/A – NO SUBDIVISION PROPOSED
4.1AA	MINIMUM SUBDIVISION LOT SIZE FOR COMMUNITY TITLE SCHEMES	N/A – NO SUBDIVISION PROPOSED
4.1A	MINIMUM LOT SIZES FOR DUAL OCCUPANCIES, MANOR HOUSES, MULTI DWELLING HOUSING AND RESIDENTIAL FLAT BUILDINGS	N/A
4.2A	ERECTION OF DWELLING HOUSES AND DUAL OCCUPANCIES ON LAND IN CERTAIN ZONES	N/A
4.3	HEIGHT OF BUILDINGS MAX. BUILDING HEIGHT = 8.5M	Y – (REF:- DA DRAWINGS NO. DA08-DA12)
4.4	FLOOR SPACE RATIO – NOT ADOPTED	N/A
5.3	DEVELOPMENT NEAR ZONE BOUNDARIES	N/A
5.4	CONTROLS RELATING TO MISCELLANEOUS PERMISSIBLE USES	N/A
5.6	ARCHITECTURAL ROOF FEATURES – NOT ADOPTED	N/A





<p>5.10</p>	<p>HERITAGE CONSERVATION</p> <p>(1) OBJECTIVES THE OBJECTIVES OF THIS CLAUSE ARE AS FOLLOWS-</p> <p>(A) TO CONSERVE THE ENVIRONMENTAL HERITAGE OF MID-WESTERN REGIONAL,</p> <p>(B) TO CONSERVE THE HERITAGE SIGNIFICANCE OF HERITAGE ITEMS AND HERITAGE CONSERVATION AREAS, INCLUDING ASSOCIATED FABRIC, SETTINGS, AND VIEWS</p> <p>(C) TO CONSERVE ARCHAEOLOGICAL SITES,</p> <p>(D) TO CONSERVE ABORIGINAL OBJECTS AND ABORIGINAL PLACES OF HERITAGE SIGNIFICANCE</p> <p>(2) REQUIREMENT FOR CONSENT        DEVELOPMENT CONSENT IS REQUIRED FOR ANY OF THE FOLLOWING-</p> <p>(A) DEMOLISHING OR MOVING ANY OF THE FOLLOWING OR ALTERING THE EXTERIOR OF ANY OF THE FOLLOWING (INCLUDING, IN THE CASE OF A BUILDING, MAKING CHANGES TO ITS DETAIL, FABRIC, FINISH OR APPEARANCE)-</p> <p>I) A HERITAGE ITEM,        II) AN ABORIGINAL OBJECT,        III) A BUILDING, WORK, RELIC OR TREE WITHIN A HERITAGE CONSERVATION AREA,</p> <p>(3) WHEN CONSENT NOT REQUIRED</p> <p>(4) EFFECT OF PROPOSED DEVELOPMENT ON HERITAGE SIGNIFICANCE</p> <p>(5) HERITAGE ASSESSMENT</p> <p>(6) HERITAGE CONSERVATION MANAGEMENT</p> <p>(7) ARCHAEOLOGICAL SITES</p>	<p>1. AS NOTED BELOW</p> <p>2. <b>Y</b> - CONSENT IS REQUIRED</p> <p>3. <b>N/A</b></p> <p>4. THE PROPOSAL WILL HAVE NO DETRIMENTAL EFFECT ON THE HERITAGE ITEM OR THE CHARACTER OF THE CONSERVATION AREA</p> <p>5. <b>N/A</b>, AS THE PROPOSED WORKS TO RETAIN THE EXISTING HERITAGE ITEM. NEW EXTENSION WILL HAVE NO DETRIMENTAL EFFECT ON THE EXISTING STREETScape (REF:- FIGURE 04)</p> <p>A HERITAGE IMPACT ASSESSMENT IS INCLUDED WITH THIS APPLICATION.</p> <p>6. AS NOTED ABOVE, THE LIMITED NATURE OF THE PROPOSED WORKS TO THE HERITAGE LISTED ITEM MEAN THAT A HERITAGE MANAGEMENT PLAN IS NOT NECESSARY.</p> <p>7. <b>N/A</b>- ARCHAEOLOGICAL OBJECTS HAVE NOT BEEN IDENTIFIED ON THE SITE. IF ITEMS ARE UNCOVERED ON THE SITE, WORKS TO CEASE AND "OFFICE OF ENVIRONMENT &amp; HERITAGE" NOTIFIED.</p>
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	(8) ABORIGINAL PLACES OF HERITAGE SIGNIFICANCE	8. N/A – NO ABORIGINAL OBJECTS HAVE BEEN IDENTIFIED ON THE SITE. IF ITEMS ARE UNCOVERED ON THE SITE, WORKS TO CEASE AND “OFFICE OF ENVIRONMENT & HERITAGE” AND/ OR LOCAL ABORIGINAL COMMUNITIES NOTIFIED.
	(9) DEMOLITION OF NOMINATED STATE HERITAGE ITEMS	9. N/A –NO STATE HERITAGE ITEMS PRESENT
	(10) CONSERVATION INCENTIVES	10. N/A
5.16	SUBDIVISION OF, OR DWELLINGS ON, LAND IN CERTAIN RURAL, RESIDENTIAL OR CONSERVATION ZONES	N/A
5.21	FLOOD PLANNING	N/A – NOT IDENTIFIED AS FLOOD PLANNING AREA
<b>PART 6 – ADDITIONAL LOCAL PROVISIONS</b>		
6.1	SALINITY	N/A
6.3	EARTHWORKS	Y – MINOR EARTHWORKS ONLY, NO DETRIMENTAL IMPACT TO ENVIRONMENT, NEIGHBOURING USES OR FEATURES OF SURROUNDING LAND. MINOR CUT AND FILL REQUIRED TO LEVEL PAD FOR NEW DWELLING. ALL WORKS IN ACCORDANCE WITH COUNCIL DCP.
6.4	GROUNDWATER VULNERABILITY	Y – LAND IS IDENTIFIED AS ‘GROUNDWATER VULNERABLE’. THE PROPOSED WORKS ARE MINIMAL & ARE NOT ANTICIPATED TO CAUSE ANY SIGNIFICANT ADVERSE ENVIRONMENTAL IMPACT OR GROUNDWATER CONTAMINATION.
6.5	TERRESTRIAL BIODIVERSITY	N/A
6.7	ACTIVE STREET FRONTAGES	N/A – NOT IDENTIFIED
6.9	ESSENTIAL SERVICES, INCLUDING: (A) THE SUPPLY OF WATER, (B) THE SUPPLY OF ELECTRICITY, (C) THE DISPOSAL AND MANAGEMENT OF SEWAGE, (D) STORM WATER DRAINAGE OR ON-SITE CONSERVATION, (E) SUITABLE ROAD ACCESS.	Y – ADEQUATE SERVICES ARE AVAILABLE AT THE SITE OF PROPOSED WORKS. A) EXISTING WATER TANK AND RETICULATED SUPPLY. B) PROPOSED ADDITIONS WILL CONNECT INTO EXISTING ELEC. INFRASTRUCTURE AT REAR OF PROPERTY C) NEW ADDITIONS & EXISTING DWELLING WILL CONNECT INTO EXISTING SEWER INFRASTRUCTURE AT REAR OF PROPERTY D) NEW ADDITIONS & EXISTING DWELLING WILL CONNECT INTO EXISTING STORMWATER INFRASTRUCTURE AT REAR OF PROPERTY E) NO CHANGE TO VEHICLE ACCESS
6.10	VISUALLY SENSITIVE LAND NEAR MUDGEES	N/A



**4.2 MWRC DEVELOPMENT CONTROL PLAN (DCP) 2013**

CLAUSE	OBJECTIVE / REQUIREMENT	COMPLIES (Y/N) / NOTES
<b>PART 3 – DISCRETIONARY DEVELOPMENT STANDARDS</b>		
3.1	<b>RESIDENTIAL DEVELOPMENT IN URBAN AREAS (SINGLE DWELLINGS AND DUAL-OCCUPANCIES)</b>	
	<b>Buildings Setbacks</b> a) Setbacks must be compatible with the existing and/or future desired streetscape.  b) Side or rear building setbacks are to demonstrate no unreasonable adverse impact on the privacy or solar access of adjoining properties.  c) Garages are to be setback a minimum of 5.5 metres from the front boundary.  d) Side and rear walls within 900mm and eaves within 450mm of boundaries are to comply with the BCA requirements for fire rating.	a) <b>Y</b> – PROPOSED SETBACKS MEET REQUIREMENTS OF COUNCIL’S DCP, REFER TO NOTES BELOW  b) <b>Y</b> – NO ADVERSE IMPACTS ON PRIVACY OR SOLAR ACCESS OF NEIGHBOURS  c) <b>Y</b>  d) <b>Y</b> – THE EXISTING A CARPORT IS WITHIN 900MM OF THE BOUNDARY. THIS WILL BE DEMOLISHED AND REPLACED WITH A NEW CARPORT WITHIN 900MM OF THE BOUNDARY. THE CARPORT AND ADJACENT WALLS WILL COMPLY WITH THE BCA FIRE RATING REQUIREMENTS
	<b>Building Height</b> – Deemed to Satisfy A single storey building with a FFL of less than 1 metre above Natural Ground Level.	<b>Y</b>
	<b>SITE COVERAGE</b> – Deemed to Satisfy 35% site coverage	<b>Y</b>
	<b>SOLAR ACCESS</b> – Deemed to Satisfy Living areas and private open space areas are to be located with a northerly aspect (i.e. on the north or eastern side of the building).	<b>Y</b>
	<b>PRIVACY</b> – Deemed to Satisfy Dwellings must be single storey and have a finished floor level level less than 1,000 mm above the natural ground level.	<b>Y</b>
	<b>PARKING</b> – Deemed to Satisfy Two (2) spaces per dwelling	<b>Y</b> – TWO SPACES WITHIN CARPORT
	<b>LANDSCAPING</b> a) Landscaping must enhance the quality of the built environment. b) Species selection and location should improve energy efficiency through reducing heat gain through windows and deflecting winterwinds. c) Plants with low maintenance and water requirements should be selected.	<b>Y</b>
	<b>OPEN SPACE</b> – Deemed to Satisfy Private open space to be on the northern or eastern side of dwelling with direct access to living areas. Area to be 80m2 with a minimum dimension of 5 metres.	<b>Y</b> – MORE THAN 80m2 OF PRIVATE OPEN SPACE PROVIDED ON NORTHERN SIDE OF DWELLING W/





CLAUSE	OBJECTIVE / REQUIREMENT	COMPLIES (Y/N) / NOTES
		DIRECT ACCESS FROM LIVING AREA.
	<b>CORNER LOTS</b>	N/A
	<b>FENCING</b> – Deemed to Satisfy 1.8 metre high fence to all boundaries including private open space areas. All fencing forward of building line cannot be ‘Colorbond’ (All Residential zones excluding R5 zone).	Y – EXISTING FENCING TO BE RETAINED
	<b>INFRASTRUCTURE</b> a) Surface infrastructure (e.g. tanks, clotheslines) must not be located within front setback. b) Surface infrastructure must not be visible from the street. c) Garbage storage locations must be included in landscape plan and show how they will be screened.	Y
	<b>GARAGES &amp; OUTBUILDINGS</b>	Y – NEW CARPORT PROPOSED,
	<b>DEVELOPMENT NEAR RIDGELINES</b>	N/A
	<b>SLOPES</b> – Deemed to Satisfy <ul style="list-style-type: none"> <li>• Cut is to be limited to 1,000 mm.</li> <li>• Fill is restricted to 600 mm. It must be clean fill and a geotechnical assessment issued for the fill to demonstrate compaction to the Australian Standard.</li> <li>• Any cut and/or fill must be provided with retaining walls, drainage and must be setback a minimum of 300 mm from any boundary.</li> <li>• Fill must not direct stormwater onto adjoining properties and drainage pits for overland flow paths are to be provided.</li> <li>• Cut and fill is not permitted within water or sewer easements</li> </ul>	Y  EXISTING SITE IF FLAT MINIMAL CUT AND FILL REQUIRED TO LEVEL BUILDING AREA
	<b>ACCESS</b> a) All weather vehicle access is required to ensure that emergency services (fire, ambulance, police) are able to access the dwelling at all times.	Y
	<b>RELOCATED DWELLINGS</b>	N/A
	<b>ADAPTABILITY</b> a) Adaptable housing design must incorporate practical and flexible features to meet the changing needs of residents of different ages and abilities over time. For example, hobless shower area, space for wheelchair access, height of light switches, arrangement and size of rooms.	Y
	<b>DESIGN PRINCIPLES</b> a) Design should maximise surveillance with clear sightlines between public and private places, effective lighting of public places and landscaping that makes places. b) Physical and symbolic barriers should be used to attract, channel or restrict the movement of people to minimise opportunities for crime and increase the effort required to commit crime. c) (blank) d) Must be sympathetic with existing adjoining and surrounding developments in relation to bulk and height. e) Well-proportioned building form that contributes to the streetscape and amenity. f) Density appropriate to the regional context, availability of infrastructure, public transport, community facilities and environmental quality. g) Design must demonstrate efficient use of natural resources, energy and water throughout its full life cycle, including construction.	a) Y – PASSIVE SURVEILLANCE LEVELS APPROPRIATE TO DWELLINGS ARE ACHIEVED THROUGH THE DESIGN.  b) Y c) N/A d) Y e) Y f) Y g) Y – THE PROPOSED DEVELOPMENT WILL COMPLY WITH BASIX REQUIREMENTS



CLAUSE	OBJECTIVE / REQUIREMENT	COMPLIES (Y/N) / NOTES
	<p>h) Landscape design should optimise useability, privacy and social opportunity, equitable access and respect for neighbours' amenity, and provide for practical establishment and long term management.</p> <p>i) Optimise amenity (e.g. appropriate room dimensions and shapes, access to sunlight, natural ventilation, visual and acoustic privacy, storage, indoor and outdoor space, efficient layouts and service areas, outlook and ease of access for all age groups and degrees of mobility).</p> <p>j) Optimise safety and security, both internal to the development and for the public domain.</p> <p>k) Design must demonstrate response to the social context and needs of the local community in terms of lifestyles, affordability, and access to social facilities.</p> <p>l) Council will not support dual occupancy development where both dwellings are pre manufactured or relocatable homes in urban zones</p>	<p>h) Y – REFER TO LANDSCAPING CLAUSE ABOVE</p> <p>i) Y</p> <p>j) Y</p> <p>k) Y</p> <p>l) N/A</p>
<b>PART 5 – DEVELOPMENT STANDARDS</b>		
5.1	Car Parking – 2 spaces per dwelling contained wholly within the site (1 space to be a garage, 1 space provided in stack arrangement)	N – THE EXISTING DWELLING HAS NO GARAGE. 2 CARPORT SPACES AVAILABLE
5.4	Protection of Aboriginal Archaeological Items	N/A – NO ABORIGINAL ARCHAEOLOGICAL ITEMS HAVE BEEN IDENTIFIED ON THE SITE
	Bushfire Management	N/A – SITE IS NOT IDENTIFIED AS BUSH FIRE PRONE
	Riparian and drainage line Environments	N/A – SITE IS NOT IDENTIFIED WITH THIS PLANNING INSTRUMENT
	Pollution & Waste Management	Y – NO POLLUTION AND WASTES FROM PROPOSED WORKS. AS THE PROPOSED WORKS ARE MINIMAL & ARE NOT LIKELY TO HAVE NEGATIVE ENVIRONMENTAL IMPACTS ON ADJOINING PROPERTIES, STORMWATER OR SEWERAGE SYSTEMS OR WATERWAYS.
	Threatened Species and Vegetation Management	Y – AS THERE IS AN ABSENCE OF SIGNIFICANT VEGETATION ON THE EXISTING SITE, THE PROPOSED DEVELOPMENT IS NOT LIKELY TO DETRIMENTALLY AFFECT THE NATIVE FLORA AND FAUNA OF THE SITE.



CLAUSE	OBJECTIVE / REQUIREMENT	COMPLIES (Y/N) / NOTES
	Building in Saline Environments	N/A – CONCRETE SLAB DETAILS TO COMPLY WITH COUNCIL’S DCP REQUIREMENTS TO BE PROVIDED AT CC STAGE.

**4.3 LIKELY IMPACTS**

POTENTIAL IMPACTS	COMMENTS/ NOTES	COMPLIES (Y/N)
<b>NATURAL ENVIRONMENT</b>		
TOPOGRAPHY	THE SITE HAS A MINIMAL SLOPE & IS CONSIDERED SUITABLE FOR THE PROPOSED DEVELOPMENT.	Y
MICRO-CLIMATE	NO ADVERSE IMPACTS LIKELY TO THE MICRO-CLIMATE DUE TO THE SMALL SCALE OF THE PROPOSED DEVELOPMENT	Y
Air	NO ADVERSE IMPACTS LIKELY TO THE AIR QUALITY DUE TO THE SMALL SCALE OF THE PROPOSED DEVELOPMENT. THE CONTRACTOR WILL SUPPRESS DUST EMISSIONS DURING CONSTRUCTION BY USING WATERING, LIMITING GROUND DISTURBANCE WHERE PRACTICAL & ENSURING ANY STOCKPILES ARE PROTECTED FROM WIND.	Y
Water	NO ADVERSE IMPACTS LIKELY TO THE WATER QUALITY DUE TO THE SMALL SCALE OF THE PROPOSED DEVELOPMENT	Y
Energy	THE BUILDING HAS BEEN DESIGNED TO ALLOW FOR PASSIVE HEATING & COOLING OPPORTUNITIES, TO REDUCE THE ONGOING ENERGY CONSUMPTION.	Y
Flora & Fauna	THE PROPOSED DEVELOPMENT IS NOT LIKELY TO DETRIMENTALLY EFFECT THE HABITAT VALUE OF THE SITE.	Y
Aboriginal Significance	NO ABORIGINAL SITES WERE RECORDED IN OR NEAR THE SITE, NOR PLACES OF ABORIGINAL ARCHAEOLOGICAL SIGNIFICANCE.	Y
<b>BUILT ENVIRONMENT</b>		
Area’s character	THE SCALE & EXTERNAL MATERIALS OF THE PROPOSED DEVELOPMENT HAVE BEEN DESIGNED TO SUIT THE SURROUNDING CHARACTER OF THE DWELLINGS.	Y
Visual Privacy	THE PROPOSED DEVELOPMENT IS NOT LIKELY TO HAVE A DETRIMENTAL EFFECT ON THE PRIVACY OF NEIGHBOURING PROPERTIES.	Y
Sunlight access	THE SINGLE STORY DEVELOPMENT WILL HAVE MINIMAL ON OVERSHADOWING OR SOLAR ACCESS OF NEIGHBOURING PROPERTIES.	Y
Views	THE PROPOSED DEVELOPMENT IS NOT LIKELY TO RESTRICT VIEWS OF NEIGHBOURING PROPERTIES.	Y
Waste management	WASTE MANAGEMENT DURING CONSTRUCTION WILL BE AS PER COUNCIL REQUIREMENTS. WASTE MANAGEMENT STRATEGIES WILL BE APPROPRIATE TO DWELLINGS & FURTHER DETAILS WILL BE PROVIDED AS CC STAGE.	Y
Traffic & Access	EXISTING SITE ACCESS WILL BE RETAINED. THE MINOR NATURE OF THE WORKS WILL NOT HAVE A DETRIMENTAL EFFECT ON THE EXISTING TRAFFIC CONDITIONS OF THE AREA.	Y
<b>SOCIAL &amp; ECONOMIC</b>		





POTENTIAL IMPACTS	COMMENTS/ NOTES	COMPLIES (Y/N)
Social Impacts	THE PROPOSED DEVELOPMENT WILL CONTRIBUTE POSITIVELY TO THE HERITAGE FABRIC OF MUDGEES PROVIDING A LIVEABLE & COMFORTABLE HOME FOR THE RESIDENTS INTO THE FUTURE	Y
Economic Impacts	THE PROPOSED DEVELOPMENT WILL PROVIDE LOCAL EMPLOYMENT OPPORTUNITIES DURING CONSTRUCTION.	Y

#### 05 CONCLUSION

Development Consent is sought for the proposed Alterations and Additions to the existing dwelling at 64 Mortimer Street, Mudgee NSW 2850. The proposed works are permissible under Council's LEP. The proposed development is of a high standard & represents a sensitive example of alterations & additions to a heritage listed dwelling.

By demolishing the existing extension and outbuilding and replacing them with a single, contemporary extension, which complements the existing heritage item and the character of the site and the conservation area is preserved and enhanced.