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Statement of Environmental Effects

23 Mortimer Street, Mudgee NSW 2850

Lot 3 DP 153706

Alterations & Additions to an existing dwelling

Prepared by Cameron Anderson Architects

REVISION A

August 2023



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REVISION	DATE	ISSUED FOR	ISSUED TO
01	28.082023	DA	CLIENT/ COUNCIL



01 INTRODUCTION

This report has been prepared for the submission of a Development Application with Mid-Western Regional Council for alterations & additions to an existing dwelling at 23 Mortimer Street Mudgee NSW 2850. This application is made in accordance with the Mid-Western Regional Development Control Plan 2013 (DCP) and Mid-Western Local Environment Plan 2012 (LEP).

02 SUBJECT SITE

- 23 Mortimer Street Mudgee NSW 2850
- Lot 3/ DP153706
- Local Government area of Mid-Western Regional Council
- The subject site is zoned as R3 Medium Density Residential
- The site area is approximately 918.1m²
- The proposed works are permissible with Development Consent.
- The site contain an existing weatherboard, FC clad dwelling with metal roofing & shed



Figure 01 – Subject Site



2.1 EXISTING SITE

The subject site fronts onto Mortimer Street to the North-East & contains an existing 3 bedroom dwelling. The existing dwelling has framed walls with weatherboard & fibre cement cladding, and a sheet metal roof. The property is largely cleared with some existing trees & a gentle slope from South-West to North-East. The site is not impacted by any existing easements.



Figure 02 – Existing Dwelling

2.2 EXISTING CHARACTER & SURROUNDING DEVELOPMENT

The surrounding area is predominantly low to medium density residential dwellings & is zoned R3 Medium Density Residential. The neighbouring dwellings are single storey suburban houses. The site is outside of the Mudgee Heritage Conservation Area.



03 SUMMARY OF DEVELOPMENT PROPOSAL

The proposed development is a single stage alterations & additions to an existing dwelling. The proposed development sits to the rear of the existing dwelling & has very limited impact on the character when viewed from the street. The works incorporate the following:

- Demolition of the rear part of the existing weatherboard & fibre cement clad dwelling, metal shed/garage & external dining area;
- Demolition of existing entry & stairs;
- Demolition of existing northwestern & northeastern glazing;
- Internal refurbishment of existing building for new powder room & bathroom;
- Proposed new extension containing master bedroom with ensuite & robe, study, lounge/pool room, living, kitchen, dining & courtyard;
- New open carport.
- New undercover external dining area & pergola.

3.1 PROJECT DATA (GROSS FLOOR AREA)

	AREA (m ²)
Site Area	918.1 m ²
Existing Dwelling	86 m ²
New Extension	195 m ²
Total Dwelling Area	281 m ²

* 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 dwelling. The site is suitable for the proposed alterations & additions.

3.3 LOSS OF VEGETATION

The proposed works require the removal of existing trees in close proximity to the new extension, as noted in the existing site plan for details (ref:- DA-02 Existing & Demo.site plan). No existing trees on the project site were identified in the council's tree preservation register.

3.4 LANDSCAPING

New landscaping is proposed as part of the works. The existing site is relatively flat. Minor cut & fill works will be required to provide a level building pad for the extension area within the restrictions of the Council DCP.

3.5 VEHICULAR ACCESS

No change is proposed to the extent of the existing driveway & crossover from Mortimer St.



3.6 PRIVACY AND OVERSHADOWING

The proposed alterations & additions development is appropriately 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.

The proposed development minimises overlooking the neighbouring dwellings located at 21A & 25 of Mortimer Street to the East and West and 3, 5 & 7 George street to South & West. It is therefore unlikely to have a detrimental effect on the visual privacy of the neighbouring properties. The proposed development will have no adverse effect on overshadowing neighbouring dwellings.

3.7 SITE SERVICES

- **Sewerage:** New works to connect into existing sewer connection;
- **Stormwater:** New works to connect into existing stormwater connection;
- **Electricity:** New works to connect into existing electrical infrastructure;
- **Water Supply:** Connect to existing town services.
- **Telecommunications:** Connect to existing 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 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;
- Low water uses fixtures will be installed;
- High levels of insulation will be installed;
- Natural ventilation is facilitated throughout, with glazing placed to allow cross-ventilation.

3.9 MATERIALS & FINISHES

The existing dwelling is predominately weatherboard & fibre cement cladding with white & grey paint finish. The external finishes of the new extension includes dark sheet metal cladding & hardwood timber cladding to the new courtyard. Finishes have been selected to suit the local context, as well as differentiating the new works from the existing cottage.



Figure 03 – 3D Visualisation of Proposed Works from Mortimer Street



Figure 04 – 3D Visualisation of Proposed Works from rear garden



04 SUMMARY OF PLANNING CONTROLS

4.1 MWRC LOCAL ENVIRONMENTAL PLAN (LEP) 2012		
CLAUSE	OBJECTIVE / REQUIREMENT	COMPLIES (Y/N) / NOTES
PART 2 – PERMITTED OR PROHIBITED DEVELOPMENT		
2.1	LAND USE ZONES	Y – PROPERTY IS ZONED ‘R3 MEDIUM DENSITY RESIDENTIAL ZONE’. 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"> TO PROVIDE FOR THE HOUSING NEEDS OF THE COMMUNITY WITHIN 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. 	Y – PROPOSAL RESPONDS TO THE HOUSING NEEDS OF THE COMMUNITY BY EXTENDING AN EXISTING DWELLING HOUSE.
2.6	SUBDIVISION	N/A – NO SUBDIVISION PROPOSED
2.7	DEMOLITION	Y
PART 3 EXEMPT AND COMPLYING DEVELOPMENT		
	N/A	
PART 4 PRINCIPAL DEVELOPMENT STANDARDS		
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
4.1B	EXCEPTIONS TO MIN. LOT SIZES FOR CERTAIN RESIDENTIAL DEVELOPMENT	N/A – NO SUBDIVISION PROPOSED, THE PROPOSED DEVELOPMENT IS AN ALTERATIONS & ADDITIONS TO A SINGLE STOREY EXISTING DWELLING.
4.1C	EXCEPTIONS TO MIN. SUBDIVISION LOT SIZES AROUND ZONE MU1	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
4.3	HEIGHT OF BUILDINGS. MAX. BUILDING HEIGHT = 8.5M	Y – PROPOSED DEVELOPMENT IS <8.5M
4.4	FLOOR SPACE RATIO – NOT ADOPTED	N/A
4.6	EXCEPTIONS TO A DEVELOPMENT STANDARDS	N/A
PART 5 MISCELLANEOUS PROVISIONS		
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
5.10	HERITAGE CONSERVATION	N/A – EXISTING BUILDING IS NOT A HERITAGE ITEM OR LOCATED WITHIN A HERITAGE CONSERVATION AREA



4.1 MWRC LOCAL ENVIRONMENTAL PLAN (LEP) 2012		
CLAU E	OBJECTIVE / REQUIREMENT	COMPLIES (Y/N) / NOTES
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
PART 6 – ADDITIONAL LOCAL PROVISIONS		
6.1	SALINITY	N/A– NOT IDENTIFIED
6.3	EARTHWORKS	Y – MINOR EARTHWORKS WILL BE REQUIRED TO ESTABLISH LEVEL BUILDING PAD/AREA WITHIN THE RESTRICTIONS OF THE COUNCIL DCP. THERE WILL BE NO DETRIMENTAL IMPACT TO THE ENVIRONMENT, NEIGHBOURING USES OR FEATURES OF SURROUNDING LAND.
6.4	GROUNDWATER VULNERABILITY	Y – SITE HAS BEEN IDENTIFIED AS GROUNDWATER VULNERABLE UNDER COUNCIL LEP. THE PROPOSED ALTERATIONS & ADDITIONS 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. WORKS ARE LOW IMPACT & WILL NOT LIKELY HAVE AN ADVERSE EFFECT ON NATIVE FAUNA AND FLORA.
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 TO THE EXISTING DWELLING. A) CONNECTION TO EXISTING TOWN WATER SERVICES; B) CONNECTION INTO EXISTING ELECTRICAL INFRASTRUCTURE; C) CONNECTION INTO EXISTING SEWER INFRASTRUCTURE AT REAR OF PROPERTY; D) CONNECTION INTO EXISTING STORMWATER; E) NO CHANGE TO EXISTING DRIVEWAY VEHICLE ACCESS FROM MORTIMER STREET
6.10	VISUALLY SENSITIVE LAND NEAR MUDGEES	N/A – SITE HAS NOT BEEN IDENTIFIED AS VISUALLY SENSITIVE LAND NEAR MUDGEES UNDER COUNCIL'S LEP. THE PROPOSED DEVELOPMENT WILL BE APPROPRIATELY SETBACK FROM THE SITE BOUNDARIES AND WILL NOT HAVE ANY IMPACT TO VISUAL SETTING OF THE SURROUNDING AREA. THE WORKS ARE SYMPATHETIC TO THE EXISTING DWELLING & WILL HAVE MINIMAL VISUAL INTRUSION.



4.2 MWRC DEVELOPMENT CONTROL PLAN (DCP) 2013

CLAUSE	OBJECTIVE / REQUIREMENT	COMPLIES (Y/N) / NOTES
PART 3 – DISCRETIONARY DEVELOPMENT STANDARDS		
3.1 RESIDENTIAL DEVELOPMENT IN URBAN AREAS (SINGLE DWELLINGS & DUAL-OCCUPANCIES)		
BUILDINGS SETBACKS	a) Setbacks must be compatible with the existing and/or future desired streetscape.	Y
	b) Side or rear building setbacks are to demonstrate no unreasonable adverse impact on the privacy or solar access of adjoining properties.	Y – NO ADVERSE IMPACTS ON PRIVACY OR SOLAR ACCESS OF NEIGHBOURS
	c) Garages are to be setback a minimum of 5.5 metres from the front boundary.	Y
	d) Side and rear walls within 900mm and eaves within 450mm of boundaries are to comply with the BCA requirements for fire rating.	Y
SETBACKS DEEMED TO SATISFY:	R1, R2 and R3 where Lot size is greater than 900m ² , less than 2,000m ² :	
	Street Setback	6.5m to building line Y – EXISTING DWELLING COMPLIES
		7.5 to the garage Y – NEW CARPORT
	Side/Rear Setback	900mm Y
	Secondary Frontage For Corner Lots	2m N/A
BUILDING HEIGHT	Deem to satisfy is a single storey building with a FFL of less than 1 metre above Natural Ground Level.	Y
SITE COVERAGE	Deem to satisfy is 35% site coverage	Y – PROPOSED SITE COVERAGE IS <35%.
SOLAR ACCESS	a) Development must have reasonable access to sunlight and must not unduly impede solar access of neighbouring dwellings.	
	b) Dwellings are to be positioned to maximise solar access to living areas.	Y – EXISTING DWELLING HAS A NORTH-EAST ORIENTATION. PROPOSED EXTENSION CONTAINS COURTYARD WITH NORTH-WEST ORIENTATION TO INCREASE SOLAR ACCESS OF PROPOSED LIVING AREAS
	c) Shadow diagram must include: <ul style="list-style-type: none"> Location, size, height and windows openings of buildings on adjoining properties; Existing shadow-casting structures such as fences, carports, hedges, trees etc.; and Topographical details, including sectional elevations where land has any significant slope. 	
	d) Living areas and gardens should be orientated to the north to maximise solar access to these areas.	Y – EXISTING DWELLING HAS A NORTH-EAST ORIENTATION, WITH EXISTING GARDEN ORIENTED SOUTH-WEST. PROPOSED EXTENSION CONTAINS COURTYARD WITH NORTH-WEST ORIENTATION TO INCREASE SOLAR ACCESS OF PROPOSED LIVING AREAS
	e) North-facing pitched roofs should be incorporated where possible to provide opportunity for solar energy collectors.	N – PROPOSED WORKS SIT BEHIND EXISTING DWELLING & ROOFS ARE ORIENTED



4.2 MWRC DEVELOPMENT CONTROL PLAN (DCP) 2013

CLAUSE	OBJECTIVE / REQUIREMENT	COMPLIES (Y/N) / NOTES
		SOUTHEAST & NORTHWEST. NO SOLAR PANELS ARE PROPOSED
	f) Solar access should be controlled within buildings to allow warm winter sun to penetrate rooms while excluding hot summer sun by: <ul style="list-style-type: none"> Using horizontal projecting screens such as balconies, awnings, verandah roofs, pergolas and wide eaves; and Use of ceiling insulation. 	Y - PROPOSED NORTH-WESTERN GLAZING IS PROTECTED BY AWNINGS. HIGH LEVELS OF CEILING INSULATION ARE PROPOSED
PRIVACY	Deem to satisfy - Dwellings must be single storey and have a finished floor level less than 1,000 mm above the natural ground level.	Y
PARKING	Deemed to Satisfy - Two (2) spaces per dwelling	Y- 2 OFF-STREET PARKING SPACES PROVIDED. 1 UNDERCOVER WITHIN CARPORT & THE OTHER BEHIND IN A STACKED ARRANGEMENT
LANDSCAPING	a) Landscaping must enhance the quality of the built environment.	Y
	b) Species selection and location should improve energy efficiency through reducing heat gain through windows and deflecting winterwinds.	Y
	c) Plants with low maintenance and water requirements should be selected.	Y
OPEN SPACE	a) Sufficient open space must be provided for the use and enjoyment of the residents.	Y
	b) A plan shall be submitted which demonstrates that the dimensions of the open space provides for functional space, including placement of outdoor furniture.	Y - EXISTING DWELLING HAS A NORTH-EAST ORIENTATION, WITH EXISTING OPEN SPACE BEHIND THE BUILDING ORIENTED SOUTH-WEST.
	c) Open space areas provided must be suitably located and landscaped to obtain adequate sunlight and protection from prevailing winds.	Y
	d) Private open space for dual occupancy development is to be a minimum area of 80m ² and have a minimum dimension of 5 metres (depth and width).	N/A
	e) Private open space for dual occupancy development is to be located behind the front building line and on the northern, eastern or western side of the dwelling.	N/A
CORNER LOTS	-	N/A
FENCING	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'	N/A - EXISTING COLORBOND FENCE ALONG SITE BOUNDARIES (TO SOUTHEAST, SOUTHWEST & NORTHWEST). NO NEW FENCES PROPOSED
INFRASTRUCTURE	a) Surface infrastructure (e.g. tanks, clotheslines) must not be located within the front setback.	Y
	b) Surface infrastructure must not be visible from the street.	Y
	c) Garbage storage locations must be included in the landscape plan and show how they will be screened.	



4.2 MWRC DEVELOPMENT CONTROL PLAN (DCP) 2013

CLAUSE	OBJECTIVE / REQUIREMENT	COMPLIES (Y/N) / NOTES
GARAGES & OUTBUILDINGS	a) Outbuildings must not negatively affect the amenity of the streetscape or adjoining properties. The following standards apply for urban areas:	Y – NEW OPEN CARPORT COMPLIES
	Lot Size m2	
	751-1000 m2	
	Shed Size m2	80 m2
	A maximum building height of 4.5 metres from natural ground level to the ridge applies in urban areas where the lot is under 2,000m ²	Y
DEVELOPMENT NEAR RIDGELINES	–	N/A
SLOPES	Deemed to Satisfy <ul style="list-style-type: none"> Cut is to be limited to 1,000 mm. 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. Any cut and/or fill must be provided with retaining walls, drainage and must be setback a minimum of 300 mm from any boundary. Fill must not direct stormwater onto adjoining properties and drainage pits for overland flow paths are to be provided. Cut and fill is not permitted within water or sewer easements 	Y – MINOR EARTHWORKS WILL BE REQUIRED TO ESTABLISH LEVEL BUILDING PAD/ AREA WITHIN THE REQUIREMENTS OF THE COUNCIL DCP.
ACCESS	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 – EXISTING DRIVEWAY & CROSSOVER
RELOCATED DWELLINGS	–	N/A
ADAPTABILITY	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
DESIGN PRINCIPLES	a) Design should maximise surveillance with clear sightlines between public and private places, effective lighting of public places and landscaping that makes places.	Y – PASSIVE SURVEILLANCE LEVELS APPROPRIATE TO DWELLINGS
	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.	N/A – EXISTING DWELLING AT FRONT OF SITE
	c) (blank)	N/A
	d) Must be sympathetic with existing adjoining and surrounding developments in relation to bulk and height.	Y
	e) Well-proportioned building form that contributes to the streetscape and amenity.	Y
	f) Density appropriate to the regional context, availability of infrastructure, public transport, community facilities and environmental quality.	Y
	g) Design must demonstrate efficient use of natural resources, energy and water throughout its full life cycle, including construction.	Y
	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.	Y



4.2 MWRC DEVELOPMENT CONTROL PLAN (DCP) 2013

CLAUSE	OBJECTIVE / REQUIREMENT	COMPLIES (Y/N) / NOTES
	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).	Y
	j) Optimise safety and security, both internal to the development and for the public domain.	Y
	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.	Y
	l) Council will not support dual occupancy development where both dwellings are pre manufactured or relocatable homes in urban zones	N/A
PART 5 – DEVELOPMENT STANDARDS		
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 – WORKS INCLUDE NEW CARPORT. PARKING FOR VEHICLES UNDER CARPORT & BEHIND IN STACKED ARRANGEMENT
5.2	Flooding	N/A – THE SITE IS NOT IDENTIFIED AS FLOOD PRONE. NEW EXTENSION TO HAVE FFL MATCHING EXISTING FFL.
5.3	Stormwater Management: PERFORMANCE TARGETS: I. BASIX	Y – WORKS TO COMPLY WITH BASIX REQUIREMENTS
	II. QUANTITY MANAGEMENT DURING OPERATION	Y
	III. QUALITY MANAGEMENT DURING CONSTRUCTION	Y
5.4	Protection of Aboriginal Archaeological Items	N/A – NO ABORIGINAL ARCHAEOLOGICAL ITEMS HAVE BEEN IDENTIFIED ON THE SITE. IF ANY ITEMS ARE FOUND DURING CONSTRUCTION, WORKS TO STOP & LOCAL AUTHORITIES TO BE NOTIFIED.
	Bushfire Management	N/A – SITE IS NOT IDENTIFIED AS BUSH FIRE PRONE
	Riparian and drainage line Environments	N/A – SITE IS NOT IDENTIFIED
	Pollution & Waste Management	Y – NO CHANGE TO EXISTING DWELLING WASTE MANAGEMENT. WORKS ARE NOT LIKELY TO HAVE NEGATIVE ENVIRONMENTAL IMPACTS ON ADJOINING PROPERTIES, STORMWATER OR SEWERAGE SYSTEMS OR WATERWAYS.



4.2 MWRC DEVELOPMENT CONTROL PLAN (DCP) 2013

CLAUSE	OBJECTIVE / REQUIREMENT	COMPLIES (Y/N) / NOTES
	Threatened Species and Vegetation Management	Y – EXISTING TREES ARE REQUIRED TO BE REMOVED WHERE CLOSE TO NEW EXTENSION. TREES REMOVAL IS NOT LIKELY TO DETRIMENTALLY AFFECT THE NATIVE FLORA AND FAUNA OF THE SITE
	Building in Saline Environments	N/A – NOT IDENTIFIED
	House slabs and Footings	Y – DETAILS TO BE PROVIDED AT CC
	Brickwork	Y – DETAILS TO BE PROVIDED AT CC
	All buildings	Y – DETAILS TO BE PROVIDED AT CC
	Alterations and Additions	Y

05 LIKELY IMPACTS

POTENTIAL IMPACTS	COMMENTS/ NOTES	COMPLIES (Y/N)
NATURAL ENVIRONMENT		
TOPOGRAPHY	THE SITE HAS NO SIGNIFICANT SLOPE, MINOR EARTHWORKS ONLY ARE REQUIRED FOR A LEVEL BUILDING PAD FOR NEW EXTENSION WORKS. THE DESIGN IS APPROPRIATE TO THE TOPOGRAPHY.	Y
MICRO-CLIMATE	NO ADVERSE IMPACTS LIKELY TO THE MICRO-CLIMATE DUE TO THE MINOR SCALE OF THE PROPOSED EXTENSION.	Y
AIR	NO ADVERSE IMPACTS LIKELY TO THE AIR QUALITY DUE TO THE MINOR SCALE OF THE PROPOSED DEVELOPMENT. THE CONTRACTOR WILL SUPPRESS DUST EMISSIONS DURING CONSTRUCTION IN ACCORDANCE WITH THEIR EROSION & SEDIMENT CONTROL PLAN.	Y
WATER	NO ADVERSE IMPACTS LIKELY TO THE WATER QUALITY DUE TO THE MINOR 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
BUILT ENVIRONMENT		
AREA'S CHARACTER	THE SCALE & EXTERNAL MATERIALS OF THE PROPOSED DEVELOPMENT HAVE BEEN DESIGNED TO SUIT THE EXISTING DWELLING & THE SURROUNDING CHARACTER OF THE LOCALITY.	Y
VISUAL PRIVACY	THE PROPOSED DEVELOPMENT IS NOT LIKELY TO HAVE A DETRIMENTAL EFFECT ON THE PRIVACY OF NEIGHBOURING PROPERTIES.	Y



POTENTIAL IMPACTS	COMMENTS/ NOTES	COMPLIES (Y/N)
SUNLIGHT ACCESS	THE SINGLE STORY DEVELOPMENT WILL HAVE NO EFFECT ON OVERSHADOWING OR SOLAR ACCESS OF NEIGHBOURING PROPERTIES.	Y
VIEWS	THE PROPOSED DEVELOPMENT IS NOT LIKELY TO HAVE A DETRIMENTAL EFFECT ON THE VIEWS OF NEIGHBOURING PROPERTIES.	Y
WASTE MANAGEMENT	WASTE MANAGEMENT DURING CONSTRUCTION WILL BE MANAGED BY THE CONTRACTOR & WILL BE AS PER COUNCIL REQUIREMENTS. THE PROPOSED EXTENSION WILL NOT LIKELY IMPACT WASTE MANAGEMENT OF EXISTING DWELLING DURING OCCUPATION.	Y
TRAFFIC & ACCESS	EXISTING DRIVEWAY & CROSSOVER FROM MORTIMER ST WILL BE UTILISED. THE MINOR NATURE OF THE EXTENSION WORKS WILL NOT HAVE A DETRIMENTAL EFFECT ON THE EXISTING TRAFFIC CONDITIONS OF THE AREA.	Y
SOCIAL & ECONOMIC		
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 ALTERATIONS AND ADDITIONS TO THE EXISTING DWELLING AT 23 MORTIMER STREET, MUDGEE NSW 2850. THE PROPOSED WORKS ARE PERMISSIBLE UNDER COUNCIL'S LEP. THE PROPOSED DEVELOPMENT REPRESENTS A SENSITIVE EXAMPLE OF ALTERATIONS & ADDITIONS TO AN EXISTING DWELLING. BY DEMOLISHING THE EXISTING EXTENSION AND OUTBUILDING AND REPLACING THEM WITH A SINGLE, CONTEMPORARY EXTENSION, WHICH COMPLEMENTS THE CHARACTER OF THE SITE IS PRESERVED AND ENHANCED.