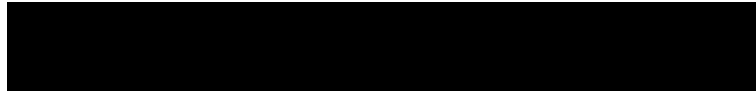


STATEMENT OF ENVIRONMENTAL EFFECTS

PROPOSED RESIDENCE



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1.0 INTRODUCTION & HISTORY

This statement has been prepared to accompany a development application to Mid-Western Regional Council seeking development consent for the construction of a new single storey residential dwelling at Lot D, Lewis Street, Mudgee NSW 2850.

The proposed development has been designed to comply with the controls in the relevant planning instruments and Councils development standards.

The report provides information about the proposed development and development site. Key planning issues, particularly with regard to compliance, are addressed and is intended to assist council's consideration and determination of the application.

2.0 THE SITE AND ITS ENVIRONMENT

2.1 Location

The property is located at Lot D, Lewis Street, Mudgee NSW 2850.

2.2 Site Description

The site is a West facing rectangular shaped parcel of land, having a frontage of 11.58m to Lewis Street, a rear boundary of 11.58m, one side boundary of 68.79m and the other side boundary of 68.79m.

The site has an area of 796.7m² and has a legal description of Lot D, Lewis Street, Mudgee NSW 2850.

The site has a fall of approximately 0.23m across the building envelope.

2.3 Existing Use

The site is currently vacant.

3.0 THE PROPOSED DEVELOPMENT

3.1 Description of the development

The following drawings prepared by Rawson Homes and dated accompany this report and application.

- Sheet 1 – Cover Sheet
- Sheet 2 – Site Plan
- Sheet 3 – Floor Plan
- Sheet 4 – Elevations 1-2
- Sheet 5 – Elevations 3-4
- Sheet 6 – Sections
- Sheet 7 – Wet Area Details
- Sheet 8 – Slab Plan
- Sheet 9 – Stormwater Plan
- Sheet 10 – Sediment and Site Analysis
- KD – Kitchen Details
- KV – Kitchen Views

Development consent is being sought for the construction of a single storey residential dwelling.

The proposal is as follows:

The dwelling is comprised of a Porch, Entry, Kitchen, Family/Meals, and Laundry, and a Single Garage under the main roof.

The dwelling is also comprised of 3 Bedrooms, Bathroom, and an Ensuite.

The front setback is 4.901m from Gilham Lane and the Garage setback is 5.5m. The rear setback is 43.385m, one side setback is 0.9m, and the other side setback is 3.742m.

A 3000L rainwater tank will be provided to the house with an overflow pipe from the tank being directed to easement as shown on the Stormwater plan submitted with this application.

External finishes

External finishes will be sympathetic to neighbouring dwellings and complement the existing streetscape.

Window and door frames will be powder-coated aluminium with clear glass.

The front façade incorporates a mixture of colours and materials including brick and cladding.

3.2 Design Objectives

The proposed development has been designed to comply with the requirements of the controls and codes and consideration is given to Mid-Western Regional Council DCP. The outcome of this is a well-designed building that satisfies all the criteria.

Vehicle access will be gained via Lewis Street.

Set-backs have been designed to conform to the controls. Articulation has been provided to the front facade by incorporating a front porch. The garage dominance from the street has been reduced by stepping the garage back from the main wall of the dwelling.

Privacy to adjoining neighbours will be maintained due to the windows on side of the dwelling having a reduced sill height or bathrooms (which have obscure glazing) and the likelihood of occupation when the neighbours are participating in outdoor activity would be minimal.

Neighbouring properties will receive a minimum of 3 hours sunlight to their private open space therefore overshadowing will not be an issue as shown on the shadow diagram submitted with this application.

In our opinion the proposed development is for a well-designed building which does not detract from the amenity or appearance of the neighbourhood.

4.0 CONCLUSION

The proposal is permissible and in conformity with the objectives of the built form controls outlined in Mid-Western Regional Council DCP and is considered reasonable having regard to its impact on the streetscape, character and amenity of the immediate locality.

The development has been designed through detailed site analysis to ensure that the built form respects the amenity of adjoining development, maintains the streetscape character of the locality and integrates with the architectural style other detached dwellings in the immediate locality.

It is considered that there are no matters which would prevent Council from granting consent to this proposal in this instance.