

MULTI DWELLING HOUSING

# STATEMENT OF ENVIRONMENTAL EFFECTS

68 Mortimer Street  
Mudgee NSW 2850

12 August 2020  
ISSUE B

Prepared for  
MFB Property Limited

SUNRAI*designs*<sup>o</sup>  
innovative • eco • developments

TABLE OF CONTENTS

<b>1.0 INTRODUCTION</b>	<b>3</b>
<b>2.0 SUBJECT PROPERTY</b>	<b>5</b>
2.1 Description	5
2.2 Existing Building & Site	9
2.3 Adjacent Buildings & Streetscape	10
<b>3.0 PROPOSED DEVELOPMENT</b>	<b>10</b>
3.1 General Description	10
3.2 Building Setbacks	11
3.3 Development Density	11
3.4 Landscaping	12
3.5 Slope & Cut & Fill	12
3.6 Open Space	12
3.7 Site Coverage	13
3.8 Vehicular Access and Parking	13
3.9 Privacy and Amenity	14
3.10 Acoustic Privacy	14
3.11 Utilities, Waste & Surface Infrastructure	15
<b>4.0 OBJECTIVES OF THE ZONE</b>	<b>15</b>
<b>5.0 CONCLUSION</b>	<b>16</b>

## 1.0 INTRODUCTION

This Statement of Environmental Effects has been prepared by Sunrai Designs and forms part of the Development Application Documentation for a Proposed Multi Dwelling Housing to be located at 68 Mortimer Street, Mudgee NSW 2850.

This statement seeks to demonstrate that the proposal complies with the Mid-Western Regional Council Development Control Plan 2013 Amendment 4 (MWRC DCP) and the Mid-Western Regional Council Local Environmental Plan 2012 (MWRC LEP) with a few minor variations.

This Statement should be read in conjunction with the following plans;

<b>Title</b>	<b>Drawing no.</b>	<b>Prepared by</b>
Title Page	485STO-00 ISSUE B	SUNRAI <i>designs</i>
Site Plan	485STO-01 ISSUE B	SUNRAI <i>designs</i>
Existing Dwelling	485STO-02 ISSUE B	SUNRAI <i>designs</i>
Dwelling 1 - Floor Plan	485STO-03 ISSUE B	SUNRAI <i>designs</i>
Dwelling 1 - Elevations	485STO-04 ISSUE B	SUNRAI <i>designs</i>
Dwelling 1 - Section	485STO-05 ISSUE B	SUNRAI <i>designs</i>
Dwelling 1 - Perspectives	485STO-06 ISSUE B	SUNRAI <i>designs</i>
Dwelling 2 & 3 - Lower Floor Plan	485STO-07 ISSUE B	SUNRAI <i>designs</i>
Dwelling 2 & 3 - Upper Floor Plan	485STO-08 ISSUE B	SUNRAI <i>designs</i>
Dwelling 2 & 3 - Elevations	485STO-09 ISSUE B	SUNRAI <i>designs</i>
Dwelling 2 & 3 - Sections	485STO-10 ISSUE B	SUNRAI <i>designs</i>
Dwelling 2 & 3 - Perspectives	485STO-11 ISSUE B	SUNRAI <i>designs</i>
Dwelling 4 - Floor Plan	485STO-012 ISSUE B	SUNRAI <i>designs</i>
Dwelling 4 - Elevations	485STO-13 ISSUE B	SUNRAI <i>designs</i>

Title	Drawing no.	Prepared by
Dwelling 4 - Section	485STO-14 ISSUE B	SUNRAI <i>designs</i>
Dwelling 1 - Perspectives	485STO-15 ISSUE B	SUNRAI <i>designs</i>
Shadow Diagrams	485STO-16 ISSUE B	SUNRAI <i>designs</i>
Area Calculations	485STO-17 ISSUE B	SUNRAI <i>designs</i>
Car Turn Diagrams	485STO-18 ISSUE B	SUNRAI <i>designs</i>
Civil Drawings - Cover Page	MX10500.00 - C1.00	Triaxial Consulting
Civil Drawings - General Notes	MX10500.00 - C1.01	Triaxial Consulting
Concept Stormwater Management Plan	MX10500.00 - C2.00	Triaxial Consulting
Identification Survey - Sheet 1/2	9651-DET ID-17.05.19	de Witt Consulting
Identification Survey - Sheet 2/2	9651-DET ID-17.05.19	de Witt Consulting
BASIX Certificate	#1125175M	Planning Industry & Env.
NatHERS Certificate	#0005087810	Kiho Building Consulting

## 2.0 SUBJECT PROPERTY

### 2.1 Description

Title Description:	Lot 15	Section 12 DP758721
Site Area:	2027m <sup>2</sup>	Parent Lot
Frontage:	20.12m	to Mortimer Street
Zone:	R3	Medium Density Residential
Map Reference	006G	MWRC LEP
Heritage	Yes	Located within the Heritage Conservation Area
Building Height	8.5m	Maximum for zone



Figure 1 - Extract from MWRC LEP Land Zoning Map - Sheet LNZ\_006G



Figure 2 - Extract from Six Maps <https://maps.six.nsw.gov.au> - Satellite View of Site

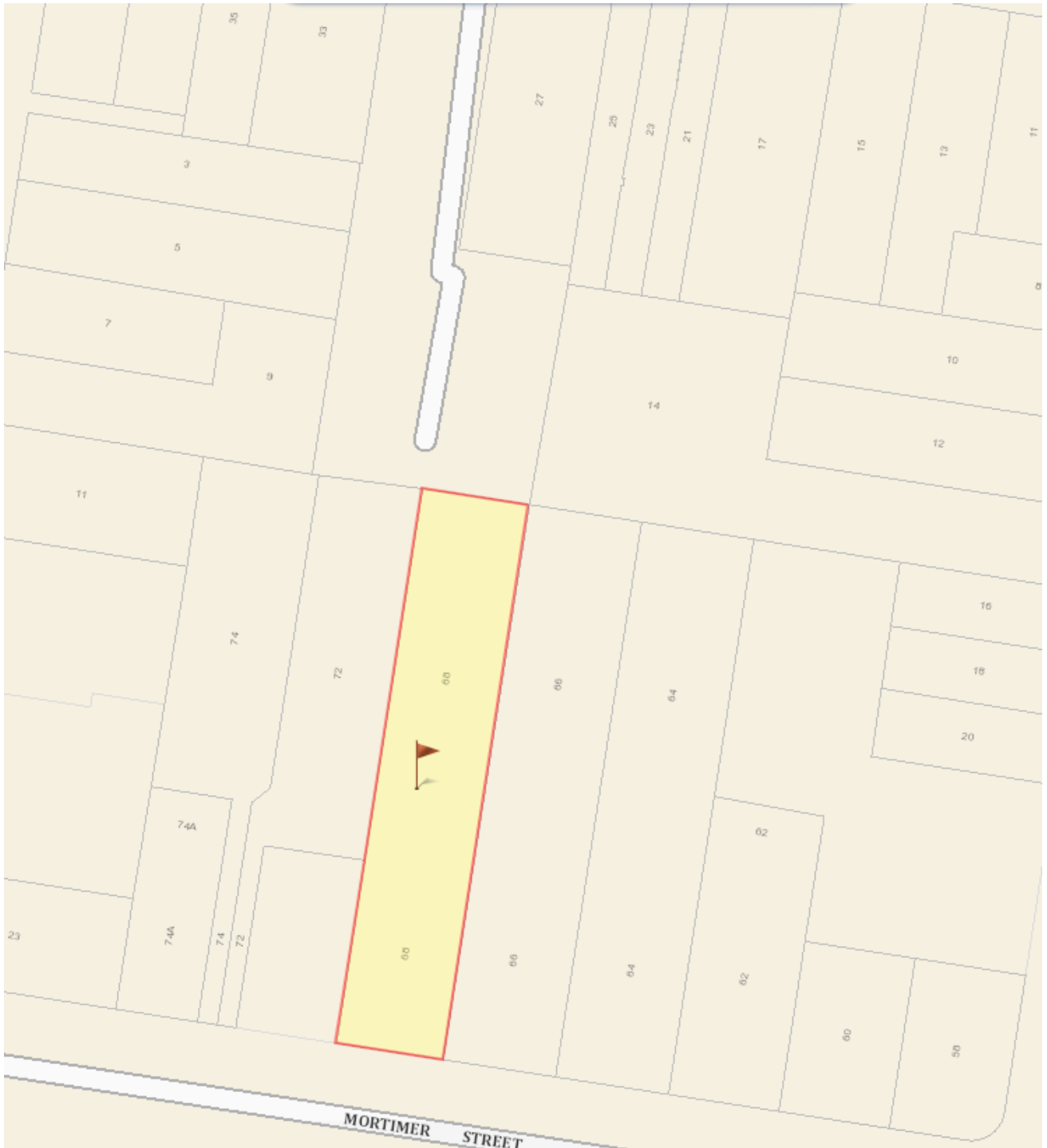


Figure 3 - Extract from Six Maps <https://maps.six.nsw.gov.au> - Street View of Site

This site is located within a Heritage Conservation Area under the MWRC LEP. The property is not listed as a significant Item on the local register however the neighbouring two storey building and site to the west at 70 Mortimer Street is listed as a locally significant item - I152

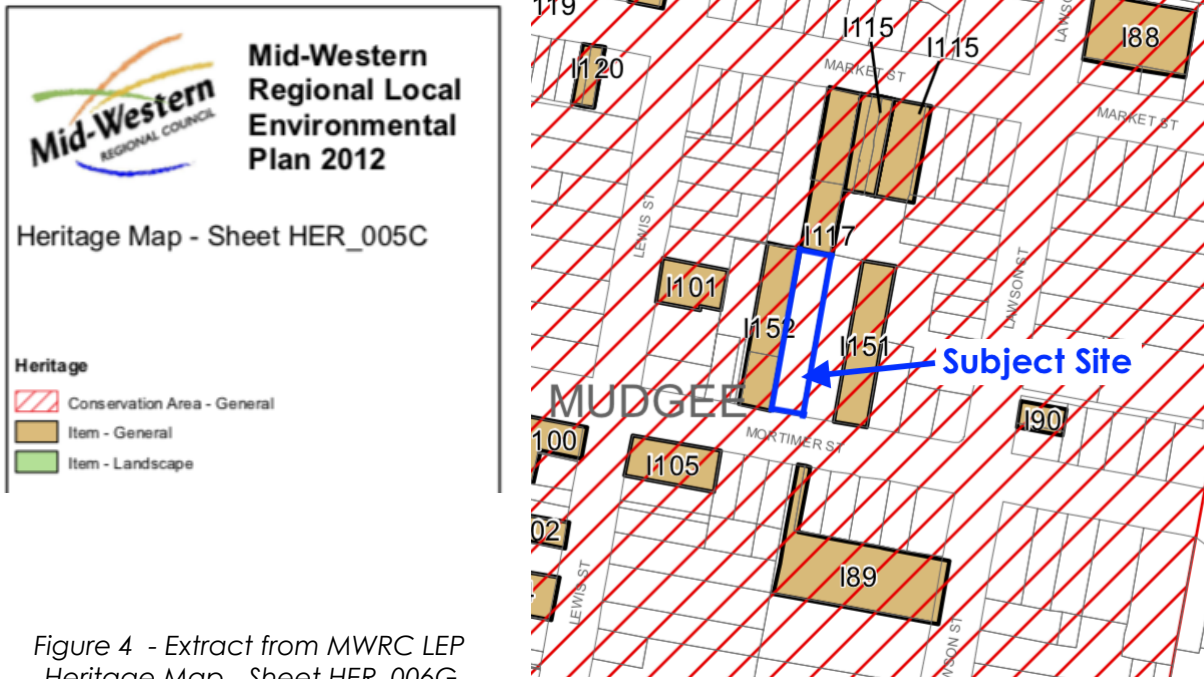


Figure 4 - Extract from MWRC LEP Heritage Map - Sheet HER\_006G



Figure 5 - Photo from Mortimer Street of Proposed Site / Existing Streetscape





Figure 6 - Photo from Mortimer Street of Proposed Site / Existing Streetscape

## 2.2 Existing Building & Site

The existing site is located wholly within the Mid-Western Regional Council government area and within the limits of Mudgee township.

The site is relatively level, clear of vegetation and fenced with a mix of materials including colorbond, zincalume and wire. The allotment is rectilinear with a single street frontage to Mortimer Street.

Neighbouring the site to the east is a unit development consisting of six units. All single storey, brick veneer and tile roof construction with attached carports. To the west is a double storey, heritage listed residential unit building built to the street frontage. The site is vacant behind this building and extends to the north in line with the subject property. Part of this vacant land has been approved for subdivision DA0186/2020 and for the erection of at least one residential dwelling, DA0198/2020. It is likely that a second residential dwelling will be located on the second allotment created by the subdivision.

To the north is another unit development consisting of eight single storey units of brick veneer and colorbond roof construction. These units are accessed by a long central concrete driveway from Market Street.

Mortimer Street runs along the southern boundary. An existing residence is located on the site close to the southern boundary, fronting Mortimer Street. The existing dwelling is a single storey cavity brick and weatherboard cottage with metal roof. A verandah wraps around the front and eastern side of the dwelling. This dwelling has recently been renovated and consists of three bedrooms. The dwelling is currently accessed by a

driveway on the eastern side of the lot. Two car spaces in a stacked arrangement can be accommodated within the site. Neither space is enclosed or undercover.

The existing dwelling is setback approximately 1.8m from the eastern boundary leaving 6.2m to the western boundary for access to the vacant land behind. The existing dwelling is fully fenced with colorbond to the side and rear and a timber picket fence to Mortimer Street.

An existing sewer main runs diagonally through the site approximately 32m from Mortimer Street.

The site falls away from the street to the north, there is approximately 900mm fall over the 100m length of the site from north to south.

### **2.3 Adjacent Buildings & Streetscape**

The site is located within an established area of the township approximately a block from the main street. The adjacent buildings are established and consist of residential dwellings and unit developments. They are predominately single storey with the exception of the heritage listed two storey residential building (I152) on the neighbouring site.

There are other nearby heritage listed dwellings, one on the same side of the street two sites to the east at 64 Mortimer Street (I151) and one across the street on the corner of Lewis and Mortimer Streets (I105). These dwellings are well maintained period buildings. The other adjacent dwellings are largely low set brick bungalows with consistent front setbacks, period features, landscaped front yards, street trees and wide nature reserves.

One commercial premises is located in this street within the same block of the subject site on the corner of Lewis and Mortimer Street. It has recently been used as a second hand car dealership. Also found in this immediate vicinity are recently constructed dwellings less than 20 years old.

Mortimer Street is a main carriage way through the central business district and connection road to East and West Mudgee.

## **3.0 PROPOSED DEVELOPMENT**

### **3.1 General Description**

It is proposed that the existing dwelling remain and four units be developed to the rear of the dwelling.

An ensuite and carport addition is proposed for the existing dwelling to compliment the recent renovations. This dwelling will remain as a three bedroom cottage. One of the existing two car spaces is proposed to be under cover with the construction of a carport over an existing space. This carport will not interfere with the second car space located behind the front boundary in front of the carport. The existing fencing will remain unchanged providing private open space of 49.7 sqm (excluding covered outdoor area) on the north with direct access to the living areas of the dwelling.

A new concrete driveway is proposed along the western boundary to access the unit development. The driveway will extend for the full width of the available space being 6.2m wide.

It is proposed to construct a 1 x two bedroom detached single storey unit, 1 x three bedroom detached single storey unit and 2 x three bedroom attached two storey units. Totalling five dwellings on the site.

The single storey units are individual designs, the two storey attached units are mirror reversed designs with different facade treatments to create their own identity. The units will be constructed from a combination of Hebel veneer and weatherboard cladding with colorbond roof sheeting. The design of each is complimentary without being repeated. Each dwelling is well articulated to reduce scale and bulk and provide architectural features unique to each dwelling.

The proposed buildings will sit behind the existing cottage and are largely not visible from the street. The second floor of units 2 & 3 will be visible at a distance of approximately 51m from Mortimer Street.

All proposed dwellings are setback from all boundaries to provide privacy and to not over shadow neighbouring dwellings while providing for solar access.

The private open space is proposed to be located on the north and east of the dwellings, each unit will have a single enclosed car space and the three bedroom units will be provided with an additional car space in front of each garage. A visitor car space will be provided in accordance with the MWRC DCP for unit developments of 5 units or more.

Part 4.1 of MWRC DCP Multi Dwelling Housing allows for multi dwelling development on sites over 1200sqm. The site must also be located within the Heritage Conservation Area of Mudgee, Gulgong or a Village Zone if it does not have a street frontage of at least 25m, two street frontage or adjoining a lot that is approved for multi dwellings. The subject site complies with 2027sqm and it is located within the Heritage Conservation Area of Mudgee.

### **3.2 Building Setbacks**

The MWRC DCP requires a 4.5m setback to the street and 3m to side and rear boundaries. The proposal complies with these setbacks with a small exception to the western wall of unit 4 being setback 2.08m, which is less than the required 3m for a short distance of 6m, i.e for 6m or 6% of the 93m site length there is a non compliance. There is a small ensuite window in this wall with opaque glazing and a separation of 4m to the proposed residence on the neighbouring site.

### **3.3 Development Density**

Allowable development density for Mudgee and Gulgong Conservation Areas;

- 2 bedroom unit - 1 dwelling per 280sqm of site
- 3 bedroom unit - 1 dwelling per 310sqm of site

Proposed:

Existing - 3 bedroom, Unit 1 - 2 bedroom, Units 2,3,4 - 3 bedroom

Total site area 2027sqm

4 x 310 = 1240 plus 1 x 280 = 280  
 1240 + 280 = 1520

The development complies with the allowable density.

### 3.4 Landscaping

The proposed site landscaping is 624.5sqm or 31% of the site. It is 9% less than the required minimum of 40%. An extra 10% could be gained by reducing the driveway width further however we believe the space is better allocated to improved vehicle movements. Long narrow landscaping strips are difficult to maintain, hardstand along the fence line with gardens associated with each unit will provide a more sustainable outcome for the development as a whole.

The front five meters of the site is already allocated to the existing residence and is not available as common property, it is however landscaped with turf and low water plants. This frontage is in keeping with the residential scale of the street and screens the proposed development from the street, maintaining the existing streetscape and private yard appearance similar to surrounding properties.

It is proposed that a landscaped garden be constructed opposite the visitor car space approximately 27m down the driveway as a way to break up the length of the driveway while still allowing for circulation. The garden will consist of a small tree and low water smaller shrubs.

Further landscaping will be introduced along the driveway against the buildings and at the end of the driveway. All private open space areas will predominately be landscaped with turf and small gardens.

### 3.5 Slope & Cut & Fill

The site is relatively level, falling only 900mm from the southern boundary to the northern boundary. It is proposed that each unit steps down the site to follow the fall meaning that minimal cut and fill will be required. The units will be built on concrete slabs, meaning local levelling of the site will occur, however this will be under 600mm cut or fill at any point on the site.

### 3.6 Open Space

Each dwelling should have a minimum of 40sqm and minimum dimension of 5m x 5m (w x d) to comply with the MWRC DCP.

If you refer to the Area Calculation Sheet in the attached application, it shows that four of the five units achieves the minimum of 40sqm and 5m x 5m dimension. In addition to this primary area there is also secondary private space for rainwater tanks, bin storage, clothes lines and services. Unit 1 is slightly below the 40sqm at 35.8sqm say 36sqm or 10% under the requirement. It does however have additional secondary open space of 56.7sqm however this space is less than 5m in one direction. The entire unit could be moved forward slightly if Council would like to ensure the 40sqm is obtained.

Small ground level open pergolas or flat roof outdoor spaces will be contained within the private open space area directly outside the dining room to create useable outdoor living space.

Each area is fenced and private and directly accessed from the living and alfresco areas. At least 75% of each area receives in excess of three hours of sunlight between 9.00am and 3.00pm on the winter solstice. This meets the requirements of MWRC DCP.

### **3.7 Site Coverage**

The proposal will have a site coverage of 717.4 sqm or 36% meeting the MWRC DCP requirements of 40% maximum. The proposal complies with site coverage requirements.

### **3.8 Vehicular Access and Parking**

MWRC DCP requires one space only to be allocated as resident parking per unit. Each proposed unit will have a fully enclosed single garage with internal access to the dwelling. It is proposed that a carport (rather than garage) be erected for the existing dwelling to maintain the integrity of the cottage.

In addition each three bedroom unit will have an additional open car parking space with a further space for visitor parking available as the development will consist of five units.

All parking can be achieved in one movement and all vehicles will enter and leave in a forward direction as shown on the Vehicle Swept Path Diagram attached to this application.

The straight line of the driveway is interrupted by a landscape blister at approximately 27m from the street boundary. This will partially screen the length of the driveway beyond this point. The driveway will also be terminated by a landscape strip and unit design that wraps around the end of the driveway. There will also be gardens along the external walls of the units through out the length of the driveway to soften the hardstand area.

The driveway will be constructed of concrete with multiple colours and stencilled borders and patterns to delineate the various zones and create a visual break, refer to the Driveway Layout Plan in the attached application for further clarification.

The first 27m of the driveway will be 6.2m wide reducing to 6m before opening up to 6.9m. At the 56m mark the driveway reduces to 4m for the remaining 31m. Overall the driveway is 87m long with 31m of it less than 6m. Developments of five or more dwellings are required to have a driveway width of 6m. We seek a variation to this as we propose to have 35.6% of the driveway at 4m however provision has been made for a passing bay at approximately half way and the first 27m near the street entry/exit is 6.2m wide providing adequate width at the critical roadway junction. The narrowed driveway area is only accessed by two of the five units. Four of the five units will use this driveway while the existing unit has its own access from Mortimer Street.

We believe we meet the intent of the DCP despite this variation by providing single movement access, passing bays and adequate parking, screening and visual amenity. While the development overall consists of five units, the driveway only services four units reducing the need for the full length to be 6m wide.

### **3.9 Privacy and Amenity**

No windows between units in the proposed development face each other. Two of the five units are two storey with window openings to the east and west facing the neighbouring properties. The windows have been designed to minimise the potential for overlooking by being setback 6.8m at a minimum from the western boundary and 5.1m at a minimum from the eastern boundary.

The windows on the eastern facade have either obscure glazing or the sill height is 1.5m above the floor level. The outlook to the east is over public driveway space of the neighbouring unit development and not their private open space creating minimal overlooking potential.

The windows on the western facade have been stepped back considerably from the minimum 6.8m of the closest window, increasing to 10.5m. The window sills on this facade are 600mm above the floor, the proposed proportions of the windows are more visually pleasing for a front facade. Although the window sill is not 1.5m above the floor the setback of the window is greater than 6m from the boundary, as a guide this complies with the SEPP (Exempt and Complying Development Code 2008). There is no formula in the MWRC DCP but we believe adequate privacy and minimal overlooking of neighbouring properties has been achieved.

The site to the west directly opposite the two storey section of the proposal is currently vacant. An application has been approved by Council DA0186/2020 to subdivide the land known as 72 Mortimer Street into two residential housing allotments under Torrens Title. The new lot on the northern half of the block has a recent DA approval DA0198/2020 for a four bedroom residence. The private open space for this residence is located in the 5m setback from the northern boundary. The southern and eastern portion of the yard is used for utility and services. The impact of overlooking is further reduced by the proposed use and development of this site.

The development on the second new lot on the southern half of the proposed subdivision is unknown however with a setback of at least 6.8m to windows in the proposed development the overlooking will be minimal.

Existing colorbond fencing is 1.5m high on the eastern boundary. It is possible to add a further 300mm to the top of the fence if required to achieve the minimum of 1.8m height. The northern fence is 1.8m high colorbond. A section of the western fence is 1.5m high zincalume along the rear yard of the accommodation units and entry driveway. It is proposed that all new fencing be 1.8m high colorbond.

### **3.10 Acoustic Privacy**

Services such as air conditioning units have been located away from bedrooms and generally not facing neighbours.

The development is in a residential area, removed from any high levels of uncontrollable external noise.

Bedrooms are separated from driveways by small garden areas.

### 3.11 Utilities, Waste & Surface Infrastructure

The dwellings are located clear of all utility infrastructure.

All structures will be located more than 1.5m to the centre line of water or sewer mains.

Reticulated water, electricity, telecommunications and sewer are currently provided to the site and it is proposed that the development be connected to the existing infrastructure.

The stormwater will be gravity fed to the street network with charged stormwater lines. Excess surface water will be directed to on-site detention swales as per the Concept Stormwater Management Plan provided with this application.

The existing sewer main runs through the allotment between the existing dwelling and the proposed unit 1. It is currently on an angle, it is proposed that the sewer main be diverted with the installation of a new manhole as outlined on the Concept Stormwater Management Plan provided with this application.

Surface infrastructure such as tanks and clothes lines will not be located within the front setback. There is ample space behind the building lines to store garbage bins and this infrastructure. The bins will be taken to the street for collection at the appropriate time. The site plan shows the location of this infrastructure for each unit. All infrastructure will be clear of the primary open space.

There is approximately 10m of street frontage not used for driveway access that can be allocated to bin placement on the street. Five units with three bins per week put out for collection is 15 bins at 580mm each, equals 8.7m, providing sufficient space on the street for collection.

A communal mailbox pillar will be provided at the front of the development along the eastern side of the driveway in the existing picket fence. Each proposed unit will have their own lockable mailbox, the existing cottage will continue to use the mailbox on Mortimer Street.

### 4.0 OBJECTIVES OF THE ZONE

The subject land is zoned R3 - Medium Density Residential. The proposal is permitted with consent in this zone.

The objectives of the zone are;

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

The proposal will provide medium density housing for the community.

- **To provide a variety of housing types within a medium density residential environment.**

The proposal will provide a variety of housing types. This development provides a mix of single level, two storey, renovated freestanding cottage and new attached and detached dwellings with a mix of two and three bedroom sized units.

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

The proposal meets this objective by providing residential infill development on vacant, under utilised land, keeping other land uses free to provide other services.

- **To encourage higher-density residential development that is sympathetic to and compatible with the existing character of the Mudgee Heritage Conservation Area. This proposal will provide for infill housing in an established residential area allowing other non residential areas to be used for other community facilities and reducing the demand on greenfield sites.**

The proposal provides medium density development that is sympathetic and compatible with the existing character. Renovating the existing cottage fronting Mortimer Street, maintains the existing character of the site and streetscape while development occurs behind this dwelling. The proposal is reflective of current living requirements for occupants and is more modern in construction however is it located behind the established streetscape, minimising any impact and maximising the site. Demand on other greenfield sites will be reduced as a result.

## 5.0 CONCLUSION

This Statement of Environmental Effects when read in conjunction with the plans, as prepared by Sunrai Designs clearly outlines the proposed development and demonstrates that there will be no significant impact on the environment or locality. The proposal satisfies Part 4.1 'Multi Dwelling Housing' provisions of MWRC DCP Amendment 4 2019 with exception of;

- **Side setback on Unit 4 is 2.08m, less than the required 3m for a short distance of 6m of the 93m length.**
- **Driveway is less than 6m wide for 31m of its 87m length. Only two units use the reduced width portion of the driveway and only 4 units in total access this driveway. The existing unit is independent of the proposed development.**
- **Landscaping being only 31% of the site, rather than the required 40%.**
- **Unit 1 having 36% Primary Open Space rather than 40%. With an overall total private outdoor space of 92.5%**

**We seek a variation to these standards as part of this application.**

**We also proposed to apply for a Development Application for the entire development but will stage the Construction Certificates, building one or two units at a time. The development will be subdivided under a community title configuration at the completion of construction.**

The proposal also complies with the MWRC LEP 2012 meeting all the objectives of the zone.