

Statement of Environmental Effects

1. Introduction

Proposal: Alterations and additions to existing dwelling

Address: 274 Webbers Creek Road, Paterson 2421 NSW

Legal Description: Lot 1 DP 136235

Zoning: RU1 Primary Production

Site Area: 29.14 hectares



3. State Environmental Planning Policy (Sustainable Buildings) 2022

A BASIX assessment has been undertaken for the proposed works by Building Energy Assessor EcoCert and is enclosed with this DA. Certificate number A1752012.

4. Dungog Local Environmental Plan (LEP) 2014

Zoning

The site is zoned RU1 Primary Production under Dungog LEP 2014 and the proposal alterations and additions to the existing dwelling house are permitted with consent.

Clause 6.12 Protection of Rural Landscapes in Rural and Conservation Zones

The proposal has been architecturally designed and gives consideration to the rural setting and amenity of the area in which it is located. The design and selected materials and colours complement the rural character of the land and will minimise visual impact.

The proposal complies with all relevant clauses and controls of LEP 2014 with no variation proposed to any development standard.

5. Dungog Development Control Plan (DCP)

The proposal has been assessed against the relevant chapters of Dungog DCP as per the following:

Part C

Chapter C1. Residential

The proposal is consistent with the aims of the policy, in particular “To promote residential development... which is of a high design standard and which is sensitive to and enhances the physical environment and the social fabric particular to Dungog Shire.”

Building height plane - Compliant. Refer to Architectural Plans.

Setbacks - Compliant. Refer to Architectural Plans and comments below under C.3.

Water Supply - Compliant.

Sewerage - compliant. The proposal will connect to the existing septic tanks.

Property Access - N/A no change.

Energy Efficiency - Compliant. Refer to BASIX Certificate.

Building Compliance - Compliant. The design meets BCA standards.

Bushfire Prone Land - Compliant. A Bushfire Assessment prepared by Bushfire accredited consultants Firebird is submitted as part of the DA.

Chapter C.2 Development in Rural Residential Zones

Bushfire – Compliant. Refer to enclosed Bushfire Assessment.

Visual Impact – Compliant. The extension is appropriately sited and setback to retain the rural character and setting of the area. It maintains a single storey height and uses materials that blend with the surrounding natural setting.

Dwelling Design and Siting - Compliant with all listed controls. It is noted that whilst the garage is at the front of the dwelling it is not highly visible from the road. Notwithstanding, a proposed stone feature wall is provided for enhanced articulation.

C.3 Building Line Setbacks

The existing building line setback to the front property boundary is approximately 45m. The extension maintains the consistency of this setback meeting the aims and objectives of the policy. The DCP requires a 50m front setback for the site however, the DCP states the following "Where an existing lawful building is already located in a position that is less than the minimum setback required, alterations or additions to that building may adopt the existing building line setbacks." Hence the setback complies with the DCP.

The side and rear boundary setbacks will exceed the requirements of the policy (30m for RU1 land <30 hectares).

C5 Bushfire

An assessment of the proposal has been undertaken by accredited bushfire consultants FireBird. Their report certifies that the development conforms to the relevant specifications and requirements of Planning for Bushfire Protection 2019. It is noted that integrated development is not triggered under the EP&A Act 1979 and referral to the Rural Fire Service is therefore not required.

C.15 Contaminated Land

The 10.2 Planning Certificate states that the land is not affected by any matters prescribed by Section 59(2) of the Contaminated Land Management Act 1997. It is considered highly unlikely that contamination preventing continued residential use in the vicinity of the existing house exists.

C.20 Off-Street Parking

The proposal provides a double garage meeting the minimum parking requirements of one covered space for a single dwelling.

C.24 Site Waste Minimisation and Management Plan

Refer to enclosed Site Waste Minimisation and Management Plan (SWMMP).

6. Conclusion

As detailed above, the proposed extension of the existing dwelling is compliant with relevant planning legislation and controls pertaining to the site. It is therefore respectfully requested that Council approve the DA in a timely manner.

Katherine Young (owner)

Enclosed:

- Architectural Plans
- Basix Certificate
- SWMMP
- Estimated Cost of Works
- Bushfire Assessment