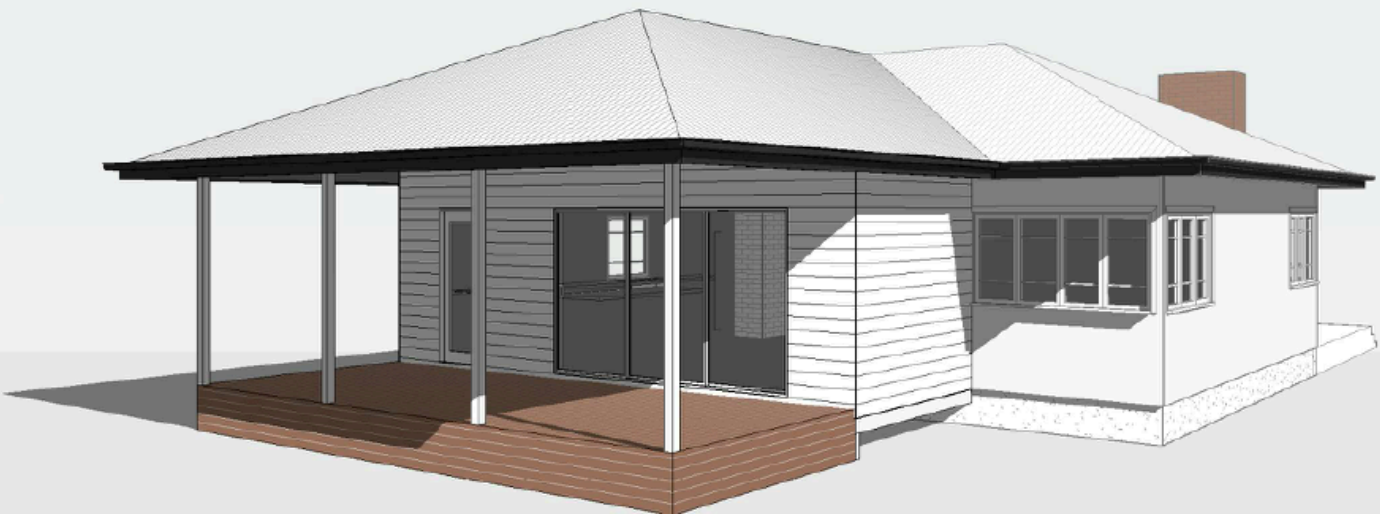




STATEMENT OF ENVIRONMENTAL EFFECTS



23 BAYLY STREET, GULGONG

Dwelling Alterations and Additions

12 September, 2024

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1 Introduction

This Statement of Environmental Effects (SEE) has been prepared for Sunrai Designs and forms part of a development application to Mid-Western Regional Council for dwelling alterations and additions at 23 Bayly Street, Gulgong.

The objective of this proposal is to create a highly desirable and modern dwelling with an improved layout for the current occupants.

The proposal is in accordance with the relevant zone objectives contained in the Mid-Western Regional Local Environmental Plan (MWR LEP) 2012 and generally satisfies the relevant objectives and controls of the Mid-Western Regional Development Control Plan 2013 (MWRDCP) where necessary.

This document is divided into 6 sections. Section 2 contains a site analysis, Section 3 contains details of the proposal, Sections 4 and 5 contain the detailed assessment of the application in accordance with Section 4.15(1) of the Environmental Planning & Assessment (EP&A) Act 1979, and Section 6 concludes the report. The following details accompany this SEE:

- Architectural Plans; and
- BASIX Certificate.

2 Site Analysis

This section contains a description of the following: The Locality; Site Description; Existing Character and Context; and Surrounding Road Network.

2.1 The Locality

The subject site is located within the town of Gulgong and is located within the Local Government Area (LGA) of Mid-Western Region.



FIGURE 1: LOCATION PLAN (SIX MAPS)

2.2 Site Description

The subject site is a large dual frontage lot located on the south side of Bayly Street and within the downtown area of Gulgong and is known as 23 Bayly Street, Gulgong or Lot 5, Sec 53, DP 758482.

The site is regular in shape, moderate fall to the north and contains a total area of approximately 1,085m².

Existing improvements on the site consist of a single storey dwelling house, mature landscaping, detached garage/shed and fencing.

2.3 Existing Character and Context

The surrounding area is predominantly residential, characterised by a mixture of single dwellings and commercial uses further to the west.

The property also sits within the Gulgong Heritage Conservation Area (HCA) with many buildings in the immediate area listed as items of environmental heritage or contributory buildings to the HCA.

The outcome of the development is considered to be in keeping with the character of the residential area in that it will have no unreasonable impacts upon the function, environmental criteria, heritage fabric or the residential amenity of the locality.

2.4 Surrounding Road Network

The site has frontage to both Bayly Street and Queen Street with vehicular access gained from Mayne Street via an existing driveway crossing. Both streets are a two lane sealed road that provides a connection through Gulgong providing direct access to the downtown core.

Both Bayly Street and Queen Street are not identified as a Classified Road in accordance with the Roads Act 1993 with Council the designated roads authority. However, no works are proposed within the road reserve.

It should be noted that the proposal is for an improved layout for the existing residents. Subsequently, no additional vehicular movements result from the proposal.

3 Details of the Proposal

It is proposed to undertake the following works upon the site:

- Internal alterations of the dwelling to facilitate an additional bedroom and storage areas;
- Partial demolition and additions to the rear of the dwelling to facilitate an extended open plan kitchen/living/dining area; and
- Erection of an alfresco area.



FIGURE 2: LAYOUT (SUNRAI DESIGNS)

The proposal will result in an improved dwelling layout throughout the site with improved amenities, whilst presenting to the streetscape in a sensitive manner and commensurate with the qualities of the Gulgong Heritage Conservation Area.

4 Planning Controls

Pursuant to section 4.15(1)(a) of the EP&A Act, this section will assess the compliance with the planning controls applicable to the site and relevant to the proposal pursuant to the relevant heads for consideration. The relevant controls include:

- Mid-Western Regional Local Environmental Plan 2012 (MWRLEP 2012);
- State Environmental Planning Policy (Resilience & Hazards) 2021;
- Mid-Western Regional Development Control Plan 2013 (MWRDCP 2013).

4.1 Mid-Western Regional Local Environmental Plan 2012 (MWRLEP 2012)

The subject site is zoned R1 – General Residential under Council’s MWRLEP 2012 (see Figure 3). *Dwelling houses* are permissible with consent in the zone and the proposal is considered to satisfy the objectives of the zone.



FIGURE 3: EXTRACT FROM ZONING PLAN
(SOURCE: MID-WESTERN REGIONAL LEP 2012)

4.1.1 Zone Objectives

The relevant objectives for Zone R1 are stated:

1. *To provide for the housing needs of the community.*

Comment: The proposed alterations and additions will contribute to the needed housing stock in the low density residential environment.

2. *To provide for a variety of housing types and densities.*

Comment: The proposal will facilitate an updated dwelling in the town of Gulgong where a variety of housing types is needed.

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

Comment: The proposal is for dwelling alterations and additions, which will not impede other land uses from being considered in the area.

In our opinion the proposal is consistent with the relevant objectives of the R1 General Residential zone as detailed above. The proposal is intended to create an improved dwelling layout that is commensurate with the size of the property.

A summary of our assessment of the proposed development against the relevant LEP provisions is in the following table (see Table 1):

4.1.2 Other LEP Provisions

TABLE 1: PROJECT COMPLIANCE – Mid-Western Regional LEP 2012	
Site Area : 1,085m ²	
LEP Provisions	Complies / Comments
Clause 4.3 Height of Buildings	
(1) The objectives of this clause are as follows— (a) to establish a maximum height limit to which buildings can be designed in particular locations, (b) to enable infill development that is of similar height to existing buildings and that is consistent with the heritage character of the towns of Mudgee, Gulgong, Kandos and Rylstone.	The proposed works extend the existing height of the existing dwelling which is of an appropriate height for the context of the area with the existing single storey building form to be continued through the building. This is considered the best design outcome in keeping with the heritage character of Gulgong and the immediate streetscape.

<p>(2) The height of a building on any land is not to exceed the maximum height shown for the land on the Height of Buildings Map.</p>	<p>The maximum height prescribed is 5.5m</p> <p>The proposed addition will include a maximum height of 5.28m to the top of the ridge from ground level (existing).</p>
<p>Clause 5.10 Heritage Conservation</p>	
<p>(1) Objectives The objectives of this clause are as follows—</p> <p>(a) to conserve the environmental heritage of Mid-Western Regional,</p> <p>(b) to conserve the heritage significance of heritage items and heritage conservation areas, including associated fabric, settings and views,</p> <p>(c) to conserve archaeological sites,</p> <p>(d) to conserve Aboriginal objects and Aboriginal places of heritage significance.</p>	<p>The proposal is considered to respectfully conserve the Gulgong HCA in that the works are located at the rear of the site with the front of the site and dwelling to remain unchanged.</p> <p>The existing dwelling is of a fibro 1960's style with a modest size, simple in form and a hipped roof extending across the roof profile. The colours, materials and physical elements of the dwelling are considered relatively original, however the dwelling does not contribute significantly to the qualities of the HCA.</p> <p>The new built form used at the rear of the site which includes extending the existing hipped roof form, simple extended footprint, weathertex cladding and lighter tone colours will ensure that the front of the dwelling continues to present as the dominant element within the context of the HCA in the same manner as that which is currently existing.</p> <p>The rear of the dwelling is only moderately visible from the Queen Street frontage to the south given the extended separation distance. Subsequently, the impact upon the Queen Street streetscape is negligible.</p>
<p>(2) Requirement for consent Development consent is required for any of the following—</p> <p>(a) demolishing or moving any of the following or altering the exterior of any of the following (including, in the case of a building, making changes to its detail, fabric, finish or appearance)—</p> <p>(i) a heritage item,</p> <p>(ii) an Aboriginal object,</p> <p>(iii) a building, work, relic or tree within a heritage conservation area,</p> <p>(b) altering a heritage item that is a building by making structural changes to its interior or by making changes to anything inside the item that is specified in Schedule 5 in relation to the item,</p>	<p>Development consent is being sought for the works described in this SEE.</p>

<p>(c) disturbing or excavating an archaeological site while knowing, or having reasonable cause to suspect, that the disturbance or excavation will or is likely to result in a relic being discovered, exposed, moved, damaged or destroyed,</p> <p>(d) disturbing or excavating an Aboriginal place of heritage significance,</p> <p>(e) erecting a building on land— (i) on which a heritage item is located or that is within a heritage conservation area, or (ii) on which an Aboriginal object is located or that is within an Aboriginal place of heritage significance,</p> <p>(f) subdividing land— (i) on which a heritage item is located or that is within a heritage conservation area, or (ii) on which an Aboriginal object is located or that is within an Aboriginal place of heritage significance.</p>	
<p>(3) When consent not required However, development consent under this clause is not required if—</p> <p>(a) the applicant has notified the consent authority of the proposed development and the consent authority has advised the applicant in writing before any work is carried out that it is satisfied that the proposed development— (i) is of a minor nature or is for the maintenance of the heritage item, Aboriginal object, Aboriginal place of heritage significance or archaeological site or a building, work, relic, tree or place within the heritage conservation area, and (ii) would not adversely affect the heritage significance of the heritage item, Aboriginal object, Aboriginal place, archaeological site or heritage conservation area, or</p> <p>(b) the development is in a cemetery or burial ground and the proposed development— (i) is the creation of a new grave or monument, or excavation or disturbance of land for the purpose of conserving or repairing monuments or grave markers, and (ii) would not cause disturbance to human remains, relics, Aboriginal objects in the form of grave goods, or to an Aboriginal place of heritage significance, or</p>	<p>N/A. Development consent is being sought.</p>

<p>(c) the development is limited to the removal of a tree or other vegetation that the Council is satisfied is a risk to human life or property, or</p> <p>(d) the development is exempt development.</p>	
<p>(4) Effect of proposed development on heritage significance The consent authority must, before granting consent under this clause in respect of a heritage item or heritage conservation area, consider the effect of the proposed development on the heritage significance of the item or area concerned. This subclause applies regardless of whether a heritage management document is prepared under subclause (5) or a heritage conservation management plan is submitted under subclause (6).</p>	<p>Refer to comments in subclause (1) above.</p> <p>No negative effects expected as a result of the proposal with the original portion of the dwelling to continue to present to the street and HCA in a similar manner and presence to that which currently exists.</p> <p>The design is considered the most appropriate outcome with regards to the current context of the existing dwelling.</p>
<p>(5) Heritage assessment The consent authority may, before granting consent to any development—</p> <p>(a) on land on which a heritage item is located, or</p> <p>(b) on land that is within a heritage conservation area, or</p> <p>(c) on land that is within the vicinity of land referred to in paragraph (a) or (b),</p> <p>require a heritage management document to be prepared that assesses the extent to which the carrying out of the proposed development would affect the heritage significance of the heritage item or heritage conservation area concerned.</p>	<p>N/A. No heritage management document considered necessary.</p>
<p>(6) Heritage conservation management plans The consent authority may require, after considering the heritage significance of a heritage item and the extent of change proposed to it, the submission of a heritage conservation management plan before granting consent under this clause.</p>	<p>N/A. A heritage conservation management plan is not considered necessary.</p>
<p>(7) Archaeological sites The consent authority must, before granting consent under this clause to the carrying out of development on an archaeological site (other than land listed on the State Heritage Register or to which an interim heritage order under the Heritage Act 1977 applies)—</p> <p>(a) notify the Heritage Council of its intention to grant consent, and</p>	<p>N/A. No archaeological sites present on the property.</p>

<p>(b) take into consideration any response received from the Heritage Council within 28 days after the notice is sent.</p>	
<p>(8) Aboriginal places of heritage significance The consent authority must, before granting consent under this clause to the carrying out of development in an Aboriginal place of heritage significance—</p> <p>(a) consider the effect of the proposed development on the heritage significance of the place and any Aboriginal object known or reasonably likely to be located at the place by means of an adequate investigation and assessment (which may involve consideration of a heritage impact statement), and</p> <p>(b) notify the local Aboriginal communities, in writing or in such other manner as may be appropriate, about the application and take into consideration any response received within 28 days after the notice is sent.</p>	<p>N/A. No Aboriginal place of heritage significance present on the site.</p>
<p>(9) Demolition of nominated State heritage items The consent authority must, before granting consent under this clause for the demolition of a nominated State heritage item—</p> <p>(a) notify the Heritage Council about the application, and</p> <p>(b) take into consideration any response received from the Heritage Council within 28 days after the notice is sent.</p>	<p>N/A. The dwelling is not a State heritage item.</p>
<p>(10) Conservation incentives The consent authority may grant consent to development for any purpose of a building that is a heritage item or of the land on which such a building is erected, or for any purpose on an Aboriginal place of heritage significance, even though development for that purpose would otherwise not be allowed by this Plan, if the consent authority is satisfied that—</p> <p>(a) the conservation of the heritage item or Aboriginal place of heritage significance is facilitated by the granting of consent, and</p> <p>(b) the proposed development is in accordance with a heritage management document that has been approved by the consent authority, and</p> <p>(c) the consent to the proposed development would require that all necessary conservation</p>	<p>N/A. Clause not proposed to be utilised.</p>

<p>work identified in the heritage management document is carried out, and</p> <p>(d) the proposed development would not adversely affect the heritage significance of the heritage item, including its setting, or the heritage significance of the Aboriginal place of heritage significance, and</p> <p>(e) the proposed development would not have any significant adverse effect on the amenity of the surrounding area.</p>	
<p>6.1 Salinity</p>	<p>The proposal does not involve any major physical works apart from standard footings for the addition. Subsequently, no impacts related to salinity are expected. Any salinity related impacts are expected to be addressed with a condition of consent.</p>
<p>6.9 Essential services</p>	<p>All essential services associated with a residential location are already available and connected to the site.</p> <p>These are not expected to be affected by the proposal.</p>

4.2 State Environmental Planning Policy (Resilience and Hazards) 2021

The object of this policy is to provide a mechanism to ensure remediation of contaminated land is undertaken within the planning framework.

Part 4 of the SEPP requires the consent authority (Mid-Western Regional Council), before determining a development application, to consider whether the land is potentially contaminated and if so whether the land is suitable in its current state for the proposed use.

Clause 4.6(1) of the SEPP prescribes the specific considerations for the consent authority as noted below:

(1) A consent authority must not consent to the carrying out of any development on land unless—

(a) it has considered whether the land is contaminated, and

(b) if the land is contaminated, it is satisfied that the land is suitable in its contaminated state (or will be suitable, after remediation) for the purpose for which the development is proposed to be carried out, and

(c) if the land requires remediation to be made suitable for the purpose for which the development is proposed to be carried out, it is satisfied that the land will be remediated before the land is used for that purpose.

Comment: No potentially contaminating activities are undertaken on the property or have been known to have been undertaken on the property. No further consideration of the SEPP is considered necessary.

4.3 Mid-Western Regional Development Control Plan 2013

The Mid-Western Regional DCP 2013 applies to the site and the proposed development.

Part 3.1 'Residential Development in Urban Areas' contains specific controls relating to the proposal and the relevant sections, as they relate to a dwelling addition only, are addressed in the table below.

TABLE 2: PROJECT COMPLIANCE – Mid-Western Regional DCP 2013																				
Relevant sections applicable to this proposal.																				
DCP Provisions			Complies / Comments																	
<p>Building setbacks</p> <p>The deem to satisfy controls for a lot size of 1,085m² are:</p> <table border="1"> <thead> <tr> <th>Zone</th> <th>Street</th> <th>Side/Rear</th> <th>Secondary Frontage for Corner Lots *</th> </tr> </thead> <tbody> <tr> <td>R1, R2 and R3 where Lot size is less than 900m²</td> <td>4.5m to building line 5.5m to the garage</td> <td>900mm</td> <td>0m for garages in laneways 2m to side boundary</td> </tr> <tr> <td>R1, R2 and R3 where Lot size is greater than 900m², less than 2,000m²</td> <td>6.5m to building line 7.5 to the garage</td> <td>900mm</td> <td>2m</td> </tr> <tr> <td>R2 where 2000m² to 1ha</td> <td>10m</td> <td>2.5m</td> <td>5m</td> </tr> </tbody> </table>			Zone	Street	Side/Rear	Secondary Frontage for Corner Lots *	R1, R2 and R3 where Lot size is less than 900m ²	4.5m to building line 5.5m to the garage	900mm	0m for garages in laneways 2m to side boundary	R1, R2 and R3 where Lot size is greater than 900m ² , less than 2,000m ²	6.5m to building line 7.5 to the garage	900mm	2m	R2 where 2000m ² to 1ha	10m	2.5m	5m	<p>Primary Bayly Street setback: Existing setback retained with no additional works proposed.</p> <p>Secondary Queen Street setback: Approximately 40m.</p> <p>Western side setback: 1570mm.</p> <p>Eastern side setback: 1180mm.</p>	
Zone	Street	Side/Rear	Secondary Frontage for Corner Lots *																	
R1, R2 and R3 where Lot size is less than 900m ²	4.5m to building line 5.5m to the garage	900mm	0m for garages in laneways 2m to side boundary																	
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R2 where 2000m ² to 1ha	10m	2.5m	5m																	
<p>Building height</p> <p>The deem to satisfy controls are:</p> <p>Deem to satisfy is a single storey building with a FFL of less than 1 metre above Natural Ground Level.</p>			<p>Proposal retains a single storey with a FFL generally 400mm above ground level (existing).</p>																	

<p>Site coverage</p> <p>The deem to satisfy control is:</p> <p style="background-color: #00A0C0; color: white; padding: 5px; text-align: center;">Deem to satisfy is 35% site coverage</p>	<p>15.5% site coverage proposed.</p>
<p>Solar access</p> <p>The deem to satisfy control is:</p> <p style="background-color: #00A0C0; color: white; padding: 5px; text-align: center;">Deem to satisfy 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).</p>	<p>The extended sunroom/dining/alfresco area will continue to be positioned on the south side of the dwelling with easterly window orientation.</p> <p>The existing built form and narrow lot width at the northern street frontage results in the necessity to continue the existing general orientation throughout the dwelling.</p>
<p>Privacy</p> <p>The deem to satisfy control is:</p> <p style="background-color: #00A0C0; color: white; padding: 5px; text-align: center;">Deem to satisfy Dwellings must be single storey and have a finished floor level less than 1,000 mm above the natural ground level.</p>	<p>Complies, as noted previously.</p> <p>There is limited opportunity for overlooking from other properties given the separation obtained from the adjoining driveways to the west and east..</p>
<p>Parking</p> <p>The deem to satisfy control is:</p> <p style="background-color: #00A0C0; color: white; padding: 5px; text-align: center;">Deem to Satisfy Two (2) spaces per dwelling</p>	<p>No changes to the existing parking proposed with ample space retained on site for parking from Queen Street.</p>
<p>Landscaping</p> <p>The DCP requires landscaping of a quality nature, low maintenance and positioned to improve energy losses and gains to the dwelling.</p>	<p>Proposal is for a dwelling alteration and addition only with no change to the current landscaping arrangement. All existing vegetation on the property will remain unchanged.</p>
<p>Open space</p> <p>The deem to satisfy control is:</p> <p style="background-color: #00A0C0; color: white; padding: 5px; text-align: center;">Deem to satisfy Private open space to be on the northern or eastern side of dwelling with direct access to living areas. Area to be 80m² with a minimum dimension of 5 metres.</p>	<p>The dwelling will continue to benefit from ample open space that continues to be positioned on the southern side of the dwelling (with eastern exposure) with direct access from the living/dining area.</p> <p>Within this space is a lawn area for passive recreation and an outdoor alfresco/cooking area.</p>
<p>Corner lots</p> <p>The DCP requires the development to address both street frontages and not incorporate utility windows into a street elevation.</p>	<p>NA. The site is not a corner site.</p>

<p>Fencing</p> <p>The deem to satisfy control is:</p> <div style="background-color: #00A0C0; color: white; padding: 5px;"> <p style="text-align: center; margin: 0;">Deem to Satisfy</p> <p style="margin: 0;">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).</p> </div>	<p>No new fencing proposed.</p>
<p>Infrastructure</p> <p>The DCP requires surface infrastructure to not be within street setback or visible from the street.</p> <p>Garbage storage areas are to be screened.</p>	<p>No change to the existing infrastructure and garbage bin arrangements.</p>
<p>Garages, outbuildings</p> <p>The DCP identifies several controls relating to garages and outbuildings including floor area and height.</p>	<p>No changes to the existing outbuildings proposed.</p>
<p>Development near ridgelines</p> <p>The DCP prescribes controls relating to sensitive architectural design and building placement in proximity to ridgelines.</p>	<p>N/A. Property not near a ridgeline.</p>
<p>Slopes</p> <p>The deem to satisfy controls are:</p> <div style="background-color: #00A0C0; color: white; padding: 5px;"> <p style="text-align: center; margin: 0;">Deem to Satisfy</p> <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 </div>	<p>Minor excavation of 500mm required to allow the continuation of the existing floor level. Excavation will be accommodated with a new retaining wall to the south of the dwelling addition.</p>
<p>Access</p> <p>All weather vehicle access is required to ensure that emergency services (fire, ambulance, police) are able to access the dwelling at all times.</p>	<p>The site will continue to have suitable access.</p>
<p>Relocated dwellings</p> <p>Dwellings proposed to be re-sited must be of a suitable standard both aesthetically and structurally.</p>	<p>N/A. No relocated dwelling to be utilised.</p>

<p>Adaptability</p> <p>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.</p>	<p>N/A. No adaptable housing proposed.</p>
<p>Design principles</p> <p>The DCP lists 11 broad design principles to be considered when undertaking residential development.</p>	<p>The proposal is considered to achieve all of the relevant design principles as discussed throughout this report.</p>

5 Planning Assessment

This section will consider the following: the Assessment of Natural Environmental Impact; the Built Environment Impacts; the Site Suitability and the Public Interest in accordance with Section 4.15(1)(b),(c) and (e).

5.1 Assessment of Natural Environmental Impact – S4.15 (1)(b)

5.1.1 Micro Climate Impacts

The proposed development is unlikely to result in any adverse effects to the micro-climate in the locality.

5.1.2 Water & Air Quality Impacts

The proposed development is unlikely to result in any adverse effects on the locality in terms of water and air quality.

5.2 Assessment of Built Environment Impacts – S4.15 (1)(b)

5.2.1 Impact on the Areas Character

The surrounding built environment comprises a mix of single dwellings and commercial developments within the Gulgong HCA. The proposal will not impact this character as it is simply a small rear addition to an existing dwelling and other minor elements.

5.2.2 Privacy, Views & Overshadowing Impacts

The proposed development will not impede the existing privacy or views of the subject or surrounding lots. The development will not provide overshadowing within the subject or adjoining lots.

5.2.3 Aural & Visual Privacy Impacts

The proposed development, being within a standard residential area and generally compliant with the relevant planning provisions, will not result in any significant privacy concerns for adjoining properties.

5.2.4 Environmentally Sustainable Development

The proposal will have minimal impact with regards to ESD subject to standard conditions imposed by the consent authority.

5.3 Assessment of the Site Suitability – 4.15(1)(c)

5.3.1 Proximity to Service and Infrastructure

As outlined, the site is accessible via Bayly Street and Queen Street. As the site already contains an existing dwelling, electricity, water, sewer, internet and telephone are also readily available.

5.3.2 Traffic, Parking & Access

The development will not increase the traffic volume for the area, as the proposal is for dwelling alterations and additions only. It is expected that the current road network is capable of continuing to support the minimal traffic movements.

5.3.3 Hazards

The site is not subject to any known hazards such as bushfire threat, flooding, landslip and the like that are relevant to residential development.

5.4 The Public Interest – 4.15(1)(e)

5.4.1 Social and Economic Impact

The proposal will make a positive contribution to the Mid-Western Region by facilitating the improvement of housing stock and the creation of employment.

5.4.2 The Public Interest

The proposal is in the public interest as it satisfies the objectives of the MWRLEP 2012 and MWRDCP 2013 and will not set any undesirable planning precedents.

6 Conclusion

The proposed development has been assessed in accordance with Section 4.15(1) of the EP&A Act 1979 and Council's planning instruments. The proposal is permissible in the R1 General Residential Zone under the Mid-Western Regional LEP 2012 and in our opinion is consistent with the relevant objectives of the Zone.

As discussed throughout the SEE, the crux of the proposal is to facilitate the erection of an updated and modern dwelling, with greatly enhanced amenity, that will blend seamlessly into the existing streetscape with no exacerbated impacts with regards to the Gulgong Heritage Conservation Area and no impact upon any nearby items of environmental heritage. The proposal is fully compliant with the provisions of the MWRDCP 2013 and is of an appropriate scale.

For the above reasons the proposal is considered to be in the public interest and is recommended for approval subject to standard conditions.