



STATEMENT OF ENVIRONMENTAL EFFECTS

ALTERATIONS & ADDITIONS TO EXISTING DWELLING HOUSE

Lot 7 Sec 5 DP758366 28 BROWN ST DUNGOG NSW 2420

prepared by
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SEE SUPPORTING DOCUMENTATION

Please refer the below reference for supporting documentation as referred to throughout this document:

Reference	Item	Prepared by
Appendix 1	Certificate of Title	Landchecker
Appendix 2	BYDA Search Results	BYDA
Appendix 3	Hunter Water Stamped Plan	Hunter Water
Appendix 4	Architectural Plans	LVA
Appendix 5	Statement of Heritage Impact (SoHI)	Contemporary Heritage
Appendix 6	Site Survey	David Cant Surveyors
Appendix 7	Site Waste Minimisation and Management Plan (SWMMP)	LVA
Appendix 8	Pre-DA Lodgement Meeting Minutes	Dungog Shire Council
Appendix 9	BASIX Certificate	LVA
Appendix 10	S10.7 (2& 5) Planning Certificate	Dungog Shire Council
Appendix 11	Flood Level Planning Information	Dungog Shire Council

1 SITE

1.1 SITE DETAILS

Property Address	28 Brown St Dungog NSW 2420
Lot/DP	LOT: 7 SEC: 5 DP: 758366
Current Use	Dwelling House
Zoning (Dungog LEP 2014)	R1 General Residential
Site Area	2,023m ²
Constraints	Minimum lot size – N/A Height of Building – N/A Floor Space Ratio - N/A Bush Fire Prone Land - N/A Drinking Water Catchment Area Williams River Catchment Area Heritage - Dungog General Conservation Area (Dungog Residential Precinct & Dungog Commercial Precinct) Flood Planning - Dungog Tailwater Area
Owner	Refer DA completed application form for owners consent
DP and 88B Instrument	The certificate of title and deposited plan are contained within application.

1.2 SITE DESCRIPTION

The site is located at 28 Brown St, Dungog NSW ('the site') and legally identified as Lot 7 in Deposited Plan 758366. The location of the site within the surrounding locality is shown in Figure 1. Locality Plan. The site is located within the Dungog Local Government Area (LGA).

The site has a total area of 2,023m², and is rectangular in shape (East, West Boundaries: 100.5m, North, South boundaries 20.1m). The site is bounded by Brown St to the north, a heavily landscaped laneway to the east, single level residential units to the west and vacant allotments (grassed) to the south. The subject site is contained within both the Dungog Commercial Precinct Heritage Conservation Area (HCA) and the Dungog Residential Precinct Heritage Conservation Area (HCA), as the boundary between the two areas traverses the site. The existing dwelling is not heritage listed. The lot is not known to be included under any other non-statutory or statutory listings as detailed within the Statement of Heritage Impact (Appendix 5). The surrounding locality contains a range of heritage buildings which contribute to the conservation area along with identified buildings of local significance as detailed within Appendix 5. The subject site is in Flood Planning - Dungog Tailwater Area.

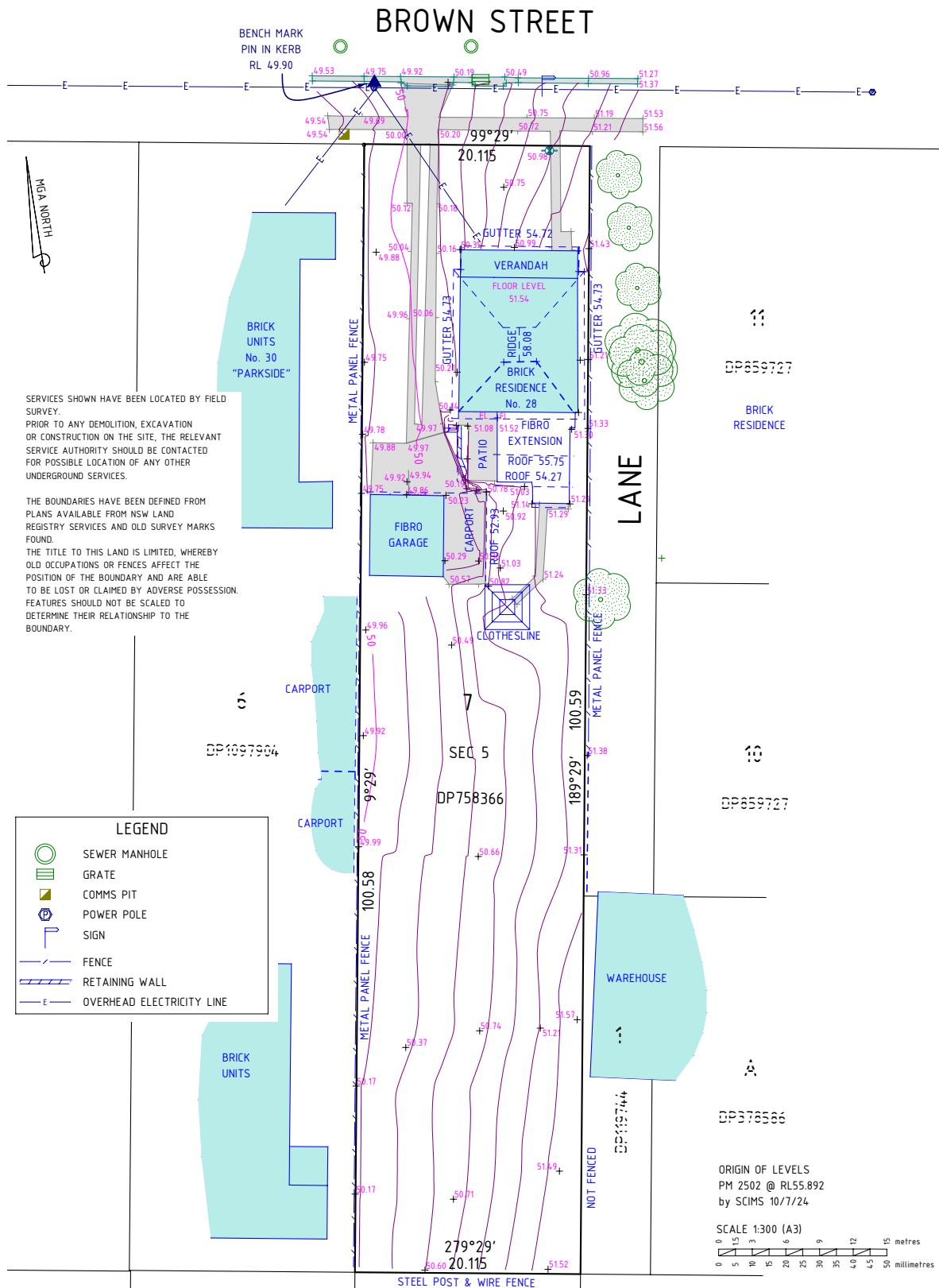
1.3 EXISTING USE

Dwelling house with separate double garage and several small outbuildings.

Figure 1. Locality Plan (SixMaps 2025)



Figure 2. Site Survey Plan (David Cant Surveyors 2024)



2. PROPOSED DEVELOPMENT

2.1 ARCHITECT SUMMARY STATEMENT

The objective of the proposed development is to obtain development consent for the alterations and additions to an original free-standing dwelling house (1900-1910) located at 28 Brown St Dungog, NSW. This development is enabled through the Dungog Local Environment Plan 2014 (DLEP) and the Dungog Development Control Plan (DDCP). Development consent is sought for demolition of an existing (1960s era) rear 'add-on' extension which includes a timeworn kitchen, bathroom and laundry zones that have become spatially unfunctional and heavily impacted by heat gain in the summer with a dominant western elevation (Figure 3), and the proposed construction of a new addition, largely within the same footprint of the existing, which will provide a series of new functional living and utility zones and a new rear deck (Figure 4).

The design is conceived overall as a simple 'workshop' element, adjoining but clearly subsidiary to the original character dwelling. The form directly responds to the raking roof pitch of the existing tiled roof, proposing a continuation of the existing pitch to allow northern light in at high level, but still preventing visibility of the new addition overall from the street elevation (refer Figure 5).

The contemporary addition proposes a simple form with a consistent material palette, and solid timber detail elements that reference the character of the existing house and establishes a clear delineation between the 'new' and original living zones. The scale, proportion and massing of the addition is designed to sit within, rather than beyond, the visual elevation envelope set by the original dwelling. In this way, the addition establishes a discrete presence on the site that does not detract from the character of the surrounding context. (refer Figure 6).

Key components of the development application for the new single-storey addition proposed at the rear of the existing dwelling house as outlined below:

- New open plan kitchen and dining zone with raked ceiling and high level north facing windows.
- A new utility room 'spine' protects the new living zones from the western sun, and includes a wet room entry, concealed laundry, small bathroom, and butlers pantry with storage
- New low-level covered deck provides separate entry with stair to the wet room entry and an external dining and sitting area directly visually connected to the existing back garden landscape.

Figure 5. DA_301 North (Brown St) Elevation - Proposed (LVA, 2025)

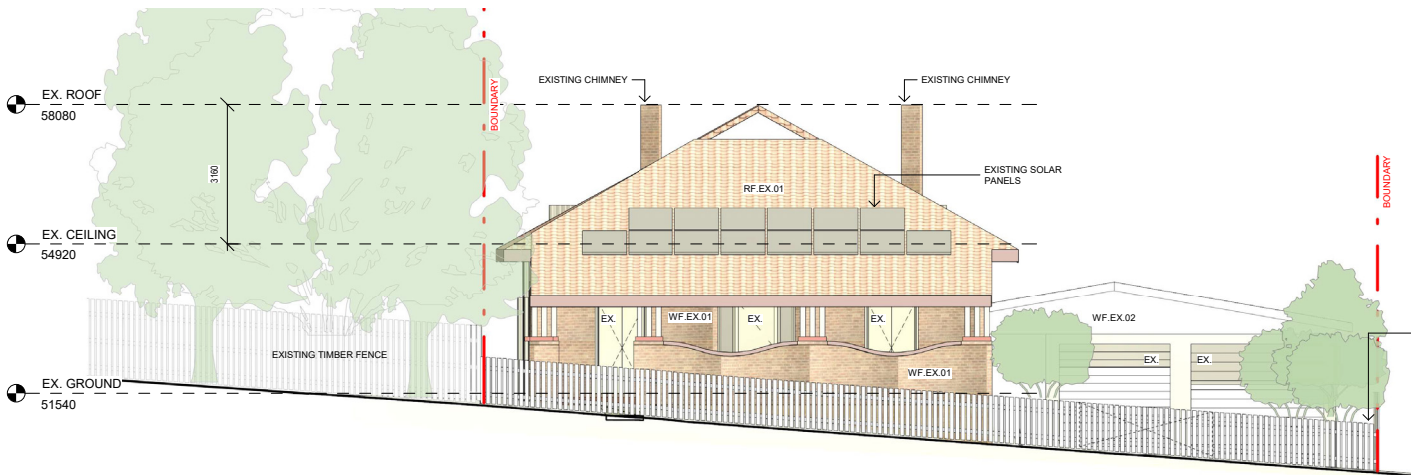
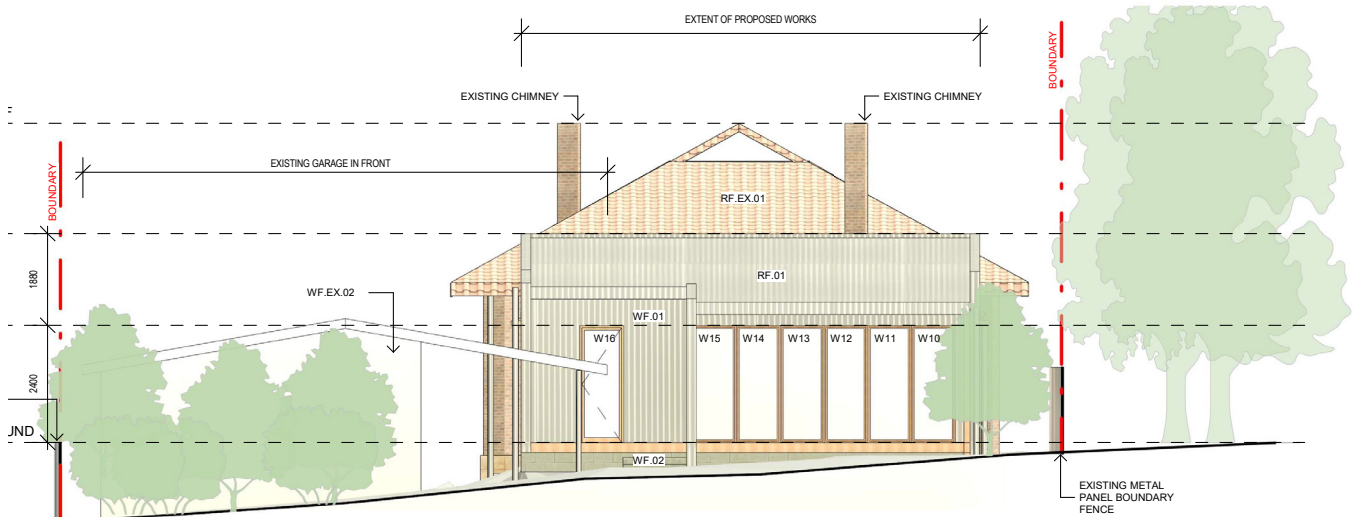


Figure 6. DA_301 South (Rear) Elevation - Proposed (LVA, 2025)



3. PLANNING RESPONSE

3.1 DUNGOG LOCAL ENVIRONMENTAL PLAN 2014 (DLEP)

Pursuant to the Dungog Local Environmental Plan 2014 (DLEP) the subject site is land to which the environmental plan applies. Accordingly, the DLEP is the appropriate EPI to assess the development proposal. The following assessment will demonstrate that the development proposal is compliant with the relevant clauses of the DLEP and permits approval by the Consent Authority.

Clause	Item	Response
Part 2 Permitted or Prohibited Development		
2.2	Zoning of Land to which land applies	R1 - General Residential
2.3	Zone Objectives and Land Use Table	Proposed use permitted with consent
2.7	Demolition requires Development Consent	Proposed demolition permitted with consent
Part 5 Miscellaneous Provisions		
5.10 Heritage Conservation		
5.10 (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,	Site located within a heritage conservation area, demolition of existing addition applicable as per Development Application seeking consent.
5.10 (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,	Site located within a heritage conservation area, erection of proposed addition applicable as per Development Application seeking consent. Development controls applicable as per Development Application seeking consent.
5.21 Flood Planning		
5.21 (2)	Development consent must not be granted to development on land the consent authority considers to be within the flood planning area unless the consent authority is satisfied the development— (a) is compatible with the flood function and behavior on the land, and (b) will not adversely affect flood behaviour in a way that results in detrimental increases in the potential flood affectation of other development or properties, and (c) will not adversely affect the safe occupation and efficient evacuation of people or exceed the capacity of existing evacuation routes for the surrounding area in the event of a flood, and (d) incorporates appropriate measures to manage risk to life in the event of a flood, and (e) will not adversely affect the environment or cause avoidable erosion, siltation, destruction of riparian vegetation or a reduction in the stability of river banks or watercourses.	Site located within a Flood Planning Dungog Tailwater Area. Refer 2700_COM_LZN_009AC_020_20190403_Flood_Zone_Map. Refer DCP Compliance Summary C.8 Managing our Flood Plains below.

Part 6 Additional Local Provisions

6.5 Drinking Water Catchments

(3) In deciding whether to grant development consent for development on land to which this clause applies, the consent authority must consider the following—

- (a) whether or not the development is likely to have any adverse impact on the quality and quantity of water entering the drinking water storage, having regard to the following—
 - (i) the distance between the development and any waterway that feeds into the drinking water storage,
 - (ii) the on-site use, storage and disposal of any chemicals on the land,
 - (iii) the treatment, storage and disposal of waste water and solid waste generated or used by the development,
- (b) any appropriate measures proposed to avoid, minimise or mitigate the impacts of the development.

Site located within Drinking Water Catchment.
 Refer 2700_COM_DWC_009_080_20121105_Drinking_Water_Catchment.

6.10 Williams River catchment

(3) Development consent must not be granted to development on land to which this clause applies unless the consent authority has considered whether the development—

- (a) promotes the sustainable use of land, water, vegetation and other natural resources within the Williams River Catchment, and
- (b) promotes the protection and improvement of the environmental quality of the Williams River Catchment, and
- (c) will have any significant adverse impacts on water quality within the Williams River Catchment, and
- (d) is consistent with the Williams River Catchment Regional Planning Strategy published in September 1997 by the Department of Planning and Environment.

Site located within Williams River Catchment Area .Refer 2700_COM_WRC_009_080_20130416_WilliamsRiver_Catchment.

Schedule 5 Environmental Heritage

Part 2 Heritage Conservation areas

Conservation Area - General
 Dungog Commercial Precinct

Site located within Heritage conservation area.
 Refer 2700_COM_HER_009AC_020_20210719_Heritage

Conservation Area - General
 Dungog Residential Precinct

Site located within Heritage conservation area.
 Refer 2700_COM_HER_009AC_020_20210719_Heritage

3.2 DUNGOG DEVELOPMENT CONTROL PLAN - COMPLIANCE SUMMARY

Sec.	Requirement	Response	Complies
C.1 Residential Development			
1.2	Building Height Plane		
	Building height planes in residential zones shall comply with an envelope that extends vertically from natural ground level at 1.8m and projected from that point 45 degrees to the centre of the lot, the height plane at any point inside the envelope shall not exceed 9m above the natural ground level.	The proposal does not exceed the envelope within the no	Yes
1.3	Setbacks		
	Building line set backs vary depending on the property location, solar access requirements and Council set back requirements. For further information please refer to Section 5 – Building line setbacks, of this DCP.	Refer C.3 Building Line Setbacks below	N/A
1.4	Water Supply		
	Council encourages the installation of water tanks on existing buildings (please note that any water tanks within 900mm of the property boundary must be non-combustible). Where the land is serviced by Council's reticulated water supply the development shall be connected to the service at the applicant's expense.	A watertank allowance of 2,000L is nominated to service the proposed additon is shown nominally on Architectural Plans (final location TBC). Refer Appendix 4. The site and existing dwelling house is serviced by and connected to reticulated water. There is no change proposed to this within application. Refer Appendix 3 Hunter Water Stamped Plan.	Yes
1.5	Sewerage		
	Where that land is serviced by Council's reticulated sewer, the development is to be connected to the service at the applicant's expense. Note headworks and water demand charges may apply.	The existing dwelling house is serviced by and connected to reticulated water. There is no change proposed to this within application. Refer Appendix 3 Hunter Water Stamped Plan	Yes

1.8	Energy Efficiency	Energy efficient buildings should be designed to maximise the solar access of the property. Buildings should have living areas facing north and bedrooms facing south, provide cross flow ventilation in all directions by placing windows in suitable locations, concrete slabs placed directly on the ground and internal masonry walls with direct sunlight provide thermal mass for heating qualities. Buildings envelopes are required to achieve a 3.5 star energy rating. The building is to be provided with a compliant Hot Water Service that achieves a 3.5 star energy rating.	The architectural design embodies passive energy design principles. As south facing location for the proposed rear addition created opportunity to rake the new roof form to source northern light through high level windows, and eastern light through mid-high level windows to maximise the available solar access to the new open plan kitchen and dining areas. Living zones are protected from the western sun via a block of service amenities areas with high, deep small glazing only. Refer Appendix 9 BASIX Certificate for glazing, insulation and envelope minimum performance provisions.	Yes
1.9	Building Compliance	All building work is to meet compliance with the Building Code of Australia, and the associated standards adopted by the BCA.	All building work and specifications will comply with the Building Code of Australia's standards.	Yes
1.10	Bush Fire Prone Land	In the event that is identified as being bush fire prone the development must meet the requirements of Planning for Bush Fire Protection. A Bushfire Assessment must be provided by the applicant that complies with the requirements of Planning for Bushfire Protection.	The site is not identified as bushfire prone.	N/A
C.3 Building Line Setbacks				
2.3	Building Line Setbacks to Front Property Boundary			
2.3.3	Land Zoned R1 General Residential or RU5 Village			
		On land zoned R1 or RU5, the minimum setback from the front property boundary shall be:- 1) 6m for a single storey dwelling and 7.6m for a two storey dwelling; and 2) 3m from the side road property boundary on corner allotments.	Setback to existing dwelling house from front property boundary exceeds the 6m minimum for single dwelling	Yes

2.4	Side and Rear Boundaries		
2.4.3	Land Zoned R1 General Residential or RU5 Village		
	On land zoned R1 or RU5, the minimum setback from side and rear boundaries shall be:- 1) 900mm for a single storey dwelling; and 2) 1500mm for a 2 storey dwelling.	_Setback to proposed addition from rear property boundary exceeds 900mm minimum for single dwelling _Setback to existing dwelling house from west property boundary exceeds the 900mm minimum for single dwelling _Setback to existing dwelling house from east property boundary is less than the 900mm minimum for single dwelling - 800mm (varies). Refer DA_110 Ground Floor Plan. Setback to proposed addition exceeds the 900mm minimum for single dwelling.	Yes (refer below)
2.5 Variation to Building Lines			
2.5 (c)	Variations to building line setbacks will only be considered under the following circumstances: 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.	Existing dwelling house is already located in a position less than the minimum setback required on the east property boundary. Rather than match this limitation, the proposed addition increases the setback to 1200-1300. The proposed addition protects the integrity of the existing dwelling and does not infringe upon the established side setbacks as visible from the street .A pre DA-Meeting was held with Dungog Shire Council which did not identify any concerns with the proposed east side setback, refer Appendix 8. The proposed rear addition is appropriately sized for the site, maintaining a minor scale to the 'major' element of the existing original dwelling house.	Yes
C.8 Managing our Flood Plains			
8.7	Special Requirements for Fencing		
8.7.2a	a) Fencing is to be constructed in a manner which does not affect the flow of floods so as to detrimentally increase flood affection on surrounding land. b) Solid or barrier Fencing must be certified by a suitably qualified engineer, that the proposed fencing is adequately constructed so as to withstand the forces of floodwaters. c) The alignment of fencing relative to flood flows must be considered	Application proposes a new timber picket fence approx. 1100H in keeping with the heritage conservation areas recommendation. We understand from Pre-DA meeting with DSC that an 'open style picket fence on the front property boundary is considered acceptable from a flooding perspective". Please refer Appendix 8.	Yes
Schedule 1	Land Use Categories		
	Residential	Dwelling house applicable	Yes

Schedule 2 Flood Plain Areas Planning Matrix Controls

	Floodplain Management Zone	Site is classified as 'Flood Fringe' as confirmed by Dungog Shire Council. Refer Appendix 8.	Yes
Floor Level	2. Floor levels (excluding non-habitable residential floorspace) to be equal to or greater than the FPL and other floor levels equal to or greater than the FPL. Construction in Floodway not permitted.	The existing floor level of the original dwelling house and rear later extension is RL 51.54 AHD, 70mm lower than the nominated FPL. The proposed application seeks to demolish and replace the existing rear extension structure (49m2) only, and proposes a new replacement addition (55m2) that maintains the FFL aligned with the existing original house. Given the proposed works represent for the most part demolition and replacement of existing portions of the structure, DSC confirmed <i>'strict compliance with the FPL would not be enforced'</i> . The new addition does contain habitable areas, but does include bedrooms. The new addition proposes an minor increase in gross floor area of 6m2 only. Refer Appendix 8.	Yes
Building Components	1. All structures to have flood compatible building components below or at the FPL	Please refer Schedule 4 comments below.	Yes
Structural Soundness	1. Engineers certificate to confirm any structure subject to a flood up to and including the 1% AEP or 0.2% AEP (as applicable) flood level can withstand the force of flood water, debris and buoyancy.	The proposal assumes this certification will applied to all structural elements as confirmed by DSC: <i>"Flood compatible materials would normally be required for the portions of the structure below the FPL, however, in this case it was agreed that flood compatible materials need only be provided below the proposed finished floor level of RL 51.54m AHD. This will need to be demonstrated on the plans and confirmed by the structural engineer"</i> . Refer Appendix 8.	Yes
Flood Affection	2. The impact of the development on flood affection elsewhere to be considered. The development must not obstruct or divert flood waters to or from neighbouring properties	As the proposed works are minor and seek only to demolish and replace existing building structure at the same level, no additional impact on or obstruction to neighbouring properties is envisaged by the application.	Yes

Evacuation/ Access	4. Consideration required regarding an appropriate flood evacuation strategy & pedestrian / vehicular access route for both before and during a flood.	Noted. Owners to determine for emergency procedures.	Yes
Flood Awareness	S5.10.7 certificates to notify of applicability of this DCP	Refer Appendix 10. Section 10.7 (2) & (5) Certificate sourced from Dungog Shire Council that has informed this application.	Yes
Management and Design	1. Flood plan required where floor levels are below the design floor level.	Noted, assume DA to be conditioned if applicable.	N/A
	2. Applicant to demonstrate that there is an area where goods may be stored above the FPL during floods.	Noted, assume DA to be conditioned if applicable.	N/A
	3. Applicant to provide controls where necessary to prevent the discharge of pollution during floods, including compliance with Councils On-site Sewage Development Assessment Framework.	As the proposed works are minor and seek only to demolish and replace existing building structure at the same level, reticulated sewer and water services are proposed for which Councils OSDAF is non-applicable.	N/A
Schedule 3	Definition of Flood Planning Level		
Location	Dungog Tailwater Area	Site located within Dungog Tailwater Area. Refer 2700_COM_LZN_009AC_020_20190403_Flood_Zone_Map	Yes
Flood Planning Level	Applicable 0.2% AEP level plus 500mm freeboard	The Flood Planning Level for the site is RL51.61m AHD as confirmed by Dungog Shire Council. Please refer Appendix 11.	Yes (refer above)
Schedule 4	Flood Compatible Materials		
	Flood compatible materials would normally be required for the portions of the structure below the FPL	It was agreed with Council that flood compatible materials need only be provided below the proposed finished floor level of RL 51.54m AHD. Flood velocity at this location has been determined as 1m/s and flood depth at approximately 1.1m. Structure below the RL 51.54m AHD will adhere to Schedule 4 requirements and be confirmed by a structural engineer for the CC. Refer Appendix 8.	Yes
Flooring and Sub-floor Structure	Flood Compatible Materials: • concrete slab-on- ground monolith construction • suspension reinforced concrete slab.	Proposed floor structure to new addition is suspended reinforced concrete slab to RL +51.540 AHD. Refer Refer Appendix 4 DA_201.	Yes

Wall Structure	Flood Compatible Materials: Solid brickwork, blockwork, reinforced, concrete or mass concrete	Subfloor wall structure to new addition suspended slab perimeter proposed to be concrete blockwork. Refer Appendix 4 DA_201.	Yes
Wiring	All wiring, power outlets, switches, etc., should, to the maximum extent possible, be located above the relevant flood level	All proposed electrical outlets will be located above the Flood Planning Level RL51.61m AHD as confirmed by Dungog Shire Council. Please refer Appendix 8.	Yes
C.15 Contaminated Land			
	Council shall ensure that all development in Dungog Shire is carried out having regard to the requirements of the Dungog Shire Council Contaminated Land Policy, along with all supporting guides and documents that may from time to time exist to guide the management of contaminated land.	The site is not defined as significantly contaminated land, nor is it currently subject to a management order.	Yes
C.16 Biodiversity			
	<p>The principal objectives of this Plan are to:</p> <ul style="list-style-type: none"> protect and preserve native vegetation and biodiversity in the Dungog Council area retain native vegetation in parcels of a size and configuration which will enable the existing plant and animal communities to survive in the long term protect and enhance habitat for threatened species, populations and ecological communities maintain and enhance corridors for fauna and flora 	The land is not biodiversity certified land under the Biodiversity Conservation Act 2016, Part 8.	N/A

C.17 Heritage			
	<p>When determining an application for development of a heritage item or in a heritage conservation area that will involve the construction of a building an applicant should supply, in addition to information required to be supplied with all development applications, photographs and/or elevations and a completed building assessment form that will enable the consent authority to assess how a proposed development will relate visually to buildings already on the land subject to a development application and on land in the vicinity of the development.</p>	<p>The application site falls within both the Dungog Commercial Precinct Heritage Conservation Area (HCA) of local heritage significance and the Dungog Residential Precinct Heritage Conservation Area. The boundary between the two zones traverses the application site - refer 2700_COM_HER_009AC_020_20210719_Heritage. The existing dwelling house is not heritage listed. The site is not known to be included under any other non-statutory or statutory listings. The Statement of Heritage Impact contained in Appendix 5 confirms the proposed development application aligns with the significance of the area and the Dungog Development Control Plan. The proposal complies with the Heritage controls and respects the objectives of the Heritage Conservation Area. Council have confirmed they were satisfied with the materials selection in respect to integration within the heritage precinct. Please refer Appendix 8.</p>	Yes
C.18 Water Efficiency			
18.2.5	<p>This DCP applies to the following types of development that may only be carried out with development consent or a complying development certificate:</p> <ul style="list-style-type: none"> • commercial buildings; • industrial buildings <p>This DCP does not contain provisions relating to subdivision design and layout.</p>	<p>Whilst not specifically required by the DCP, this application proposes water efficiency measures aligned with the intent of the control. Refer Appendix 9 BASIX Certificate.</p>	Yes
C.20 Off-street Parking			
Schedule 1	<p>A residential dwelling house requires 1 space per dwelling. At least 1 space per dwelling to be undercover.</p>	<p>No proposed change to existing condition within application. Existing on-site parking condition allows for multiple vehicle parking, with additional separate dual car garage providing undercover parking.</p>	Yes
C.22 Signage			
		<p>No advertising or signs are proposed with application</p>	N/A

C.23 Onsite Sewerage Management		
	Development consent will not be granted by Council unless adequate arrangements have been made for the disposal and management of sewage. Developments without access to the reticulated sewer of the local water and sewer authority must demonstrate that the proposal for the disposal and management of sewage is adequate and sustainable and how it satisfactorily addresses the Dungog Shore On-site Sewage Management Policy.	Hunter Water reticulated sewer services the existing dwelling house and there is no change proposed to the arrangement within this application. Refer Appendix 3 Hunter Water Stamped Plan
		Yes
C.24 Site Waste Minimisation & Management		
	All applications for development, including demolition, construction and the ongoing use of a site/premise, must be accompanied by a Statement of Environmental Effects (SEE). This Statement is to include a SWMMP as the central document of compliance with this Chapter's requirements.	A Site Waste Minimisation and Management Plan (SWMMP) has been prepared for the development. Refer Appendix 7. The existing residential waste collection services associated with the site are proposed to be retained, the proposed development is not expected to generate any additional demands.
		Yes

8 CONCLUSION

This Statement of Environmental Effects (SEE) demonstrates that the proposed application aligns with the development quality and performance principles outlined within the Dungog Shire Council LEP 2014 and DCP, and provides particular consideration to the delicate and considered design quality required by the heritage conservation area site setting. It will contribute significantly to the quality of surrounding building context, whilst dually addressing the technical complexity of the flood planning and heritage site controls, with a simple, sustainable quality addition. We believe all relevant issues have been addressed within this SEE, and any potential concerns have been effectively managed or mitigated.

The primary reasons for the appropriateness of the proposed development are as follows:

- The proposed development is permissible on the site with consent.
- There will be no adverse impact on the existing character or amenity of the heritage area, as per the Statement of Heritage Impact.
- The proposal is expected to positively enhance the existing heritage leafy streetscape with little impact on the surrounding residential properties.

We await Council's determination on this matter, and are available for any further questions or clarifications should they be required.