

BUILDING DESIGNERS | INNOVATIVE | AFFORDABLE | INDIVIDUAL



STATEMENT OF ENVIRONMENTAL EFFECTS

Date November 2025

CWC Ref A6187

Lot 32 DP1272305 | 179 Mudfords Lane, Lansdowne

Statement of Environmental Effects

Proposed Second Dwelling (forming a Detached Dual Occupancy with the Existing Dwelling) at 179 Mudfords Lane, Lansdowne

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1.0 Introduction

Collins W Collins Pty Ltd has been engaged to prepare a development application for a proposed dwelling (forming a detached dual occupancy with the existing dwelling) at 179 Mudfords Lane, Lansdowne. This Statement of Environmental Effects is to accompany the plans and specifications, and forms part of the application.

2.0 Property Details

Lot	32	Section	-	DP	1272305
Address	179 Mudfords Lane, Lansdowne 2430				



Figure 1: Aerial View, image from SIX Maps (sourced: November 2025)

2.1 Site Characteristics

The subject lot has an area of 82.5ha and is separated into two areas by Mudfords Lane which runs north-west to south-east. The neighbouring lots comprise of rural properties with dwellings and detached outbuildings.

The site has an existing dwelling to the western side of Mudfords Lane and existing detached farm buildings to the eastern side of Mudfords Lane.

The subject site is identified as being bushfire prone. A Bush Fire Assessment is submitted with this application, providing a rating of BAL 19.

2.2 Existing and Proposed Services

Water

The existing dwelling is serviced by an existing water tank. The proposal includes new water tanks for the proposed dwelling and for firefighting purposes.

Sewer

The proposal includes a septic system located to the north of the proposed dwelling.

Stormwater

The proposal includes water tanks, with overflow to be directed to the existing dam on the property.

3.0 Proposal Overview

The proposal is for the construction of a new dwelling, forming a detached dual occupancy with the existing dwelling at 179 Mudfords Lane, Lansdowne.

The proposed dwelling is to be located 32.366m to the north-east of the existing dwelling and is to have south-western frontage to Mudfords Lane. No works are proposed to the existing dwelling.

The proposed single-storey dwelling comprises of four bedrooms, three bathrooms, an open plan kitchen/dining/living area with fireplace, pantry, laundry, multi-purpose room, verandah, and front porch.

Access to the proposed dwelling is by way of a proposed new access point from the existing turn bay at Mudfords Lane.

Due to the topography of the site, the proposal includes cut to a maximum of 1.0m and fill to a maximum of 1.5m. No retaining walls are proposed, with batter proposed to the front of the dwelling.

The proposal includes the removal of the existing power pole and overhead power line.

No subdivision is proposed for the detached dual occupancy.

4.0 General Information

<u>Site Suitability</u>	
Will the development:	
• Affect any neighbouring residences by overshadowing or loss of privacy?	No
• Result in the loss or reduction of views?	No
• Impact on any item of heritage or cultural significance?	No
• Result in land use conflict or incompatibility with neighbouring premises?	No
• Be out of character with the surrounding areas?	No
• Be visually prominent with the existing landscape/streetscape?	No
• Require excavation or filling in excess of 1 metre?	Yes
• Require the erection of any advertising signage?	No
Will the proposal:	
• Result in any form of air pollution (smoke, dust, odour)?	No
• Have the potential to cause any form of water pollution?	No
• Emit noise levels that could affect neighbouring properties?	No
• Be considered potentially hazardous or offensive (refer SEPP Resilience and Hazards for definitions)?	No
• Affect native or aquatic habitat?	No
• Have an impact on a threatened species or habitat?	No
• Involve the removal of any trees?	No
<u>Access, Traffic & Utilities</u>	
• Are electricity and telecommunications services available to the site?	Yes
• Is lawful and practical access available to the site?	Yes
• Will the development increase local traffic movements and volumes?	Yes
• Are appropriate manoeuvring, unloading and loading facilities available on site?	N/A
<u>Waste Disposal</u>	
Provide details of waste management, including reuse and recycling: As per the existing dwelling - individual bins collected via Council's contractors	
How and where will the wastes be stored: Within the private open spaces	
• Does the proposed use generate any special wastes?	No
• Will the use generate trade wastes (i.e. greasy or medical wastes)?	No

5.0 State Environmental Planning Policy

5.1 Sustainable Buildings 2022

A BASIX Certificate, and a NatHERS Certificate to satisfy the Thermal Comfort section, have been submitted demonstrating that the proposed development will comply with the requirements of the SEPP.

5.2 Resilience and Hazards 2021

Part 2.2 Development controls for coastal management areas

The subject site is not mapped as being a Littoral Rainforest or Coastal Wetlands and is not within the proximity area for Littoral Rainforests or Coastal Wetlands.

5.3 Biodiversity and Conservation 2021

The subject site is not mapped as being a Koala Habitat area and is not located within an area of an approved Koala Plan of Management.

The proposal does not include the removal of any trees.

5.4 Transport and Infrastructure 2021

The subject site does not have frontage to a classified road.

6.0 Biodiversity Conservation Act 2016

6.1 Biodiversity Values Map

A portion of the subject site, to the north-east and to the south, is mapped as Biodiversity Values on the Biodiversity Values (BV) Map. The subject site has a minimum lot size of 40ha and the threshold for clearing, above which the Biodiversity Assessment Method and offset scheme apply, is 1ha or more.

However, the proposed dwelling is not located within the area of the site mapped as Biodiversity Values, and the proposal does not include the removal of any trees. The Biodiversity Assessment Method and offset scheme is therefore not applied.

7.0 Greater Taree Local Environmental Plan 2010

Clause 2.2 - Land Zoning

The subject site is zoned RU1 - Primary Production. The objectives of this zoning are as follows:

- *To encourage sustainable primary industry production by maintaining and enhancing the natural resource base.*
- *To encourage diversity in primary industry enterprises and systems appropriate for the area.*
- *To minimise the fragmentation and alienation of resource lands.*
- *To minimise conflict between land uses within this zone and land uses within adjoining zones.*
- *To permit small scale rural tourism uses associated with primary production and environmental conservation with minimal impact on primary production and the scenic amenity of the area.*
- *To maintain the rural landscape character of the land.*
- *To protect and enhance the native flora, fauna and biodiversity links.*
- *To secure a future for agriculture in the area by minimising the fragmentation of rural land and loss of potential agricultural productivity.*

The proposed dwelling, forming a detached dual occupancy, is a permissible land use and is consistent with the RU1 zone objectives.

Clause 4.1 - Minimum Lot Size

The minimum lot size specified on the Lot Size Map is 40ha. The proposal does not affect the existing lot size of 82.5ha.

Clause 4.2A - Erection of Dwelling Houses on Land in Certain Rural and Environmental Protection Zones

The proposal is for the erection of a second dwelling, forming a detached dual occupancy with the existing dwelling. The site exceeds the specified minimum lot size and the erection of a dwelling is permissible.

Clause 4.2C - Erection of Dual Occupancies in Zone RU1

The proposed second dwelling is to be located 32.366m from the existing dwelling, and the proposal will not impair the use of the land for agriculture or rural industries. The subject site is physically suitable for the proposed second dwelling, and the site is capable of accommodating the on-site management of sewage for each dwelling. The proposed development will not have an adverse impact on the scenic amenity or character of the rural environment, and the proposal will not have an adverse impact on any riparian areas or on the supply of water.

Clause 4.3 - Height of Buildings

The maximum height of buildings is not specified on the Height of Buildings Map. The proposed new development has a maximum ridge height of 4.983m above existing ground level.

Clause 4.4 - Floor Space Ratio

The floor space ratio is not specified on the Floor Space Ratio Map.

Clause 5.10 - Heritage Conservation

The subject site is not identified as a Heritage Item and is not located within a heritage conservation area.

Clause 5.21 - Flood Planning

The subject site is not identified as being within a Flood Planning Area.

Clause 7.1 - Acid Sulphate Soils

The subject site is not mapped as having Acid Sulphate Soils.

8.0 Development Control Plan

8.1 Greater Taree Development Control Plan 2010

	DCP Requirements	Proposal	Complies Yes/No
J1.2 Building Setbacks	Front street/road setback: 20m	Front setback 11.619m	No
	Side and rear setbacks: 10m	North-west: 53.747m South: 55.899m	Yes Yes
J1.3 Car Parking and Access	Garages and driveways do not dominate the character development	No garages proposed Proposed carport porch will not dominate the proposal	Yes
	Hardstand areas should be minimised	Proposed access point to the existing gravel lane	Yes
G1.3 Car Parking	Dual Occ: 1 space per 2-bed dwelling 2 spaces per 3+ bed dwelling	Existing dwelling parking Proposed 4-bedroom dwelling incorporates a porch space and driveway space	As existing Yes
J2.1 Rural Dwellings	Dwellings located to minimise the removal of vegetation	No tree removal proposed	Yes
	Buildings should be visually unobtrusive in the overall landscape	Proposed single-storey dwelling will not be visually obtrusive in the landscape	Yes

J2.1 Rural Dwellings	Buildings should complement the characteristics of the landform	Proposed single-storey dwelling will complement the rural characteristics of the locality	Yes
	Colours of roof and wall cladding generally low reflective neutral/earth tones, compatible with existing development	Neutral colours proposed	Yes
J2.1 Rural Dwellings - Outbuilding	Outbuildings ancillary to approved use on the land	No outbuildings proposed	N/A
	External wall cladding to outbuildings shall be masonry, Colorbond sheet metal or other approved material		N/A
J2.2 Rural Dual Occupancies (detached)	Dual occ in rural area located to not create potential for conflict with adjoining land uses and future productivity of land	Proposed second dwelling will not create any potential for conflict with adjoining lots or future productivity of land	Yes
	Dual occ (detached) in rural areas must use the same vehicular access to a public road to avoid the proliferation of private access points which potentially create traffic conflict	Site split into two by Mudfords Lane, with the existing dwelling located to the south-west and the proposed dwelling located to the north-east. This results in a proposed new access required for the proposed dwelling	No
	Designed and sited in a way that: - is compatible with the scale, height and character of the locality - minimises native vegetation removal - responsive to topography - does not create drainage impacts - does not result in visual and privacy impacts	Proposed single-storey second dwelling is compatible with the scale, height and character of the existing dwelling and neighbouring dwellings in this locality. The proposed dwelling has been designed and sited in consideration of the topographic constraints, and will not result in stormwater impacts for neighbouring properties. The proposed second dwelling will not result in amenity impacts for neighbouring properties	Yes

J2.2 Rural Dual Occupancies (detached)	Located and retained on the same legal title as the principal dwelling house on the property	No subdivision proposed	Yes
	Dual occ (detached) dwellings located within 100m of principal dwelling	Proposed dwelling located 32.366m from the existing dwelling	Yes
J2.3 Rural Dual Occupancies (attached)	Appearance of a single dwelling when viewed from public place	N/A – detached dual occupancy	N/A
	Dwellings attached under the same roofline and general appearance of a dwelling house from primary street frontage		N/A
	Both dwellings constructed of similar materials and colours		N/A
J3.1 Ancillary Structures and Outbuildings	Max wall height 4.5m Max roof height 7m Primary road setback: 20m Side and rear setback: 10m Max floor area 500m² Located to not impact on agricultural or environmental land uses	N/A – no outbuildings proposed	N/A

8.2 Non-Compliances

We provide the following in relation to the non-complying issues identified in the table above:

Issue: Proposed new access from Mudfords Lane to the proposed second dwelling

DCP 2010 Part J2.2 Objectives

- *Ensure that development for the purposes of dual occupancy (detached) is of a scale and nature that is compatible with the primary production potential, rural character and environmental capabilities of the land;*
- *Maintain the rural character and scenic amenity of rural land;*
- *Reduce rural land use conflicts with adjacent land uses.*

The proposal provides a new driveway from Mudfords Lane to the proposed second dwelling, which will not provide access to the existing dwelling. This is not consistent with part J2.2 of the DCP, which states that a dual occupancy (detached) in rural areas must use the same vehicular access to a public road to avoid the proliferation of private access points which potentially create traffic conflict.

The rural nature of the property is such that the existing dwelling does not have formal vehicular access from Mudfords Lane. The existing dwelling has north-eastern frontage to Mudfords Lane and is located up to the boundary. The proposed second dwelling is to be located 32.366m to the north-east of the existing dwelling, and is to have south-western frontage to Mudfords Lane. As a result, the proposed driveway will provide access from Mudfords Lane to the proposed second dwelling only.

The subject site is separated into two areas by Mudfords Lane, which is a rural, low traffic lane. The irregular nature of the site results in two areas, separated by this lane, that both have frontage to Mudfords Lane. As a result, a proposed dwelling on the north-eastern portion of the site cannot share the same vehicular access as the existing dwelling, which is located to the south-western portion of the site. Notwithstanding, the proposed new access to the proposed second dwelling will not result in any traffic conflicts to Mudfords Lane.

As a rural lane, Mudfords Lane is not a high traffic road and the proposed development will not result in any traffic conflicts or safety issues. The existing dwelling does not have formal vehicular access from Mudfords Lane, and the proposal incorporates one new access point to provide vehicular access and parking for the proposed second dwelling. With one

driveway proposed for the second dwelling, the development will not result in the proliferation of private access points from Mudfords Lane, and the proposed access point will not create any traffic issues. The proposal therefore provides safe and functional access and egress for the proposed second dwelling, and will not result in traffic issues for Mudfords Lane.

With sufficient off-street parking provided for the second dwelling and no works proposed to the existing dwelling, the proposal will not result in any traffic issues or safety impacts to Mudfords Lane. The proposed single-storey dwelling, and resulting detached dual occupancy, is of a scale and low-density nature that is compatible with the primary production potential, rural character and environmental capabilities of the land. Locating the proposed second dwelling on the north-eastern portion of the site retains the rural uses of the land, and is consistent with the rural character of the locality by retaining the appearance of single, detached dwellings, as per the existing neighbouring dwellings of Mudfords Lane.

The proposed single-storey dwelling will maintain the rural character and scenic amenity of the site and locality. The proposal has been designed to ensure that it is visually compatible with the existing dwellings in this locality, and the proposed location of the dwelling ensures that it will not result in any overshadowing, privacy impacts or amenity impacts to adjoining properties. The proposed second dwelling and access point will not result in land use conflicts with the adjacent properties.

It is therefore considered that the proposal is consistent with the objectives of part J2.2 of the DCP. The proposal incorporates one new access from Mudfords Lane for the proposed second dwelling, to ensure safe and functional access, egress and off-street parking is provided for the dwelling. The proposed access will not result in the proliferation of private access points or traffic conflicts, and will retain the rural character of the locality. The proposed second dwelling, resulting in a detached dual occupancy with the existing dwelling, is single-storey and of a scale and nature that ensures that it will be compatible with the rural character and primary production of the land. The proposal will not result in adverse impacts to adjoining properties, with the proposed dwelling retaining solar access, privacy and amenity to all neighbouring dwellings and private open space areas. The proposed second dwelling incorporates one access point from Mudfords Lane, and will not result in any traffic conflicts or land use conflicts with the adjacent properties. The proposal will maintain the rural character of the site and the scenic amenity of the locality.

Issue: Front setback less than 20m

DCP 2010 Part J1.2 Objectives

- *Integrate new dwellings, alterations and additions with the rural development patterns and character;*
- *Ensure that dwellings, dwelling alterations, additions and associated larger structures (i.e. garages and sheds) are set back from side and rear boundaries to minimise the bulk, scale and amenity impacts on adjoining properties;*
- *Optimise solar access and privacy for both the new development and existing surrounding development.*

The proposal provides a front setback of 11.619m to the new dwelling. This is not consistent with part J1.2 of the DCP, which states that the minimum front street/road setback is 20m.

However, it is noted that part J1.2 of the DCP states that Council may consider reducing the setback requirements where it can be demonstrated that it is necessary because of the topography or other feature including setbacks required for bushfire planning purposes. The reduced setback must not create amenity impacts for adjoining properties.

The subject site is a large rural property, with a steep fall from Mudfords Lane to the north-east and south-west boundaries of the site. This topography provides constraints for the level construction of the proposed second dwelling, and the proposed location of the second dwelling, with 11.619m front setback, assists in reducing the extent of cut and fill required. If the dwelling were to be setback 20m from the Mudfords Lane boundary, significant cut and fill would be required to provide for the level construction of the dwelling. Therefore, the proposal has been designed in consideration of the front setback and extent of earthworks required. The proposed 11.619m front setback of the dwelling assists in minimising cut and fill, and will not create any amenity impacts for adjoining properties.

With a front setback of 11.619m, the proposed dwelling will not result in amenity impacts for adjoining properties. The proposed dwelling is setback significantly from adjoining properties, including setback of 53.747m from the north-western adjoining lot and setback of 55.899m from the southern adjoining lot. With side setbacks exceeding 53m, the proposed single-storey dwelling will not result in perceptions of bulk or scale, and will not result in any overshadowing, privacy or amenity impacts on adjoining properties. Additionally, the proposed front setback of the dwelling ensures that solar access and privacy is provided to the proposed living area windows, whilst also retaining solar access and privacy to the existing dwelling. The

proposed dwelling will therefore not result in any overshadowing of neighbouring dwellings, and will maintain privacy between dwellings and private open space areas.

Mudfords Lane is a rural, low traffic lane. The proposal incorporates a new access from Mudfords Lane that provides off-street parking spaces for the proposed new dwelling. Safe and functional access and egress is therefore provided to the proposed new dwelling, and the proposed front setback will not result in any traffic conflicts or vehicular safety issues for Mudfords Lane.

The rural nature of the property is such that the existing dwelling, and existing detached farm buildings, are located up to Mudfords Lane. The proposal provides an increased front setback of 11.619m compared to the 0m front setback of existing buildings, and will therefore not result in traffic or amenity impacts on the rural lane. The proposed second dwelling is to be setback behind the building line of the existing detached outbuildings, and will therefore integrate with the rural development patterns and character of the locality.

It is therefore considered that the proposal is consistent with the objectives of clause J1.2 of the DCP. The proposed second dwelling has been sited to minimise the extent of earthworks required, with a front setback of 11.619m that exceeds the existing 0m front setback of the existing dwelling and detached farm buildings. The proposed front setback will ensure that the proposed second dwelling will integrate with the rural development pattern and character of the locality, and will not result in any vehicular safety concerns or traffic conflicts for Mudfords Lane. The proposed second dwelling is significantly setback from the adjoining properties, and is to be separated from the existing dwelling by 32.366m, and will therefore not result in any overshadowing or privacy impacts to any neighbouring dwellings. The proposed single-storey dwelling will not result in perceptions of building bulk from adjoining properties, and will maintain existing neighbour amenity. The proposal provides a suitable front setback for the proposed second dwelling and will maintain the rural character of the locality.

9.0 Conclusion

The above assessment has been completed and the proposed second dwelling, forming a detached dual occupancy with the existing dwelling, at 179 Mudfords Lane, Lansdowne complies with:

- the State Environmental Planning Instruments;
- Greater Taree Local Environmental Plan 2010; and
- Greater Taree Development Control Plan 2010.

The proposal will not adversely impact on the natural or built environment.

The proposal will benefit the community, both socially and economically.

The proposal is suitable for the site.

This Statement of Environmental Effects is submitted to MidCoast Council for review.