

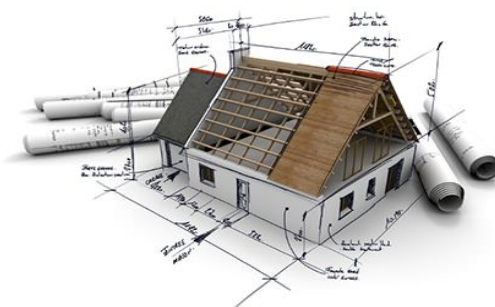


DUNGOG SHIRE COUNCIL

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STATEMENT OF ENVIRONMENTAL EFFECTS



New Homes & Home additions

To assist Council in fully assessing your development application in accordance with legislative requirements it is necessary for you to provide comments or advice for the following questions. These relate to common matters which need to be addressed to mitigate potential impacts resulting from your proposed development.

1. Does the proposal comply with Council Building Line Setback?

SETBACK REQUIREMENTS

(Dungog Council's Shire Wide Development Control Plan No 1 (DCP) Part C 3)

Zone	Front Property Boundary Setback		Side & Rear Setback	Side & Rear Setback
	Main Road	Unclassified Road		Second road frontage corner block
R5 - Large Lot Residential & E4 - Environmental Living	70m	30m	10m	10m
NOTE - 15m from new roads within a R5 Large Lot Residential zoned subdivisions.				
RU1 - Primary Production	140m	50m	50m (lots >60ha) 40m (lots 30 – 60ha) 30m (Lots <30ha)	50m (lots >60ha) 40m (lots 30 – 60ha) 30m (Lots <30ha)
R1 General Residential & RU5 - Village				
Single Storey	6m		900mm	3m
Double Storey	7.6m		1500mm	

NOTE - Additional requirements apply for Count Street & Boulton Drive, Paterson see Dungog Council DCP Part D. May also apply for specific new subdivisions, see Council for further information if required.

Proposed setbacks:

a) Proposed setback 14 metres. Front Property Boundary Setback complies?

Yes ☒ No ☐ Existing setback 14 m if applicable.

b) Proposed setback 4.84 metres. Side & Rear Setback complies?

Yes ☒ No ☐ Existing setback 4.84 m if applicable.

c) Proposed setback 4.02 metres. Side & Rear Setback complies?

Yes ☒ No ☐ Existing setback 4.02 m if applicable.

d) Proposed setback 72 metres. Side & Rear Setback (if applicable) complies? (Secondary road frontage only)

Yes ☒ No ☐ Existing setback 72 m if applicable.

2. Will the development require disposal of effluent waste water (eg bathrooms, ensuite, kitchens, laundry, toilets etc)?

Yes ☐ No ☒

3. If so where will the waste water be disposed of to

Effluent waste water to:

i) Hunter water corporation sewer	Yes <input type="checkbox"/>	No <input type="checkbox"/>
ii) Onsite disposal to existing system	Yes <input type="checkbox"/>	No <input type="checkbox"/>
iii) New onsite disposal system	Yes <input type="checkbox"/>	No <input type="checkbox"/>

Note - Onsite effluent waste water disposal from new houses or house additions will require a separate application. See council Environmental Health Department for further information.

4. Is a BASIX certificate required?

Yes ☒ No ☐

When is a BASIX certificate required -

- 1 July 2011 for BASIX Certificates issued for all new dwellings (new single houses, townhouses, apartments, residential flat buildings and secondary dwellings).
- 30 September 2011 for BASIX Certificates issued for Alterations and Additions (of construction value \$50,000 or more, and for pools of 40,000 litres or more).

5. Does the development require any demolition of existing structures?

Yes ☒ No ☐

If yes please provide details on the proposed waste management including asbestos and other waste materials.

Waste management will be in accordance with the Site Waste Minimisation & Management Plan on drawing 24-048-A03

6. Is your proposed building consistent with the type of similar development in the immediate area including external finishes, size, height etc?

If not what measures are proposed to reduce the impact? (eg Landscaping, screening, painting).

Colours for walls are - The proposed cladding material and colour will match the existing building. The existing weatherboard cladding is a pale yellow which will remain.

Colours for the roof are - The roof sheeting will match the existing building. The existing roof sheeting is a light colour which will be match on the new development.

7. Is the land subject to bushfire threat?

Note - See Council bushfire prone mapping on council's website or visit our offices. Consideration also needs to be given to unmanaged grasslands which are not mapped on Councils bushfire threat mapping.

Yes ☐ No ☒

If yes, a bush fire threat assessment will be required for the proposed development. See www.rfs.nsw.gov.au for further information on bushfire protection requirements or contact a bushfire threat consultant.

8. Is the land subject to natural or other hazards such as flooding, drainage, land slip, acid sulphate soils, slope, and similar risks? If yes, to what extent? What measures will be taken to overcome these matters?

Yes ☐ No ☒

9. Will the development require the removal of any trees/shrubs? If yes, specify approximate areas, tree sizes and numbers.

Note: This can be illustrated on a site plan.

Yes ☐ No ☒

10. Does the development involve excavation works which may cause soil erosion?

Yes ☐ No ☒

If yes, what steps are to be taken to reduce soil erosion potential? (eg Sediment traps, vegetating bare earth).

11. Where will the stormwater from the roof be disposed to?

To the street	Yes	<input checked="" type="radio"/>	No	<input type="radio"/>
To a water storage tank overflow to:				
a) Street	Yes	<input type="radio"/>	No	<input type="radio"/>
b) absorption trench	Yes	<input type="radio"/>	No	<input type="radio"/>
c) drainage easement	Yes	<input type="radio"/>	No	<input type="radio"/>
d) existing drainage channel	Yes	<input type="radio"/>	No	<input type="radio"/>
To an inter allotment drainage system	Yes	<input type="radio"/>	No	<input type="radio"/>
To the existing stormwater drainage system	Yes	<input type="radio"/>	No	<input type="radio"/>
To an onsite rubble pit or absorption trench	Yes	<input type="radio"/>	No	<input type="radio"/>

Other (provide details): New downpipes will be connected into existing system and drainage to street.

12. Will the development be located over or adjacent to Hunter Water Corporation sewerage mains? (Note: All applications in sewered areas must be stamped by the Hunter Water Corporation prior to lodging your application)

Yes ☐ No ☒ Near sewer but not required

If yes what measures have been taken to ensure that no structural loads will be imposed on the mains?

N/A

13. Does your development require construction of a new driveway crossing?

Yes ☐

No ☒

14. Is the proposed development located in a heritage conservation area or is there a heritage item situated on the property?

Yes ☒

No ☐

If yes please see Dungog Shire Council DCP 17 on our website for further information.

The proposed additions are very minor additions to the rear of the existing dwelling. The proposed

development is entirely obscured from street level and is generally within the existing footprint

of the existing building. The proposed addition will have no impact on the heritage significance of the area

15. **Other Matters.**

The proposed development is designed to improve access for the disabled occupant of the dwelling and provide adequate maneuvering area for disabled access. The minor addition is in keeping with the existing building design and is a very small extension of the existing rear skillion profile.

Vehicle access will remain as per the existing conditions and are not affected by the development.

Stormwater from the proposed addition will be connected into the existing stormwater system and drained to Dowling Street.

Applicants Signature: _____



Date: 20-3-25

Applicant's Name (Please Print): Peter Barnes - CAD Design & Draft