



# STATEMENT OF ENVIRONMENTAL EFFECTS

## Project Details

Proposal:	Installation of 'Manufactured Dwelling as Secondary Dwelling'
Subject Site:	Lot 11 / 1138226 – 55 Henry Lawson Drive BOMBIRA 2580
Zone:	R2 Low Density Residential
Lot Size:	5,478 sqm
Date:	July 2024



*87 Henry Bayly Drive MUDGEE*

This statement has been prepared by Progressive Project Solutions at the request of the application in support of a development application to the Mid-Western Regional Council.

# TABLE OF CONTENTS

<b>1.1</b>	<b>Proposal</b>	<b>4</b>
<b>1.2</b>	<b>Site Details / Context / Scope of Works</b>	<b>4</b>
	Site Details	4
	Site Context	5
	Scope of Works	6
	Access & Parking	6
	Water, Sewer & Drainage	6
	Energy & Telecommunications	6
	Landscaping	6
<b>1.3</b>	<b>Land Zoning</b>	<b>7</b>
<b>1.4</b>	<b>Environmental Planning &amp; Assessment Act 1979</b>	<b>7</b>
<b>1.5</b>	<b>State Specific SEPPS</b>	<b>8</b>
<b>1.6</b>	<b>Environmental Planning Instruments – MWRC - LEP 2012</b>	<b>10</b>
	Aims of Plan	10
	Land Use Table	12
	Principal Development Standards	12
	Miscellaneous Provisions	13
	Additional Provisions	14
<b>1.7</b>	<b>Local Planning Instruments – MWRC DCP 2013</b>	<b>16</b>
<b>1.8</b>	<b>Environmental Considerations</b>	<b>18</b>
	Historical & Current Use of Land	18
	Demolition	18
	Contamination	18
	Site Constraints	18
	Clearing of Vegetation/ Biodiversity Implications	18
	Proposed earthworks	19
	Sediment Control Measures	19
	Site Engineering Considerations	19
	Energy Efficiency	19
	BCA Compliance	19
	Heritage Implications	19
	Indigenous Due Diligence	19

<b>1.9</b>	<b>Impact of the Proposal</b>	<b>20</b>
	Existing Structures on Land	20
	Boundary Setbacks	20
	Building Height	20
	Bulk & Scale	20
	General Design Principles	20
	Shadowing	20
	Streetscape Influence	20
	Impacts on Neighbouring Properties	20
	(i) Privacy Effects	20
	(ii) Noise Effects	20
	(iii) Loss of Views	20
	Site Area – Private Open Space	20
	Site Access	20
	Fencing	20
	Construction Management Plan	20
	Waste Management Plan	20
<b>2.0</b>	<b>Conclusion</b>	<b>21</b>



# 1. PROJECT SUMMARY

## 1.1 Proposal

This Statement of Environmental Effects (SoEE) is attached to a proposal at 87 Henry Bayly Drive MUDGEE. The proposal is for the installation of a 'Manufactured Dwelling' as a Secondary Dwelling.



*55 Henry Lawson Drive Bombira*

## 1.2 Site Details / Context / Scope of Works

### Site Details

The property subject to this application comprises Lot 11 / DP 1138226 – 55 Henry Lawson Drive BOMBIRA in Mid-Western Regional Council LGA.

The property is basically of rectangular shape except for a dog leg on the western boundary. The northern boundary is some 121.885mtrs, the eastern boundary 51.55mtrs, the southern boundary 106.25mtrs and the western boundaries being 52.10mtrs creating a lot size of 5,484sqm.

The lot is virtually flat with slight fall from the southeast to the north west that has the landscape falling to what appears to be an intermittent waterway that would only carry water in big rain events. The property is cleared of all-natural vegetation with all vegetation having been planted since the land was developed. The property is covered with managed grasses and the area around the dwelling having some managed gardens and scrub plantings.

The property has an existing dwelling, a detached garage/carport and a swimming pool. The existing single-story dwelling is constructed from brick and has a tile roof. The home appears to be under 30 years of age and in excellent condition. The existing sheds that are located close to the dwelling are of a reasonable size and constructed from metal. The swimming pool is just to the west of the dwelling and located within the landscapes area around the dwelling.

There is established landscaped gardens in and around the dwelling that are well maintained with grass and some strategically planted larger trees being proposed to create a vegetation buffer and privacy for the dwelling and proposed secondary dwelling.

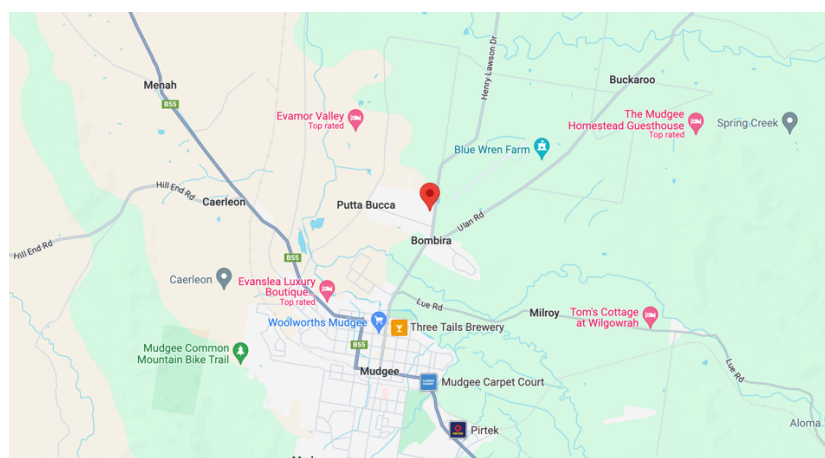
This property is part of what appears to be a small lot rural/residential cluster albeit zoned residential. There are a few properties to the north, south and west that are small acreage and established with dwellings, sheds and the like.

The location would have been originally bushland that has been cleared for agricultural purposes and it is unknown when it was subdivided to its current size.

The property is accessed from the sealed Henry Lawson Drive on the eastern side of the property. The property has access to water and sewer services. The property has electricity connected and has a council provided garbage service. The land can have a new dwelling installed as a Secondary Dwelling on the site and when developed that will sit well in the landscape and enjoy enhanced vegetation screening along Henry Lawson Drive.

### Site Context

The property is located approximately 2.1 kilometres from the Mudgee Post Office. Mudgee is a city in the Mid-Western Local Government area in central NSW and some 270 kilometres from the centre Sydney.



*Property Location Map*

The property located outside the Mudgee residential area in the Bombira precinct to the north of the Mudgee town centre. The lot is some 5,484sqm that is located at the end of Henry Lawson Drive.

To the north, east and south there are established rural/residential properties of different sizes and shapes with the majority established with dwellings and associated structures.

## Scope of Works

The proposed works comprise the installation of a 'Manufactured Dwelling' as a Secondary Dwelling' on the western side of the lot. Physical works include the drilling of pier pad holes for piers to support the dwelling, along with some drainage and stormwater works.

## Access and Parking

The existing driveway access from Henry Lawson Drive and will continue to be used to access the property. There is exiting sufficient area on the property that covers both the primary and proposed secondary dwellings.

## Water, Sewer and Drainage

Water and Sewer services are available to the property. Stormwater will be managed on-site with a design included in the lodged plans set.

## Energy and Telecommunications

Energy and telecommunications services are currently provided to the site with this proposal having access to these services.

## Landscaping

There is landscaping proposed as part of this application is included in the lodged plans set.

## Other Considerations

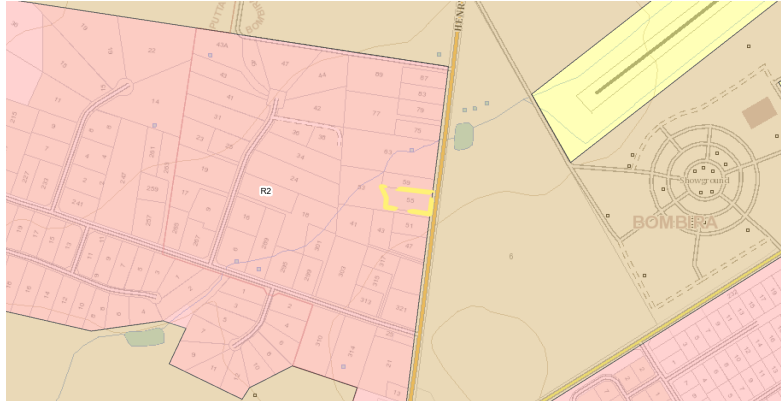
Nil



*Existing Dwelling as seen from the east*

## 1.3 Land Zoning

The site is zoned R2 – Low Density Residential – under the Mid-Western Regional Council LEP 2012 (MWRC LEP 2012). ‘Secondary Dwellings’ are permitted with consent. The proposal satisfies the development standards and objectives contained within the Manufactured Homes Regulation 2021, SEPP Housing 2021 MWRC LEP 2012 and MWRC DCP 2013.



*Subject Property Zoning Map*

## 1.4 EP&A 1979 - Considerations

### 4.1 Environmental Planning and Assessment Act 1979

*The Environmental Planning and Assessment (EPA) Act 1979 is the principal piece of legislation governing the use and development of land in NSW. The objects of the Act are:*

- (a) to promote the social and economic welfare of the community and a better environment by the proper management, development and conservation of the State's natural and other resources,*
- (b) to facilitate ecologically sustainable development by integrating relevant economic, environmental and social considerations in decision-making about environmental planning and assessment,*
- (c) to promote the orderly and economic use and development of land,*
- (d) to promote the delivery and maintenance of affordable housing,*
- (e) to protect the environment, including the conservation of threatened and other species of native animals and plants, ecological communities and their habitats,*
- (f) to promote the sustainable management of built and cultural heritage (including Aboriginal cultural heritage),*
- (g) to promote good design and amenity of the built environment,*
- (h) to promote the proper construction and maintenance of buildings, including the protection of the health and safety of their occupants,*
- (i) to promote the sharing of the responsibility for environmental planning and assessment between the different levels of government in the State,*
- (j) to provide increased opportunity for community participation in environmental planning and assessment.*

*The objects of the EPA Act are intended to guide land planning and management. Section 4.15 of the Act lists matters for consideration when assessing and determining an application for development.*

**This proposal satisfies these aims.**



## 1.5 State Environmental Planning Policies - Considerations

*The State Environment Planning Policies SEPPs align with the new thematic framework developed by the Department of Planning and Environment. This framework includes the following focus areas: Housing, Transport and Infrastructure, Primary Production, Biodiversity and Conservation, Resilience and Hazards, Industry and Employment, Resources and Energy and Planning Systems.*

### State Environmental Planning Policy – Exempt & Complying Development Codes 2008

**Not Applicable to this application.**

### State Environmental Planning Policy – Biodiversity and Conservation 2021

*The Biodiversity Conservation Act, 2016 was formally implemented to conserve and protect biodiversity values and systems across the State. The legislation lists threatened species and ecological communities (EEC's) and outlines processes and procedures in the assessment of these valuable and sensitive environmental species and communities. Council's mapping system which shows where biodiversity and EECs exists and this site is subject to an Endangered Eco Community and Native Vegetation.*

**Not applicable – no clearing proposed.**

### State Environmental Planning Policy – Building Sustainability Index: BASIX 2004

*The trigger for BASIX Certification is when the estimated cost of works for residential development (new dwelling(s)/alterations and additions) is equal to or above \$50,000. BASIX Certification is also triggered when proposing a swimming pool with a volume of 40,000 litres.*

*The estimated cost of development proposed is noted within the cost analysis, and a BASIX Certificate has been prepared by, the designer satisfying the minimum requirements of SEPP (Building Sustainability Index: BASIX) 2004.*

**A Basix Certificate is not required for this proposal.**

### State Environmental Planning Policy – Resilience and Hazards 2021

*SEPP – Resilience and Hazards required council to consider whether the land is contaminated and to determine whether the proposed use is suitable with or without contamination. Council can require the applicant to conduct a preliminary investigation and subsequent more details investigation if warranted.*

*Where contamination exists and remediation is necessary, council must be satisfied that the remediation will take place before the land is used for the proposed purpose. The property is not listed on either the EPA or Council register of potentially contaminated land and there has been no known historical or current usage that would cause the land to be contaminated.*

**The property is not listed on the council register or the EPA register for potentially contaminated land and given it has been used for rural purposes for over 20 years contamination is highly unlikely.**

State Environmental Planning Policy – Housing 2021

**Full Compliance**

State Environmental Planning Policy – Industry and Employment 2021

**Not applicable to this application**

State Environmental Planning Policy – No. 47 Moore Park Showground

**Not applicable to this application**

State Environmental Planning Policy – No. 65 Design Quality of Residential Apartment Development

**Not applicable to this application**

State Environmental Planning Policy – Planning Systems 2021

**Not applicable to this application – not State or Regional significant development**

State Environmental Planning Policy – Precincts ‘Central River City’ 2021

**Not applicable to this application**

State Environmental Planning Policy – Precincts Regional 2021

**Not applicable to this application – not a Part 3A Project**

State Environmental Planning Policy – Precincts Western Parkland City 2021

**Not applicable to this application**

State Environmental Planning Policy – Primary Production 2021

**Not applicable to this application**

State Environmental Planning Policy – Resources and Energy 2021

**Not applicable to this application**

State Environmental Planning Policy – State Significant Precincts 2005

**Not applicable to this application**

State Environmental Planning Policy – Transport and Infrastructure 2021

**Not applicable to this application**

## Part 1. Preliminary

### Aims of Plan

*This Plan aims to make local environmental planning provision for land in Mid-Western Regional LGA in accordance with the relevant standard Environmental Planning Instrument under Section 3.2 of the Act.*

*(2) The particular aims of this Plan are as follows—*

*(aa) to protect and promote the use and development of land for arts and cultural activity, including music and other performance arts,*

**The land is zoned R2 with the proposal being for the ‘Installation of a Manufactured Home as a Secondary Dwelling’ and as such has no bearing on this intent.**

*(a) to promote growth and provide for a range of living opportunities throughout Mid-Western Regional,*

**With the proposal being for the ‘Installation of a Manufactured Home as a Secondary Dwelling’ this satisfies this intent as it is providing another form of accommodation in the LGA.**

*(b) to encourage the proper management, development and conservation of resources within Mid-Western Regional by protecting, enhancing and conserving—*

*(i) land of significance to agricultural production, and*

**The land is zoned residential**

*(ii) soil, water, minerals and other natural resources, and*

**This proposal will have no effect on the above intent by virtue of the minimal size of the proposal.**

*(iii) native plants and animals, and*

**The proposal will have no effect on plants or wildlife.**

*(iv) places and buildings of heritage significance, and*

**The location is not impacted by any heritage items or issues.**

*(v) scenic values,*

**The proposed location of the Secondary Dwelling is in the front of the property. The proposal also includes additional planting of trees along the southern and eastern boundaries creating a substantial vegetation buffer around the sides where there is public views of the property. As these trees grow and mature, they will provide an effective visual buffer. of the property behind an**

*(c) to provide a secure future for agriculture through the protection of agricultural land capability and by maximising opportunities for sustainable rural and primary production pursuits,*

**This is a residential proposal is not tied to any form of agriculture or primary production.**

*(d) to foster a sustainable and vibrant economy that supports and celebrates the Mid-Western Regional’s rural, natural and heritage attributes,*

**This is a residential proposal that will have little if any effect on the rural, natural and heritage values of the area.**

*(e) to protect the settings of Mudgee, Gulgong, Kandos and Rylstone by—*

*(i) managing the urban and rural interface, and*

*(ii) preserving land that has been identified for future long- term urban development, and*

**The subject lot is zoned both R2 Low Density Residential and this application is not for subdivision effectively keeping the status quo as far as future lots are concerned.**

*(iii) promoting urban and rural uses that minimise land use conflict and adverse impacts on amenity, and*

**The proposal being for the ‘Installation of a Manufactured Home as a Secondary Dwelling’ will not create any conflict or adverse impacts because of the low-level nature of the dwelling, the provision of additional housing on a lot that already contains a dwelling and its proposed location hidden behind new vegetation buffer providing minimal conflict with any visual amenity.**

*(iv) conserving the significant visual elements that contribute to the character of the towns, such as elevated land and the rural character of the main entry corridors into the towns,*

**This low-key proposal for a secondary dwelling is proposed on a lot to the north of the urban area of Mudgee. The R2 lots in this part of the Bombira precinct are well removed from any substantial transport corridors and as such will have no impact. Any potential effect on the visual impacts are also protected in the long term by the planting of screening trees between the road and the proposed secondary dwelling.**

*(f) to match residential development opportunities with the availability of, and equity of access to, urban and community services and infrastructure,*

**Henry Lawson Drive has minimal council ‘hard’ infrastructure and whilst on the edge of the urban area it is difficult to see this changing much in the future. The lot is located close enough to the Mudgee town centre that it is not at any disadvantage when it comes to access to community services and infrastructure.**

*(g) to promote development that minimises the impact of salinity on infrastructure, buildings and the landscape*

**Not applicable to this proposal.**



*Existing Dwelling showing existing parking*

## Land Use Table

The property is zoned R2 Low Density Residential in the Mid-Western Regional LEP 2012.

### Objectives of Zone R2 – Low Density Residential

- *To provide for the housing needs of the community within a low-density residential environment.*

A Secondary Dwelling provides a different form of housing by virtue of being on the same lot as an existing dwelling. In most cases the Secondary Dwelling provides housing for elderly family members at the same address as other family members.

- *To enable other land uses that provide facilities or services to meet the day to day needs of residents.*

Being a Secondary Dwelling, the proposal provides accommodation and not service and Facilities.

This proposal meets the objectives of the R2 zone.



*Entry to property from Henry Lawson Drive*

## Part 4. Principal Development Standards

### **4.2A Erection of dwelling houses, dual occupancies and tourist and visitor accommodation on land in certain zones**

*(1) The objectives of this clause are as follows—*

- (a) to minimise unplanned rural residential development,*
- (b) to enable the replacement of lawfully erected dwelling houses in rural and conservation zones,*
- (c) to control rural residential density affected by historical subdivision patterns in Zone R5 Large Lot Residential.*

*(2) This clause applies to land in the following zones—*

- (a) Zone RU1 Primary Production,*
- (b) Zone RU4 Primary Production Small Lots,*
- (c) Zone RU5 Village,*
- (d) Zone R5 Large Lot Residential,*
- (e) Zone C3 Environmental Management.*

**Not applicable – the property is zoned R2 – Low Density Residential**

## Part 5 Miscellaneous Provisions

### 5.24 Controls relating to miscellaneous permissible uses.

*(9) Secondary dwellings on land other than land in a rural zone* If development for the purposes of a secondary dwelling is permitted under this Plan on land other than land in a rural zone, the total floor area of the dwelling, excluding any area used for parking, must not exceed whichever of the following is the greater—

- (a) 60 square metres,*
- (b) 50% of the total floor area of the principal dwelling.*

The existing 'Primary Dwelling' is just over 360sqm, and the proposed 'Secondary Dwelling' is 98.00sqm which equates to just under 28%.

The proposal complies with the LEP.



*Approximate location of proposed Secondary Dwelling*



*3D Impression of proposed Secondary Dwelling*

## Part 6. Additional Local Provisions

6.1 *Salinity*  
**Not applicable**

6.2 *Repealed*  
**Not applicable**

6.3 *Earthworks*

(1) *The objective of this clause is to ensure that earthworks for which development consent is required will not have a detrimental impact on environmental functions and processes, neighbouring uses, cultural or heritage items or features of the surrounding land.*

(2) *Development consent is required for earthworks unless—*

(a) *the earthworks are exempt development under this Plan or another applicable environmental planning instrument, or*

**The works are not exempt, and this case fall under the Mid-Western DCP and associated Planning instruments.**

(b) *the earthworks are ancillary to other development for which development consent has been given.*

**The earthworks in this process are associated with the installation of a dwelling.**

(3) *Before granting development consent for earthworks, the consent authority must consider the following matters—*

(a) *the likely disruption of, or any detrimental effect on, existing drainage patterns and soil stability in the locality of the development,*

**The impact on stability and drainage patterns are minimal given the size of the project and the location of the proposal within the property boundaries.**

(b) *the effect of the development on the likely future use or redevelopment of the land,*

**The earthworks are associated with the installation of a dwelling and given the minimal nature of the proposal there is no likely impact of the future use of the land should the dwelling was ever be removed.**

(c) *the quality of the fill or the soil to be excavated, or both,*

**The quality of the fill is unknown, however there will be no fill leaving the site.**

(d) *the effect of the development on the existing and likely amenity of adjoining properties,*

**This proposal will have minimal effect on adjoining properties given the distance of the proposal from the boundary**

(e) *the source of any fill material and the destination of any excavated material,*

**No fill will leave the site.**

(f) *the likelihood of disturbing relics,*

**Should any relics be disturbed appropriate action covered in the Due Diligence Report attached to this application.**

(g) *the proximity to, and potential for adverse impacts on, any waterway, drinking water catchment or environmentally sensitive area,*

**Given the location of the project and its distance from any catchment or environmentally sensitive area any impacts are minimal.**

*(h) any appropriate measures proposed to avoid, minimise or mitigate the impacts of the development.*

**The minimal nature of the project and proposed sediment control measures minimise and mitigate and impacts of this proposal.**

**Note—**

The *National Parks and Wildlife Act 1974*, particularly section 86, deals with harming Aboriginal Objects

#### 6.4 Groundwater Vulnerability

*(1) The objectives of this clause are as follows—*

*(a) to maintain the hydrological functions of key groundwater systems,*

*(b) to protect vulnerable groundwater resources from depletion and contamination as a result of development.*

*(2) This clause applies to land identified as “Groundwater vulnerable” on the Groundwater Vulnerability Map.*

*(3) Before determining a development application for development on land to which this clause applies, the consent authority must consider the following—*

*(a) the likelihood of groundwater contamination from the development (including from any on-site storage or disposal of solid or liquid waste and chemicals),*

**The proposed secondary dwelling has a minimalistic footprint on the lot. The property has access and will be connected to council water and sewerage with stormwater managed on-site which will result in little if any impact on groundwater.**

*(b) any adverse impacts the development may have on groundwater dependent ecosystems,*

**It is highly unlikely that there are any groundwater dependant ecosystems in the vicinity of this proposal. If in the event there was some groundwater dependant ecosystem the minimal nature of the proposal would call no impact to such an ecosystem based on management of waste-water and stormwater.**

*(c) the cumulative impact the development may have on groundwater (including impacts on nearby groundwater extraction for a potable water supply or stock water supply),*

**The minimal nature of the proposal to add another small dwelling to a lot that already has a dwelling is likely to have no impacts whatsoever based on the management of sewer and stormwater with the proposal.**

*(d) any appropriate measures proposed to avoid, minimise or mitigate the impacts of the development.*

**The potential impacts are managed by the proposed connection. To town sewer and the management of stormwater appropriately within the site.**

*(4) Development consent must not be granted to development on land to which this clause applies unless the consent authority is satisfied that—*

*(a) the development is designed, sited and will be managed to avoid any significant adverse environmental impact, or*

**The proposed location in the middle of a residential lot is believed to be appropriate.**

*(b) if that impact cannot be reasonably avoided—the development is designed, sited and will be managed to minimise that impact, or*

**It is believed that there is no potential impact with this proposal.**

*(c) if that impact cannot be minimised—the development will be managed to mitigate that impact.*

**Again, it is believed that this proposal carries no risk.**



- 6.5 *Terrestrial Biodiversity*  
**Not applicable**
- 6.6 *Location of Sec Premises*  
**Not applicable**
- 6.7 *Active Street Frontages*  
**Not applicable**
- 6.8 *Airspace Operations – Mudgee Airport*  
**Not applicable**
- 6.9 *Essential Services*  
**Not applicable**
- 6.10 *Visually sensitive land near Mudgee*  
**Not applicable**
- 6.11 *Temporary Workers Accommodation*  
**Not applicable**
- 6.12 *Development in a designated Buffer Area*  
**Not applicable**
- 6.13 *Commercial premises on land in Zone MU1 and known Caerleon*  
**Not applicable**
- 6.14 *Minimum Subdivision Lot Size for Community Title Scheme on certain land in R5*  
**Not applicable**
- 6.15 *Development at 134 Loins Drive, Burrundulla*  
**Not applicable**
- 6.16 *Development on Land in Zone E4*  
**Not applicable**

<b>1.7</b>	<b>Development Control Plan – Mid-Western Regional Council DCP 2013</b>
------------	---

See attached DCP Compliance Statement

## 1.8 Environmental Considerations

### Historical & Current Use of Land

The property is located inside an established residential area Bombira to the north of the Mudgee CBD area in the Mid-Western Regional LGA. This land has been subdivided for residential purposes for many years. It would have been native bushland prior to subdivision.

### Demolition

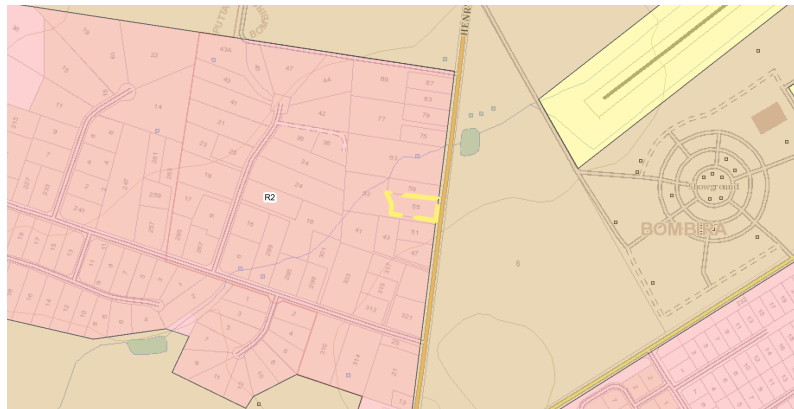
There is no demolition proposed in this instance

### Contamination

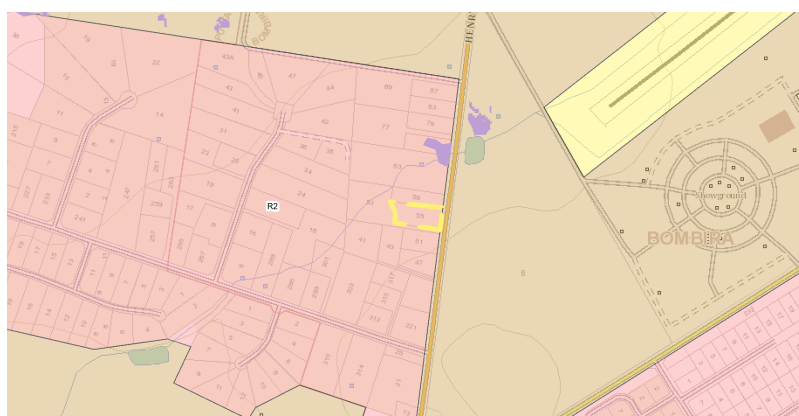
There is no known contamination on this site. It is not listed on the EPA list of contaminated sites.

### Site Constraints

The site is not constrained by anything that would prevent the proposal from proceeding.



*Bushfire Mapping – not affected*



*Biodiversity Mapping – not affected*

### **Proposed Earthworks**

The extent of earthworks in this instance is set out in the DA drawings and limited to the drilling of holes for piers to support the dwelling, drainage & sewer works

### **Sediment Control Measures**

See attached DA documentation

### **Site Engineering Considerations**

There are no engineering implications with this application.

### **Energy Efficiency**

Not applicable to this proposal.

### **BCA Compliance**

Applicable to this proposal and compliant.

### **Heritage Implications**

There are no heritage implications with this proposal.

### **Indigenous Due Diligence**

An Indigenous Due Diligence Report and an AHIMS search are attached to this application.



## 1.9 Impact of the Proposal

### Existing Structures on Land

The subject site has an existing dwelling, a detached Garage/Shed and a Swimming Pool.

### Boundary Setbacks

Boundary setbacks comply with the DCP for this proposal.

### Building Height

Height complies with the DCP.

### Bulk & Scale

There are no issues with the 'Bulk and Scale' of the proposal. The lot size is 5478 sqm and the proposed total of the structures being 526 sqm or just under 10% of the site.

### General Design Principles

Applicable to this application.

### Shadowing

No shadowing in this instance.

### Streetscape Influence

No adverse influence in this instance.

### Impacts on Neighbouring Properties

#### a. **Privacy Effects**

Nil effect on any neighbours.

#### b. **Noise Effects**

Nil effect on any neighbours.

#### c. **Loss of Views**

Nil effect on any neighbours.

### Site Area – Private Open Space

Ample POS in this instance.

### Access to Site

Existing access is from Henry Lawson Drive and there is no intention or desire to change the access as part of this application.

### Fencing

Fencing is not part of this proposal

### Construction Management Plan & Waste Management Plan

Attached to this application

## 2.0 Conclusion

The site, described in this report Lot 11 / DP 1138226 – 87 Henry Lawson Drive Bombira is capable of having a ‘Manufactured Dwelling installed as a Secondary Dwelling’.

Considerations include impacts on biodiversity, constraints, indigenous, heritage and other issues do not impact this proposal.

Secondary Dwellings are permissible under the Housing SEPP 2021 and the Mid-Western Regional Council LEP and satisfactory to the objectives of R2 zoned land

The proposed development is consistent with the provisions of the EP&A Act, SEPP’s, MWRC LEP & DCP and would not have any adverse environmental impacts on the locality.

In this regard, the subject site would be considered to be suitable for the proposed development as presented in this application.