

Statement of Environmental Effects (SoEE)

Associated with
Development Application
For
Proposed Residence

**Lot 77, Webbers Creek Road,
Paterson, NSW 2421 (DP823698)**

Prepared for: Paterson Valley Community Preschool
Date: December 2024

Submission to Dungog Shire Council

Introduction

This SoEE has been prepared to support a Development Application (DA) for proposed parking.

This SoEE demonstrates that the proposal is generally consistent with the relevant statutory controls. In particular, the proposal represents a permissible form of development.

The aerial image (Refer Figure 1) below shows the subject site:



Figure 1: aerial image of site (Source: Six Maps)

Site & Context

The site is located at Webbers Creek Road, Paterson and is legally described as Lot 77 in DP823698. (Refer Figure 2)



Figure 2: site location (Source: Six Maps)

The subject site is located in rural subdivision of Paterson and the area is generally occupied by country style living and farmland. (Refer Figure 3 & 4)



Figure 3: photo of existing neighbour along Webbers Creek Road - looking Southwest (Source: Google)



Figure 4: photo of existing neighbour along Webbers Creek Road - looking north-east (Source: Google)

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The development does not adversely affect the views of neighbouring properties as only a parking lot is proposed.

The site zoning is RU5 – Village and it faces South East from Webbers Creek Road.

The site currently has existing preschool which will have the continuous use after the completion of proposed parking.

The proposed use will be parking (Refer Figure 5).

The development will make a positive contribution to the character of the local Streetscape. The scale and appearance of the development is compatible and will be sympathetic to the village development in the locality.

Operation and management

N/A.

Access and Traffic

Traffic generation will be significantly affected by the use of the development, as there will be a vehicular movement in the forward direction from the parking . Though traffic generation will be increased during construction period which is always common.

It is not considered that the traffic to be generated will have any appreciable effect on the traffic flow in the street.

Privacy, views and overshadowing

There will be no overshadowing to adjoining premises by the proposed extension as it is of single storey construction with hip roof and is located a minimum of 297.304m from the Northern boundary, 50m from the Western boundary and 50m from the Southern boundary of the allotment.

The privacy of adjoining premises will not be affected as the proposed residence is of single storey construction and the setback will provide privacy to adjoining properties.

The building will not substantially affect the views of adjoining premises.

Private Open Space

There is more than sufficient usable open space as of the block size.

Bushfire

N/A

Flooding

N/A.

Soil and Water

It is proposed to construct a soil sedimentation fence during the construction phase of the building.

All sediment control techniques including runoff diversion, sediment trapping devices, construction of entrances/exits, buffer zones and revegetation techniques will be constructed to prevent sediment and other debris leaving the site or entering the council drainage system.

All such control measures will be maintained in a sound workable condition and will remain until permanent rehabilitation and stabilisation measures have been completed.

Stormwater disposal from the proposed parking will be discharged to street kerb as per council's requirement.

Heritage

N/A.

Energy

N/A.

Waste

Waste collection will be by normal domestic waste collection service as per the existing preschool of site. Garbage and/or recycling bins can be located in a number of areas which will have no adverse visual effects and will provide for efficient and convenient use. The occupants will be able to decide which location suits best to their needs.

Concluding Comments:

Dungog Shire Council - Development Control Plan (DCP)

The application has been prepared to support the construction of a Parking space.

As demonstrated throughout this SoEE, the proposed development meets the provisions set out in the DCP.

Accordingly, it is recommended that the proposal be granted development consent.