

STATEMENT OF ENVIRONMENTAL EFFECTS

Lot 511, 43 Suttor Avenue Caerleon NSW 2850
Proposal: New Dual Occupancy with Torrens Title Subdivision –
Two x Three Bedroom Detached Dwellings

This proposal will result in two new detached dwellings. The land is zoned appropriately and has all urban services available to it, including sewer, water and electricity, as all new vacant lots are provided within this new subdivision.

LEP AND DCP's

Residential accommodation is permissible on Lot 511 with consent in this location. Both neighbouring lots are, or are to be, occupied with residential dwellings. The proposed buildings are of single storey construction and will meet the minimum height, access requirements, setbacks & other permissions within the Caerleon DCP part 5.

The development application process will result in neighbour notification and any objections will be taken into account by council as part of the DA determination process.

PREVIOUS SITE USE

The only known previous use of the site was as vacant land used for low impact stock grazing. It is unlikely that there is any contamination on the land.

As part of the precautions during footing excavations, the excavated material will be monitored for any unusual soil colour change, odours or materials, and any such matters which may arise will result in cessation of the work and notification to council.

FLOODING, DRAINAGE, LANDSLIP, SOIL EROSION, MINE SUBSIDENCE, BUSHFIRES AND ANY OTHER RISK

The land is located within the Mudgee region, with access from Suttor Avenue, and has not been known to be subject to any of these events, but is within the bushfire zoning with minimum risk. See report attached.

IMPACTS ON EXISTING AND FUTURE AMENITY OF THE LOCALITY

Due to the fact that this proposal is for additional residential accommodation use, there will be no adverse impacts on what is already a residential locality.

This proposal will result in two new detached, single storey, residential dwellings. Each dwelling consists of three bedrooms, 2 bathrooms, kitchen, laundry, an open plan living area and an oversized single car garage. The development is on a parcel of land of 1,020 m² in size, with site coverage regarded as a less than intensive development of the site.

Private open spaces have been designed with good orientation to the Northeast and over the required 15% requirement within the Caerleon DCP part 5.

Additional vehicle movements are likely to be in the order of 4-6 per day and will enter and exit from the Suttor Avenue public road frontage. There will be no opportunity for heavy vehicles to be parked at the site.

The new buildings, whilst on a single land parcel, are separated with a generous amount of landscaping and fencing, and through Torrens title subdivision will present to future occupiers as being their own dwelling.

The development will bring positive impacts to the local economy in terms of the opportunity for additional spending to occur at local business outlets and in terms of additional accommodation for new/working families/individuals/couples to the region.

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Mid- Western Regional Council DCP – Part 2.2 DUAL OCCUPANCY DEVELOPMENT “DEEMED TO SATISFY” COMPLIANCE

REQUIREMENT	COMPLIANCE	EXPLANATION
Minimum Lot Size	Yes	
Building Setbacks	Yes	
Building Height	Yes	
Design	Yes	
Slope & Cut / Fill	Yes	
Open Space	Yes	
Site Coverage	Yes	
Parking	Yes	
Utilities	Yes	
Fencing	Yes	
Heritage	Yes	

DCP – Part 3 DISCRETIONARY DEVELOPMENT COMPLIANCE

REQUIREMENT	COMPLIANCE	EXPLANATION
Building Setbacks	Yes	
Building Height	Yes	
Site Coverage	Yes	
Solar Access	Yes	
Privacy	Yes	
Parking	Yes	
Landscaping	Yes	
Open Space	Yes	
Corner Lots	Yes	
Fencing	Yes	
Infrastructure	Yes	
Out Buildings	N/A	
Development Near		
Ridgelines	N/A	
Slopes	Yes	
Access	Yes	
Relocated Dwellings	N/A	
Adaptability	N/A	
Design Principles	Yes	