

Mid-Western Development Control Plan 2013

Compliance Statement

Proposed: **Installation of a 'Manufactured Home as a Secondary Dwelling'**
Address: **Lot 49 / DP248341 – 24 Brewers Lane ST FILLANS NSW 2850**

Part 2 Fast Track Development Applications

2.1 General Housing and Ancillary Structures "Deemed to Satisfy" Provisions

Building Setbacks	Full Compliance
Building Height	Full Compliance
Privacy	Not Applicable
Design	Full Compliance
ParkingFull Compliance	Carparking for Secondary Dwellings not mandated under the Housing SEPP 2021
Fencing	Not Applicable
Access	Full Compliance
Garages & Outbuildings	Not Applicable
Ridgelines	Full Compliance
Slope, Cut & Fill	Not Applicable
Pools	Not Applicable
Energy Efficiency	Not Applicable
Permissibility	The proposal is permitted under the Housing SEPP 2021& MWRC LEP
Heritage	Not Applicable

2.2 Dual Occupancy Development "Deemed to Satisfy" Provisions

Building Height	Full Compliance
Design	Full Compliance
Slope, Cut & Fill	Full Compliance
Open Space	Full Compliance
Site Coverage	Full Compliance
Parking	Full Compliance
Utilities	Full Compliance
Fencing	Not Applicable
	Not Applicable

Part 3 Discretionary Development Standards

3.1 Residential Development in urban areas (Single Dwellings and Dual Occupancies)

Setbacks	Full Compliance
Deemed to Satisfy	Full Compliance
Building Height	Full Compliance
Site Coverage	Full Compliance
Solar Access	Full Compliance
Privacy	Full Compliance
Parking	Carparking for Secondary Dwellings not mandated under the Housing SEPP 2021
Landscaping	See attached Plans Set
Open Space	Carparking for Secondary Dwellings not mandated under the Housing SEPP 2021
Corner Lots	Not Applicable
Fencing	Not Applicable
Infrastructure	Full Compliance
Garages & Out-Buildings	Not Applicable
Development near Ridgelines	Not Applicable
Slopes	Not Applicable
Access Relocated Dwellings	Not Applicable
Adaptability	Not Applicable
Design Principles	Full Compliance

Part 5 Development Standards

5.1 Car Parking

Land Use	Carpark Requirement	Comment
Dwellings (including Dual Occupancy)	2 spaces per dwelling – 1 space to be a garage, 1 space may be provided in a stacked arrangement in front of the garage provided that the space is contained wholly within the site.	Carparking for Secondary Dwellings not mandated under the Housing SEPP 2021. There is ample parking provided with the Primary Dwelling.

