

Statement of Environmental Effects

PROPOSED SHED

Lot 109 DP 1256071
(No. 7) Ned Place
GRESFORD

Prepared For
N George

March 2025

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1.0 DEVELOPMENT DETAILS & SUITABILITY

1.1 Development

The proposed development involves construction of shed with mezzanine at Lot 109 DP 1256071 (No. 7) Ned Place, Gresford.

Refer to plans for further details.

1.2 Use of Shed

The proposed shed will provide room to store the resident's cars and caravan as well as storing other personal items. A portion of the shed may also be used by the Owners for personal hobbies.

The construction of the shed will ensure that all the Owner's personal property is stored onsite and not upon public streets.

The proposed shed is not to be used for commercial purposes and is solely for the storage of the resident's personal item.

1.3 Applicant

N George
C/- Complete Planning Solutions Pty Ltd

1.4 Owner

The land is currently owned by N George & E Horton.

1.5 Zoning

The subject site is zoned RU5 Village under the provision of the Dungog Local Environmental Plan 2014

1.6 Site Details

The subject development site comprises of a total area of approximately 5840m².

1.7 Site Analysis

The subject site is located within a village residential area. The site is currently occupied by a dwelling.

1.8 Site Constraints

The site has not been identified by NSW Planning Portal as having any environmental.

1.9 Local Facilities

The subject site is within close proximity to the Dungog Local Business Centre area, convenience stores, schools and recreation facilities. Land use within the immediate locality is of a residential nature.

1.10 Compatibility with Local Area

Lot 109 DP 1256071 is a residential property located in Gresford consisting of planned infrastructure designed to facilitate development of this type. Land in the immediate vicinity of the site is occupied by residential housing.

The proposed development will be consistent with existing residential developments through the use of selected materials while seeking to enhance the overall streetscape. The proposed development is to be constructed with sheetmetal cladding walls and metal sheet roofing. The proposed development will be compatible with the visual setting of the local area. Refer to attached plans for details.

1.11 Location

Lot 109 DP 1256071 (No. 7) Ned Place, Gresford. Refer to Figure 1.



Figure 1: Locality Map – Map view of Lot 109 (No. 7) Ned Place, Gresford

2.0 Planning Objectives

2.1 Dungog Local Environmental Plan 2014

The subject site is zoned RU5 Village.

Objectives of zone

- To provide for a range of land uses, services and facilities that are associated with a rural village.
- To promote the growth of individual settlements as local service centres.
- To encourage a variety of mixed-use development.
- To enhance the character, including the cultural and built heritage, of each village.

2 Permitted without consent

Extensive agriculture; Home occupations; Markets; Roads; Roadside stalls

3 Permitted with consent

Centre-based child care facilities; Community facilities; Dwelling houses; Neighbourhood shops; Oyster aquaculture; Places of public worship; Recreation areas; Recreation facilities (indoor); Recreation facilities (outdoor); Respite day care centres; Schools; Tank-based aquaculture; Any other development not specified in item 2 or 4

4 Prohibited

Air transport facilities; Airstrips; Animal boarding or training establishments; Dairies (pasture-based); Farm buildings; Forestry; Heavy industrial storage establishments; Heavy industries; Industrial training facilities; Intensive livestock agriculture; Intensive plant agriculture; Open cut mining; Pond-based aquaculture; Rural workers' dwellings; Secondary dwellings

A shed is permissible with the consent of Council.

2.2 Dungog Development Control Plan 2020

The aims of this DCP are:

- a) To provide a detailed planning document that outlines requirements for development which meets community expectations and addresses the key environmental planning issues of the Local Government Area; and
- b) To identify certain development as advertised development and to detail public notification requirements in accordance with Section 3.43 of the EPA Act;

Consideration of the DLEP 2014 and DDCP 2020 have been taken into consideration in the preparation of this statement.

3.0 ENVIRONMENTAL IMPACT

3.1 Building Height

The shed will have a height of approximately 5.972m to the ridgeline. The proposed development will not have a negative impact on adjoining properties in relation to overshadowing, privacy or views. The proposed building heights comply with Council's requirements.

3.2 Building Height Plane

The proposed development is slightly out of the building height plane. Council is requested to consider the following justification for allowing this non-compliance:

- Only a small portion of the building to the south-western boundary is outside of the DCP requirement;
- The land to the rear of the subject site is vacant rural land and as such the proposed non-compliance will not create a negative impact upon this property;
- The location has been chosen to allow the family to utilise the land between the dwelling and shed for personal open space;
- The shed is a non-habitable building and as such will not impact on the amenity of the neighbouring properties.
- The chosen position for the shed has less impact on all adjoining properties, especially those to the north-west.

3.3 Setbacks

The proposed setback to the southern (side) boundary will be approximately 3m. The setback to the western (rear) boundary will be approximately 3m.

All setbacks meet Council's requirements.

3.4 Vehicle Parking Requirements

The garage attached to the existing dwelling and the proposed shed will ensure that all the resident's motor vehicles and personal belongs are under cover and locked away.

The proposed vehicle parking meets Council's DCP requirements.

3.5 Detached Shed Floor Area

According to Council's DCP Part C 1.13 Residential Garages "*Within the Residential 2(a) and Village 2(v) zone the enclosed floor area of a detached garage shall be a maximum of 4 bays (3m x 7m = 84m²).*"

The proposed development has a ground floor area of 150m² and the mezzanine floor area of 48.22m². The proposed development does not comply with Council's DCP requirements. Council is requested to consider the following justification for allowing this non-compliance:

- The subject site has a site area of 5,840m² which is of sufficient area to accommodate the proposed development, without having a negative impact upon the landscape.
- With the subject site being 5,840m² it is approximately 5 times larger than most standard residential lots.
- The restriction of the enclosed floor area of 84m² is better suited to residential zone where lot sizes are far less in area (such as 450m²-1,200m² properties).

- The location of the proposed development to the north-western corner of the property reduces the structures visual impact upon the landscape.
- The proposed development is not to be used for residential or commercial purposes.
- Gresford is a rural village which incorporates a variety of lot sizes, from standard residential to larger residential and rural land. The proposed shed is in keeping with a rural farm building and is not out of place with the general area.

3.6 Acid Sulphate Soils

The subject land is not mapped as being within an Acid Sulfate Soils areas. An Acid Sulfate Soils Management Plan is not required in this instance.

3.7 Mine Subsidence

The site has not been identified as being located within a proclaimed Mine Subsidence District. Approval from the Mine Subsidence Board is not required in this instance.

3.8 Flooding

The subject site has not been nominated as being subject to flooding.

3.9 Energy Efficiency

The proposed development is for a class 10a building, a BASIX is not required.

3.10 Stormwater Management

Stormwater to legal point of discharge to kerb. Refer to plans for further information.

3.11 Services

The subject site has access to all services of electricity, telephone and town water. These services will be supplied as required to the proposed new development.

3.12 Access and Traffic

The subject site retains access to Ned Place, a sealed all weather access road. The proposed development is not expected to significantly increase local traffic movement with the local area.

To ensure the safety of residents and the general community the proposed development complies with Council's requirement for adequate access and manoeuvrability.

It is not proposed to construct an internal driveway to the shed.

3.13 Overlooking/Privacy/Lighting

The proposed development is unlikely to adversely impact upon the privacy of adjoining properties. The proposed location of the development and separation distance between the proposed development and neighbouring developments ensure that privacy is maintained by impeding light spill and view corridors between residential dwellings etc.

3.14 Landscaping

The proposed development does not involve landscaping.

3.15 Heritage

The subject site has not been identified as having Aboriginal or European heritage significance. A heritage assessment is not considered necessary in this instance.

3.16 Flora & Fauna

The proposed development does not require the removal of any vegetation. The subject site has been previously cleared and is ready to accommodate the proposed development.

3.17 Bush Fire

The subject site is not located within a bush fire prone area.

3.18 Retaining Walls

4.0 WASTE MANAGEMENT

Local firms will be advised of any materials which are able to be crushed or recycled. Collection of these materials will be undertaken by a suitably qualified contractor. Table 1 details proposed strategies for the management of site waste.

TABLE 1: Site Waste Management Plan

MATERIAL	PROPOSED STRATEGY
Excavation Materials	Topsoil for landscaping of site
Green Waste	To be recycled for chipping and composting
Bricks	Transported to crushing and recycling firm
Concrete	Transported to crushing and recycling firm
Timber – pine, particle board	Second Hand Building Materials Sales or Recycled at Local Waste Management Facility
Plaster Board	Landfill site
Metal	Recycled at metal recyclers or sent to landfill site (depending on metal)
Asbestos	In the event that asbestos is identified during the demolition of any existing building structures, then the product shall be removed in accordance with WorkCover 'Working with Asbestos Guide, 2008
Other – including glass, doors, etc	Windows/doors to second hand building materials outlet. Remainder to licensed waste facility.

Construction Waste

Construction materials will be stockpiled and an industrial sized waste bin will be located on the site. This waste will either be recycled (timber, steel etc) or disposed of within an approved waste facility. See 'Table 1: Site Waste Management Plan' above for further details.

General Domestic Waste

All waste material will be recycled where possible and collected by council's garbage service on a weekly basis.

Demolition

Any proposed demolition works will be carried out in accordance with AS 2601—2001, *Demolition of structures* and any relevant WorkCover guidelines.

5.0 CONCLUSION

This Statement of Environmental Effects has been prepared to address relevant planning issues for the proposed development. The proposed development is deemed to be appropriate as:

- The proposed development is consistent with Council's Planning Instruments;
- The subject site is of sufficient size to accommodate such a development;
- The subject site has access to services such as electricity, telephone, water;
- The proposed development will not decrease the residential amenity currently enjoyed by residents of the area;
- The proposed development will occur with minimal land disturbance;
- The proposed development requires minimal vegetation removal;
- The proposed development ensures the privacy of residents of adjacent properties;
- The subject site is not subject to drainage problems;

6.0 RECOMMENDATION

It is recommended that Dungog Council grant Development Consent for the proposed development at Lot 109 DP 1256071 (No. 7) Ned Place, Gresford.