



## **Statement of Environmental Effects**

64 Lawson Street Mudgee NSW 2850  
Lot 1, DP 735817  
Proposed New Dwelling  
Prepared by Cameron Anderson Architects

**REVISION A**  
March 2024



REVISION	DATE
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## 01 INTRODUCTION

This report has been prepared for the submission of a Development Application with Mid-Western Regional Council for a new dwelling at 64 Lawson Street, Mudgee, NSW 2850.

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 Lawson Street Mudgee NSW 2850
- Lot 1, DP 735817
- Local Government area: Mid-Western Regional Council
- The subject site is zoned as R3 Medium Density Residential Zone under the 2012 LEP.
- The proposed works are permissible with Development Consent.
- The site is within the Mudgee Heritage Conservation Area.
- Site area: 950.50m<sup>2</sup>



Figure 01 - Subject Site (note that the main dwelling shown has since been demolished)



## **2.1 EXISTING SITE**

The subject site is an urban lot fronting onto Lawson Street on the eastern side. The subject site is mostly clear with the previous dwelling house having been demolished under a previous consent. There are two fibre cement clad sheds at the rear of the site. The site contains an existing council sewer line indicated on the DA drawings.

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

The surrounding area is predominantly detached, single storey residential dwellings, some dating from early in Mudgee's development, others being quite recent. The neighbouring dwellings are non-heritage, single storey suburban houses. The site sits within the Mudgee Heritage Conservation Area.



### 03 SUMMARY OF DEVELOPMENT PROPOSAL

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

- The new development will be a single storey detached dwelling house with 3 bedrooms, 2 bathrooms, Kitchen, dining, Living, Laundry, Pantry.

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

	AREA (m <sup>2</sup> )
Site Area	950.5 m <sup>2</sup>
New Dwelling	205 m <sup>2</sup>
External Terrace & Verandah	91 m <sup>2</sup>
Driveway	212 m <sup>2</sup>

#### 3.2 SITE SUITABILITY

The subject site is identified as R3 (Medium Density Residential) and it is a cleared suburban subdivision. The site is suitable for the proposed works.

#### 3.3 LOSS OF VEGETATION

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

#### 3.4 LANDSCAPING

Some minor landscaping is proposed as part of the work in order to accommodate a new driveway along the Northern edge of the site.

#### 3.5 VEHICULAR ACCESS

New driveway access and crossovers proposed from Lawson Street. A Section 138 application will be submitted to allow the new dropped kerb and crossover.

#### 3.6 PRIVACY AND OVERSHADOWING

The proposed dwelling is located on a medium density residential lot. The proposed development is of an appropriate scale and well setback from the boundaries. Building height and glazed openings are well thought out, so there will be no impact with regard to privacy or overshadowing of neighbours.

#### 3.7 SITE SERVICES

- **Sewerage:** Connect to town services.
- **Stormwater:** Connect to town services.
- **Electricity:** Connect to town services.
- **Water Supply:** Connect to town services.
- **Telecommunications:** Connect to town services.

### **3.8 SUSTAINABILITY**

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

- Glazing is protected with appropriate overhangs or shading to reduce summer sun.
- Generous glazing allows for high levels of natural lighting. Many spaces benefit from receiving daylight from multiple directions.
- The large 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 throughout, with glazing placed to allow cross-ventilation.

### **3.9 MATERIALS & FINISHES**

The main external material is a reddish brick. The roofs of the house and verandah are galvanised sheet metal. This refers back to the previous building on the site and is an appropriate response for the heritage conservation area.



*Figure 02 – 3D Visualisation of proposal viewed from Lawson Street*





*Figure 03 - 3D Visualisation of proposal - View from the north*



## 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’. PROPOSED DEVELOPMENT IS ‘RESIDENTIAL ACCOMMODATION > 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 LOW 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> </ul>	Y – PROPOSAL RESPONDS TO THE HOUSING NEEDS OF THE COMMUNITY.
2.6	SUBDIVISION	N/A – NO SUBDIVISION PROPOSED
2.7	DEMOLITION	N/A – NO DEMOLITION PROPOSED
<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 600 SQM	Y – SITE MEETS THE MINIMUM LOT SIZE
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 – NO SUBDIVISION PROPOSED.
4.1B	EXCEPTIONS TO MIN. LOT SIZES FOR CERTAIN RESIDENTIAL DEVELOPMENT	N/A – NO SUBDIVISION PROPOSED, THE PROPOSED DEVELOPMENT IS A NEW SINGLE STOREY DWELLING.
4.1C	EXCEPTIONS TO MIN. SUBDIVISION LOT SIZES AROUND ZONE B4	N/A
4.1D	MINIMUM LOT SIZES FOR CERTAIN SPLIT ZONES	N/A – NO SUBDIVISION PROPOSED
4.2A	ERECTION OF DWELLING HOUSES AND DUAL OCCUPANCIES ON LAND IN CERTAIN ZONES	N/A
4.2B	DWELLING HOUSES ON LAND IN ZONE RU4 PRIMARY PRODUCTION SMALL LOTS	N/A
4.2C	BOUNDARY CHANGES FOR FARM ADJUSTMENTS	N/A
4.3	HEIGHT OF BUILDINGS MAX. BUILDING HEIGHT = 8.5M	Y – THE PROPOSED SINGLE STOREY DEVELOPMENT IS LOWER THAN 8.5M
4.4	FLOOR SPACE RATIO	NOT ADOPTED
4.5	CALCULATION OF FLOOR SPACE RATIO AND SITE AREA	NOT ADOPTED
4.6	EXCEPTIONS TO DEVELOPMENT STANDARDS	N/A





CLAUSE	OBJECTIVE / REQUIREMENT	COMPLIES (Y/N) / NOTES
<b>PART 5 MISCELLANEOUS PROVISIONS</b>		
5.1	RELEVANT ACQUISITION AUTHORITY	N/A
5.2	CLASSIFICATION AND RECLASSIFICATION OF PUBLIC LAND	N/A
5.3	DEVELOPMENT NEAR ZONE BOUNDARIES	N/A
5.4	CONTROLS RELATING TO MISCELLANEOUS PERMISSIBLE USES	N/A
5.5	CONTROLS RELATING TO SECONDARY DWELLINGS ON LAND IN A RURAL ZONE	NOT ADOPTED
5.6	ARCHITECTURAL ROOF FEATURES	NOT ADOPTED
5.7	DEVELOPMENT BELOW MEAN HIGH WATER MARK	N/A
5.8	CONVERSION OF FIRE ALARMS	N/A
5.9	DWELLING HOUSE OR SECONDARY DWELLING AFFECTED BY NATURAL DISASTER	NOT ADOPTED
5.9A	(REPEALED)	N/A
5.10	HERITAGE CONSERVATION	Y -WORKS WITHIN A HERITAGE CONSERVATION AREA ARE PERMITTED WITH DEVELOPMENT CONSENT  THE CONSENT AUTHORITY MAY REQUIRE A HERITAGE MANAGEMENT DOCUMENT TO BE PREPARED
5.11	BUSH FIRE HAZARD REDUCTION	N/A
5.12	INFRASTRUCTURE DEVELOPMENT AND USE OF EXISTING BUILDINGS OF THE CROWN	N/A
5.13	ECO-TOURIST FACILITIES	N/A
5.14	SIDING SPRING OBSERVATORY-MAINTAINING DARK SKY	NOT ADOPTED
5.15	DEFENCE COMMUNICATIONS FACILITY	NOT ADOPTED
5.16	SUBDIVISION OF, OR DWELLINGS ON, LAND IN CERTAIN RURAL, RESIDENTIAL OR CONSERVATION ZONES	N/A
5.17	ARTIFICIAL WATER BODIES IN ENVIRONMENTALLY SENSITIVE AREAS IN AREAS OF OPERATION OF IRRIGATION CORPORATIONS	N/A
5.18	INTENSIVE LIVESTOCK AGRICULTURE	N/A
5.19	POND-BASED, TANK-BASED AND OYSTER AQUACULTURE	N/A
5.20	STANDARDS THAT CANNOT BE USED TO REFUSE CONSENT-PLAYING AND PERFORMING MUSIC	N/A
5.21	FLOOD PLANNING	N/A - NOT IDENTIFIED AS FLOOD PLANNING AREA
5.22	SPECIAL FLOOD CONSIDERATIONS	NOT ADOPTED
5.23	PUBLIC BUSHLAND	NOT ADOPTED
5.24	FARM STAY ACCOMMODATION	N/A
5.25	FARM GATE PREMISES	N/A
<b>PART 6 - ADDITIONAL LOCAL PROVISIONS</b>		
6.1	SALINITY	N/A
6.2	(REPEALED)	N/A
6.3	EARTHWORKS	Y - VERY MINOR EARTHWORKS WILL BE REQUIRED TO ESTABLISH DRIVEWAY WITHIN THE RESTRICTIONS OF THE COUNCIL DCP.



CLAUSE	OBJECTIVE / REQUIREMENT	COMPLIES (Y/N) / NOTES
		THERE WILL BE NO DETRIMENTAL IMPACT TO THE ENVIRONMENT, NEIGHBOURING USES OR FEATURES OF SURROUNDING LAND.
6.4	GROUNDWATER VULNERABILITY	N/A – SITE HAS NOT BEEN IDENTIFIED AS GROUNDWATER VULNERABLE UNDER COUNCIL LEP.  THE PROPOSED WORKS ARE NOT ANTICIPATED TO CAUSE ANY SIGNIFICANT ADVERSE ENVIRONMENTAL IMPACT OR GROUNDWATER CONTAMINATION.
6.5	TERRESTRIAL BIODIVERSITY	N/A – SITE HAS NOT BEEN IDENTIFIED AS BIODIVERSITY SENSITIVITY UNDER COUNCIL’S LEP.  THE NEW WORKS ARE LOW IMPACT & WILL HAVE NO ADVERSE EFFECT ON NATIVE FAUNA AND FLORA.
6.6	LOCATION OF SEX SERVICE PREMISES	N/A
6.7	ACTIVE STREET FRONTAGES	N/A – NOT IDENTIFIED
6.8	AIRSPACE OPERATIONS – MUDGEE AIRPORT	N/A
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) CONNECTION TO LOCAL SERVICES B) PROPOSED DEVELOPMENT WILL CONNECT INTO EXISTING ELEC. INFRASTRUCTURE C) NEW DWELLING WILL CONNECT INTO EXISTING SEWER INFRASTRUCTURE D) NEW DWELLING WILL CONNECT INTO EXISTING STORMWATER INFRASTRUCTURE E) A NEW DRIVEWAY WILL ALLOW VEHICLE ACCESS FROM LAWSON STREET
6.10	VISUALLY SENSITIVE LAND NEAR MUDGEE	N/A
6.11	TEMPORARY WORKERS’ ACCOMMODATION	N/A
6.12	DEVELOPMENT IN A DESIGNATED BUFFER AREA	N/A
6.13	COMMERCIAL PREMISES ON LAND IN ZONE MU1 AND KNOWN AS CAERLEON	N/A
6.14	MINIMUM SUBDIVISION LOT SIZE FOR COMMUNITY TITLE SCHEMES ON CERTAIN LAND IN ZONE R5	N/A
6.15	DEVELOPMENT AT 134 LIONS DRIVE, BURRUNDULLA	N/A
6.16	DEVELOPMENT ON LAND IN ZONE E4	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> – FRONT SETBACK MATCHES THE SETBACK OF THE PREVIOUS DWELLING ON THE SITE.  b) <b>Y</b> – NO ADVERSE IMPACTS ON PRIVACY OR SOLAR ACCESS OF NEIGHBOURS  c) <b>N/A</b>  d) <b>N/A</b> – NO WALLS WITHIN 900MM OR EAVES WITHIN 450MM OF BOUNDARY
	<b>Building Height</b> a) Elevated housing developments must minimise the impact on areas of predominantly single storey housing.  b) Building height must ensure that adjacent properties are not overlooked or overshadowed	a) <b>Y</b> – THE PROPOSED BUILDING IS SINGLE STORY WITH AN FFL LESS THAN 1M ABOVE NATURAL GROUND LEVEL  b) <b>Y</b>  <b>COMPLIES WITH DEEMED TO SATISFY REQUIREMENTS</b>
	<b>SITE COVERAGE –</b> a) Stormwater runoff must not exceed infrastructure capacity.  b) Development must be an appropriate bulk and scale for the existing residential surrounds.	a) <b>Y</b> –  b) <b>Y</b> – PROPOSED DEVELOPMENT IS IN APPROPRIATE SIZE AND SCALE.  <b>COMPLIES WITH DEEMED TO SATISFY REQUIREMENTS</b>
	<b>SOLAR ACCESS – Deemed to Satisfy</b> 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> – THE NEW DWELLING IS ARRANGED TO GIVE THE LIVING, KITCHEN, DINING AREA ACCESS TO A NORTH FACING COURTYARD.  <b>COMPLIES WITH DEEMED TO SATISFY REQUIREMENTS</b>
	<b>PRIVACY –</b> a) Development must ensure that reasonable privacy is achieved for new dwellings and existing adjoining residences and private open space.	<b>Y</b> – THE PROPOSAL ACHIEVES REASONABLE PRIVACY FOR THE PROPOSED DWELLING AND NEIGHBOURS.



CLAUSE	OBJECTIVE / REQUIREMENT	COMPLIES (Y/N) / NOTES
		<b>COMPLIES WITH DEEMED TO SATISFY REQUIREMENTS</b>
	<b>PARKING</b> – Deemed to Satisfy Two (2) spaces per dwelling	<b>Y</b> – 2 PARKING SPACES PROVIDED BEHIND THE BUILDING LINE  <b>COMPLIES WITH DEEMED TO SATISFY REQUIREMENTS</b>
	<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> – a) Sufficient open space must be provided for the use and enjoyment of the residents. b) A plan shall be submitted which demonstrates that the dimensions of the open space provides for functional space, including placement of outdoor furniture. c) Open space areas provided must be suitably located and landscaped to obtain adequate sunlight and protection from prevailing winds.  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 80m <sup>2</sup> with a minimum dimension of 5 metres.	<b>Y</b> – EXTERNAL TERRACE PROVIDES 50M <sup>2</sup> DIRECTLY ACCESSIBLE FROM THE LIVING AREA  THE GARDEN PROVIDES 240M <sup>2</sup> TO THE EAST, HOWEVER THIS IS NOT DIRECTLY ACCESSIBLE FROM THE LIVING AREA.
	<b>CORNER LOTS</b>	<b>N/A</b>
	<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).	<b>N/A</b> – NO NEW FENCING PROPOSED
	<b>INFRASTRUCTURE</b> a) Surface infrastructure (e.g. tanks, clotheslines) must not be located within the front setback. b) Surface infrastructure must not be visible from the street. c) Garbage storage locations must be included in the landscape plan and show how they will be screened.	<b>Y</b>
	<b>GARAGES &amp; OUTBUILDINGS</b>	<b>N/A</b> – NO NEW GARAGES OR OUTBUILDINGS PROPOSED
	<b>DEVELOPMENT NEAR RIDGELINES</b>	<b>N/A</b>
	<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>	<b>N/A</b> – EXISTING SITE IS FLAT



CLAUSE	OBJECTIVE / REQUIREMENT	COMPLIES (Y/N) / NOTES
	<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. 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. 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). j) Optimise safety and security, both internal to the development and for the public domain. 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. l) Council will not support dual occupancy development where both dwellings are pre manufactured or relocatable homes in urban zones	A. Y – PASSIVE SURVEILLANCE LEVELS APPROPRIATE TO DWELLINGS ARE ACHIEVED THROUGH THE DESIGN. B. Y C. N/A D. Y E. Y – THE BUILDING CONTRIBUTES POSITIVELY TO THE STREETScape F. Y – THE DENSITY IS APPROPRIATE TO THE CONTEXT G. Y H. Y I. Y J. Y K. Y L. N/A
<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)	Y – THE NEW DWELLING HAS NO GARAGE. 2 PARKING SPACES PROVIDED





CLAUSE	OBJECTIVE / REQUIREMENT	COMPLIES (Y/N) / NOTES
		ON DRIVEWAY AT THE REAR OF THE HOUSE
5.2	Flooding	N/A – THE SITE IS NOT IDENTIFIED AS FLOOD PRONE
5.3	Stormwater Management	N/A – THE PROPOSED DEVELOPMENT WILL COMPLY WITH BASIX REQUIREMENTS.
5.4	Environmental Controls	
	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. THE PROPOSED WORKS 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 IMPACT NATIVE FLORA AND FAUNA.
	Building in Saline Environments	Y – THE BUILDING WILL BE CONSTRUCTED TO THE REQUIREMENTS OF THE BCA AND RELEVANT AUSTRALIAN STANDARDS.



## 05 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 AFFECT 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 DEVELOPMENT WILL HAVE NO SIGNIFICANT EFFECT ON OVERSHADOWING OR SOLAR ACCESS OF NEIGHBOURING PROPERTIES.	Y
VIEWS	THE PROPOSED DEVELOPMENT WILL NOT HAVE A DETRIMENTAL EFFECT ON THE 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	THE WORKS WILL NOT HAVE A DETRIMENTAL EFFECT ON THE EXISTING TRAFFIC CONDITIONS OF THE AREA. THERE IS AN EXISTING DRIVEWAY ACCESS TO THE SITE, THIS WILL BE MOVED TO THE NORTH SIDE OF THE SITE, SUBJECT TO A S138 APPLICATION	Y
<b>SOCIAL &amp; ECONOMIC</b>		
SOCIAL IMPACTS	THE PROPOSED DEVELOPMENT WILL 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



## 06 CONCLUSION

Development Consent is sought for the proposed new dwelling at 64 Lawson Street, Mudgee NSW 2850. The proposed works are permissible under Council's LEP. The proposed development represents a good example of new dwelling which complements the character of the local heritage conservation area.