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STATEMENT OF ENVIRONMENTAL EFFECTS



25 MADEIRA ROAD, MUDGEE

Dwelling Alterations

18 May, 2026

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1 Introduction

This Statement of Environmental Effects (SEE) has been prepared for Helen Kowal and forms part of a development application to Mid-Western Regional Council for the erection of alterations to an existing dwelling at 25 Madeira Road, Mudgee.

The objective of this proposal is to facilitate a highly desirable alteration to ensure the heritage values of the dwelling are preserved with an optimal layout for future occupants within close proximity to the Mudgee downtown core and with minimal impact upon surrounding properties and land uses.

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
- Statement of Heritage Impact.

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 Mudgee and is located within the Local Government Area (LGA) of Mid-Western Region.



FIGURE 1: LOCATION PLAN (NSW EXPLORER)

2.2 Site Description

The subject site is a standard lot located on the south side of Madeira Road within the outer urban area of Mudgee and is known as 25 Madeira Road, Mudgee or Lot 23 DP 244319.

The site is regular in shape, rising gently to the south and contains a total area of 2914m², which is larger than average for residential properties in the immediate area.

The site currently contains an existing heritage listed brick veneer dwelling, swimming pool, fencing, detached garage and mature landscaping.

2.3 Existing Character and Context

The surrounding area is predominantly residential, characterised by single dwellings and higher density residential development. The site is also located within close proximity to the Mudgee Golf Club and Mudgee Showground.

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 or the residential amenity of the locality.

2.4 Surrounding Road Network

The site has frontage to Madeira Road with vehicular access gained from same via an existing driveway arrangement. Madeira Road is a two lane sealed road that provides a connection to other local roads through Mudgee providing access to the downtown core.

Madeira Road is not identified as a Classified Road in accordance with the Roads Act 1993 with Mid-Western Regional Council the designated roads authority. However, no new works within the road reserve are proposed and a concurrent 138 approval is not required in conjunction with this application.

3 Details of the Proposal

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

- Removal of the existing slab within a bathroom within the dwelling and replacement with a new slab to the same RL to facilitate a bathroom renovation;
- Replacement of a portion of the existing decking flooring and subfloor structural elements, which wraps around the front northern extent of the dwelling to the same RL as existing to facilitate the restoration of the remainder of the verandah. These works will involve the replacement of the verandah flooring as timber decking for the entire verandah;
- Removal of front decking posts and rafters to facilitate their restoration and reinstatement to the structure.
- Removal of the support post located within the existing cellar and replacement with a structural beam.

It should be noted that Council has provided approval for a variety of works to the dwelling utilising clause 5.10(3) of the MWRLEP 2012. These works are being undertaken separately to this development application, as they would otherwise be considered exempt development. This includes the bathroom renovation, verandah roof sheeting and general restoration of existing verandah materials.

Madeira Road, Mudgee



The proposal will result in a sensitive restoration to the dwelling, whilst presenting to the streetscape in a sensitive manner and commensurate with the qualities of the surrounding low density residential 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:

- Biodiversity Conservation Act 2016;
- Mid-Western Regional Local Environmental Plan 2012 (MWRLEP 2012);
- State Environmental Planning Policy (Biodiversity & Conservation) 2021;
- State Environmental Planning Policy (Resilience & Hazards) 2021;
- Mid-Western Regional Development Control Plan 2013 (MWRDCP 2013).

4.1 Biodiversity Conservation Act 2016

The Biodiversity Conservation Act 2016 prescribes the requirements for addressing impacts on biodiversity from development, particularly where clearing is also proposed. The Biodiversity Offsets Scheme applies to development that triggers the Biodiversity Offsets Scheme threshold, or, is likely to significantly affect threatened species based on the test of significance in section 7.3 of the Biodiversity Conservation Act 2016.

The Biodiversity Assessment Method (BAM) is the assessment protocol that details how an accredited person assesses impacts on biodiversity in connection to a development proposal. The assessor documents the results of the biodiversity assessment in a Biodiversity Development Assessment Report (BDAR). A proponent must provide the BDAR to the Council as part of their development application.

The Biodiversity Offsets Scheme Threshold is a test used to determine when it is necessary to engage an accredited assessor to apply the Biodiversity Assessment Method (the BAM) to assess the impacts of a proposal. The threshold is triggered either when:

1. The amount of native vegetation being cleared exceeds a threshold area.

or,

2. When the impacts on vegetation occur on an area mapped on the Biodiversity Values map published by the Minister for the Environment.

If clearing exceeds either of the above triggers, the Biodiversity Offset Scheme applies to the proposed development.

No part of the site is mapped on the Biodiversity Values map and the proposal does not involve the clearing of vegetation or impact upon any threatened species. Subsequently, no further consideration of this legislation is necessary.

4.2 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)

4.2.1 Zone Objectives

The relevant objectives for Zone R1 are stated:

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

Comment: The proposed alteration will allow for the retention of housing stock in the low density residential environment.

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

Comment: The proposal will facilitate the retention of a heritage item on a larger lot in the town of Mudgee 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 will retain an existing dwelling, 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 allow retention of quality housing stock 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):

4.2.2 Other LEP Provisions

TABLE 1: PROJECT COMPLIANCE – <i>Mid-Western Regional LEP 2012</i>	
Site Area : 2914m 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 alterations are of an appropriate height for the context of the area with the existing built form retained throughout the site. This is considered the best design outcome in keeping with the gently sloping site in the low density residential area, which contributes positively to the heritage fabric of the dwelling and adjoining heritage conservation area.
(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.	The maximum height prescribed is 8.5m The proposed alterations that are the subject of this application are generally set at ground level.
Clause 5.10 Heritage Conservation	
(1) Objectives The objectives of this clause are as follows—	The building is listed as an item of environmental heritage but the site is not

(a) to conserve the environmental heritage of Mid-Western Regional, (b) to conserve the heritage significance of heritage items and heritage conservation areas, including associated fabric, settings and views, (c) to conserve archaeological sites, (d) to conserve Aboriginal objects and Aboriginal places of heritage significance.	located within the Mudgee Heritage Conservation Area (HCA). A Statement of Heritage Impact (SoHI) has been prepared by Barbara Hickson Architects and accompanies the development application. The SoHI discusses the proposed works and provides a table of conclusions confirming the appropriateness of the proposal and the positive outcomes achieved.
(2) Requirement for consent Development consent is required for any of the following— (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)— (i) a heritage item, (ii) an Aboriginal object, (iii) a building, work, relic or tree within a heritage conservation area, (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, (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, (d) disturbing or excavating an Aboriginal place of heritage significance, (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, (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.	Development consent is being sought for the works described in this SEE.
(3) When consent not required However, development consent under this clause is not required if—	N/A. Development consent is being sought.

(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 (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 (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 (d) the development is exempt development.	
(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).	Refer to the comments above.
(5) Heritage assessment The consent authority may, before granting consent to any development— (a) on land on which a heritage item is located, or (b) on land that is within a heritage conservation area, or	N/A. No heritage management document considered necessary.

(c) on land that is within the vicinity of land referred to in paragraph (a) or (b), 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.	
(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.	N/A. A heritage conservation management plan is not considered necessary.
(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)— (a) notify the Heritage Council of its intention to grant consent, and (b) take into consideration any response received from the Heritage Council within 28 days after the notice is sent.	N/A. No archaeological sites present on the property.
(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— (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 (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.	N/A. No Aboriginal place of heritage significance present on the site.
(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— (a) notify the Heritage Council about the application, and	N/A. The site is not a State heritage item.

(b) take into consideration any response received from the Heritage Council within 28 days after the notice is sent.	
(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— (a) the conservation of the heritage item or Aboriginal place of heritage significance is facilitated by the granting of consent, and (b) the proposed development is in accordance with a heritage management document that has been approved by the consent authority, and (c) the consent to the proposed development would require that all necessary conservation work identified in the heritage management document is carried out, and (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 (e) the proposed development would not have any significant adverse effect on the amenity of the surrounding area.	N/A. Clause not proposed to be utilised.
6.1 Salinity	The proposal does not involve any major physical works apart from standard footings for the bathroom slab and verandah decking. Subsequently, no impacts related to salinity are expected. Any salinity related impacts are expected to be addressed with a condition of consent.
6.4 Groundwater vulnerability	The proposal does not involve any major physical works apart from standard footings for the minor works. Subsequently, no impacts related to the groundwater table are reasonably expected.
6.9 Essential services	All essential services associated with an urban location are already available and connected to the site. These are not expected to be affected by the proposal with the extension of services readily able to occur.

4.3 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.

4.4 State Environmental Planning Policy (Biodiversity & Conservation) 2021

The Biodiversity and Conservation SEPP 2021 applies to the site as the site is zoned R1 General Residential.

Clause 2.6 of the SEPP prescribes as follows:

2.6 Clearing that requires permit or approval

(1) A person must not clear vegetation in a non-rural area of the State to which Part 2.3 applies without the authority conferred by a permit granted by the council under that Part.

(2) A person must not clear native vegetation in a non-rural area of the State that exceeds the biodiversity offsets scheme threshold without the authority conferred by an approval granted by the Native Vegetation Panel under Part 2.4.

(3) Subsection (2) does not apply to clearing on biodiversity certified land under the Biodiversity Conservation Act 2016, Part 8.

(4) Clearing of vegetation is not authorised under this section unless the conditions to which the authorisation is subject are complied with.

(5) Subsection (4) extends to a condition that imposes an obligation on the person who clears the vegetation that must be complied with before or after the clearing is carried out.

(6) For the purposes of the Act, section 4.3, clearing vegetation that requires a permit or approval under this Chapter is prohibited if the clearing is not carried out in accordance with the permit or approval.

Comment: No clearing of vegetation is proposed or necessary to facilitate the erection of the dwelling. Subsequently, no further consideration of Chapter 2 of this SEPP is necessary.

Additionally, Clause 4.9 of the SEPP prescribes as follows:

4.9 Development assessment process—no approved koala plan of management for land

(1) This section applies to land to which this Chapter applies if the land—

(a) has an area of at least 1 hectare (including adjoining land within the same ownership), and

(b) does not have an approved koala plan of management applying to the land.

(2) Before a council may grant consent to a development application for consent to carry out development on the land, the council must assess whether the development is likely to have any impact on koalas or koala habitat.

(3) If the council is satisfied that the development is likely to have low or no impact on koalas or koala habitat, the council may grant consent to the development application.

(4) If the council is satisfied that the development is likely to have a higher level of impact on koalas or koala habitat, the council must, in deciding whether to grant consent to the development application, take into account a koala assessment report for the development.

(5) However, despite subsections (3) and (4), the council may grant development consent if the applicant provides to the council—

(a) information, prepared by a suitably qualified and experienced person, the council is satisfied demonstrates that the land subject of the development application—

(i) does not include any trees belonging to the koala use tree species listed in Schedule 3 for the relevant koala management area, or

(ii) is not core koala habitat, or

(b) information the council is satisfied demonstrates that the land subject of the development application—

(i) does not include any trees with a diameter at breast height over bark of more than 10 centimetres, or

(ii) includes only horticultural or agricultural plantations.

(6) In this section—

koala assessment report, for development, means a report prepared by a suitably qualified and experienced person about the likely and potential impacts of the development on koalas or koala habitat and the proposed management of those impacts.

Comment: No clearing of vegetation is proposed or necessary to facilitate the erection of the dwelling and the site is <1ha in area. Subsequently, no impact upon koala feed species will occur and no further consideration of Chapter 4 of this SEPP is necessary.

4.5 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 minor works to a dwelling house, 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
Building setbacks Whilst there are no deem to satisfy controls for a lot size of >2000m ² in the R1 zone, the following	All setbacks will remain the same as existing with the built form excessively setback from all boundaries and also consistent with adjoining development.

table provides a variety of setback controls for various circumstances:

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

Building height

The deem to satisfy controls are:

Deem to satisfy is a single storey building with a FFL of less than 1 metre above Natural Ground Level.

Proposal is single storey with a FFL generally at ground level.

Site coverage

The deem to satisfy control is:

Deem to satisfy is 35% site coverage

The existing site coverage will remain unchanged as a result of the proposal with an excessive extent of landscaped area around the curtilage of the dwelling retained.

Solar access

The deem to satisfy control is:

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).

The layout of the dwelling will remain unchanged as a result of the proposal with excellent solar access to the dwelling retained throughout.

Privacy

The deem to satisfy control is:

Deem to satisfy
Dwellings must be single storey and have a finished floor level less than 1,000 mm above the natural ground level.

Complies, as noted previously.

Parking

The deem to satisfy control is:

Deem to Satisfy
Two (2) spaces per dwelling

The garage is retained on site, which provides for ample parking to service the dwelling.

Landscaping The DCP requires landscaping of a quality nature, low maintenance and positioned to improve energy losses and gains to the dwelling.	The proposal will retain the high quality landscaping throughout the site.
Open space The deem to satisfy control is: 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.	The existing dwelling will retain the existing POS area that it has traditionally relied upon, with no amenity impacts resulting from the proposed minor works.
Corner lots The DCP requires the development to address both street frontages and not incorporate utility windows into a street elevation.	N/A.
Fencing The deem to satisfy control is: Deem to Satisfy 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).	N/A. Any fencing works are being undertaken through the 5.10(3) pathway and as approved by Council.
Infrastructure The DCP requires surface infrastructure to not be within street setback or visible from the street. Garbage storage areas are to be screened.	No infrastructure is proposed within the front setback areas of the site. Garbage bins will continue to be stored in the detached garage, which can be readily maneuvered through the site to the street.
Garages, outbuildings The DCP identifies several controls relating to garages and outbuildings including floor area and height.	N/A.
Development near ridgelines The DCP prescribes controls relating to sensitive architectural design and building placement in proximity to ridgelines.	N/A. Property readily separated to the nearest ridgeline.
Slopes The deem to satisfy controls are:	The proposed works will not necessitate any cut/fill to facilitate the restoration.

Deem to Satisfy • 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	
Access All weather vehicle access is required to ensure that emergency services (fire, ambulance, police) are able to access the dwelling at all times.	Access to the site will remain unchanged and readily able to be negotiated by emergency services.
Relocated dwellings Dwellings proposed to be re-sited must be of a suitable standard both aesthetically and structurally.	N/A. No relocated dwelling to be utilised.
Adaptability 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.	N/A. No adaptable housing proposed.
Design principles The DCP lists 11 broad design principles to be considered when undertaking residential development.	The proposal is considered to achieve all of the relevant design principles as discussed throughout this report.

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 in a low density residential area, together with some higher density residential developments. The proposal will not impact this character as discussed throughout this report.

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 given the single storey nature of the proposal.

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 directly accessible to Madeira Road. As the site has been occupied by an existing dwelling, electricity, water, sewer, stormwater, internet and telephone are also readily available. These are expected to be readily extended to the new dwelling.

5.3.2 Traffic, Parking & Access

The development will not increase the traffic volume for the area, as the proposal is for minor works to facilitate the retention of the existing single dwelling upon the site. It is expected that the current road network is capable of continuing to support the minimal traffic movements created from the site.

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 of high heritage significance 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 restoration of an existing heritage listed dwelling that will blend seamlessly into the existing streetscape with no exacerbated impacts with regards to the low density character of the surrounding area. The proposal is generally compliant with the provisions of the MWRDCP 2013, or has been shown to be compatible with the site on merit, where warranted.

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