



New Fence
48 Court St,
Mudgee
Lot 1 Section 23 DP 758721

Rev B

Created by:

Perry Le Brocque

Moment Projects Pty Ltd

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1. INTRODUCTION

This Statement of Environmental Effects has been prepared to accompany a Development Application for the proposed residence at 48 Court St, Mudgee; Lot 1 Section 23 DP 758721.

The proposal has been prepared in accordance with the provisions of The Mid-Western Regional Local Environmental Plan 2012 and Mid-Western Regional Development Control Plan 2013.

The proposed works consist of a new fence to the western boundary.

2. ASSESSMENT

2.1 LOCATION



Figure 1 - Locality map

2.2 SITE CHARACTERISTICS

The site is nominated as Lot 1 Section 23 DP 758721. It has an area of approx. 2,023 square metres, with a Northern Street frontage of 50.1m to Gladstone St and 40.4m to Court st on the east. The site is zoned as R3 Medium Density Residential. The residence is an item of Environmental Heritage identified in schedule 5 of the Mid-Western Regional Local Environmental Plan 2012.

There is an existing one storey dwelling with garage on the site. The site is generally flat with a slight slope to the northeast of the property.

2.3 BUSHFIRE

The site is not bush prone land.

2.4 STREETScape AND SURROUNDING DEVELOPMENT

Surrounding the site has a number of residential buildings in concurrence with the site zoning, varying storeys and forms. There is a wide variety of styles, ages, construction materials and conditions in the surrounding built stock ranging from Inter-war, through post-war and up to present day construction. Materials used in construction vary from lightweight cladding to masonry. Roof pitches vary from flat to steeply pitched with Skillion, Gable and Hip Roof forms. The topography of this portion of the street

is flat in nature. The area of Mudgee has several Heritage listed items with aging buildings present within the immediate vicinity of the lot.

2.5 SERVICES

The range of available services existing on the site includes telephone, power (electricity), sewer and water.

3. DETAILS OF PROPOSAL

3.1 SITE PLANNING

The existing dwelling's footprint is not proposed to be altered.

3.2 ZONING

The site is in an R3 Medium Density Residential. Refer to Appendix **Error! Reference source not found. Error! Reference source not found.**

3.3 HEIGHT LIMIT

The proposed residence is in accordance with the height limits. The Height limit imposed on the site in this location is 8.5m. Refer to Appendix **Error! Reference source not found. Error! Reference source not found.**

3.4 STREETScape AND FRONT SETBACKS

Not Applicable due to no alterations to external footprint.

3.5 REAR AND SIDE SETBACKS

Not Applicable due to no alterations to external footprint

3.6 PRESENT AND PREVIOUS USES

A single residential dwelling is currently located on the site. Both neighbouring properties are also single dwellings currently.

3.7 OPERATION + MANAGEMENT

Not Applicable.

3.8 SOCIAL IMPACT STATEMENT

Not Applicable.

3.9 ACCESS AND TRAFFIC

Two Vehicular parking spaces will be provided for the dwelling.

3.10 PRIVACY VIEWS AND OVERSHADOWING

3.10.1 VISUAL PRIVACY

N/A

3.10.2 OVERSHADOWING

N/A

3.10.3 VIEW SHARING

N/A

3.10.4 ACOUSTIC PRIVACY

There are no perceived acoustic issues and the proposal.

3.11 SOIL AND WATER

The site is not impacted by Acid sulphate soils

3.11.1 EROSION CONTROL MEASURES

Erosion and Sediment control will be implemented throughout the proposed construction period.

3.11.2 GEOTECHNICAL

The site is classified under Lake Mac Council as Geotechnical Zone T6

3.12 HERITAGE

The residence is an item of Environmental Heritage identified in schedule 5 of the Mid-Western Regional Local Environmental Plan 2012.

The proposal meets the objectives of the 5.10 Mid-Western Regional Local Environmental Plan 2012 as the new proposed fence conserves the heritage significant of the heritage item due to the following:

- The Existing Fence being removed is not an original Fence
- The Proposed fence will mostly be covered by vegetation.
- The fence is not visible from the primary street frontage
- The fabric of immediate neighbouring properties has Colourbond installed down the site of the dwellings.

Please refer to the owner's letter outlining a site meeting held with the Heritage advisor and MWRC Team Member outlining the required items to accompany the DA.

4. CONCLUSION

This report addresses planning issues relevant to the proposed construction of a new fence on the western boundary of the dwelling at 48 Court St, Mudgee.

The new fence does not adversely impact the heritage item or surrounds.

The applicant hopes that the Council would look favourably on such an application.

5. OWNERS LETTER & CORRESPONDENCE TO COUNCIL

Perry Le Brocque

To: Alexander Gallagher
Subject: RE: 48 Court Street Boundary Fence Proposal.

From: Alexander Gallagher
Date: 16 December 2024 at 19:18:07 AEDT
To: council@midwestern.nsw.gov.au
Subject: 48 Court Street Boundary Fence Proposal.

Hello

Can you please forward this email onto the General Manager.

Dear General Manager,

I have spoken to the heritage advisor and MWRC team member when they attend my property on the 28th of November to inspect the boundary fence. As my property is heritage listed, they suggested that I send a letter to Council detailing the reasons behind why a colorbond fence should be considered as an alternate option.

Please find attached.

- Letter for reasons why a colorbond fence should be considered an alternate option.
- Photos of existing fence which shows building material being used eg. plaster batten and roof sheeting. Photos 1, 2 and 3.
- The existing plants that we planted to soften the fence. Photos 4 and 5.
- The street frontage where the time, money and effort would be better spent to have a heritage style fence installed. Photos 14, 15 and 16.
- The style of water tank that will be used on the side of the shed where the new fence is to installed.
- What the house looked like before we started the restoration of 'Yatala' Mudgee.

Kind regards

Alex Gallagher
Gallagher Industries Pty Ltd.

Alexander Gallagher

9th December 2024

General Manager,
Mid-Western Regional Council
86 Market Street
Mudgee, NSW 2850

Attention: Mr. Brad Cam

Permission to Install a Colorbond Fence - 48 Court Street Mudgee, NSW 2850.

Dear Brad,

I am writing to seek your approval for the installation of a new Colorbond fence at my property, located at 48 Court Street, which is listed as a heritage site.

I understand the importance of maintaining the character and integrity of heritage-listed properties and I would like to assure you, that the proposed fence installation will be carried out with sensitivity to the heritage value of the property and its surroundings in mind.

I intend to instal the new side fence in a manner that does not alter the key architectural features of the house or its setting. Furthermore, I intend to instal this fence in a position that is not visible from the primary street frontage, allowing the new side fence to blend discreetly with the environment, thereby enhancing the heritage appeal of my property.

I believe that a Colorbond fencing is a practical and modern solution, offering durability, low maintenance, low cost, and will provide both property owners with privacy. By installing a Colorbond fence, more emphasis can be placed on the front fence which will become a feature of the property.

I am more than willing to comply with any further guidelines or council requirements to ensure that the heritage significance of the property is preserved and enhanced.

Please find the following documents attached for your review:

1. A site plan showing the proposed location of the fence.
2. Photographs of the existing property and the area where the fence is to be installed.
3. Details of the Colorbond fence design and specifications.
4. Tank details for side of shed behind the proposed fence.

Should you require any further information or wish to discuss the matter, I am available to meet at your convenience or to provide additional documentation as necessary.

I am intending to submit a development application for the installation of this fence before Christmas 2024.

Thank you for your kind attention on this matter and I look forward to receiving your response.

Yours sincerely,

Alexander Gallagher