

STATEMENT OF ENVIRONMENTAL EFFECTS

Proposed Dual Occupancy and Class 10 Shed Structure

For: David and Jenny Hugo

At: 101 Clements Road East Gresford 2311

Lot 1/-/DP248699

Site Details:

Location: 101 Clements Road East Gresford 2311

Site Area: 2.03 ha

Land Zoning: RU1 Primary Production

Existing use of the site: Existing Dwelling

Development Details:

Proposed: Class 10a Shed Structure

Shed:

Proposed Floor Area: 108m²

Eave Height: 3.8m

Peak Height: 5.664m

Front Boundary Offset: 18.211m

Side Boundary Offset: -

Rear Boundary Offset: Located in front of dual occupancy structure

Stormwater: To connect to absorption trench or level spreader.

Dual Occupancy:

Proposed Floor Area: 140m²

Eave Height: 3.628m

Peak Height: 4.840m

Front Boundary Offset: Located behind proposed shed

Side Boundary Offset: -

Rear Boundary Offset: 9m

Stormwater: To connect to absorption trench or level spreader.

Environmental Impacts:

Soil Contamination: No

Sediment & Erosion Controls: Sediment fence to be installed on the lowest side to prevent erosion and run off to neighbouring properties.

Waste Management: NIL

Excavation / Fill: max 1595mm cut / 1680mm fill.

Tree Removal: No

Planning Layers (Via NSW planning Portal):

Bushfire Prone: Yes

Flood Planning Map: No

Hunter Valley Flood Mitigation scheme: No

Landslide Risk Land: No

Acid Sulfate Soils: No

Drinking Water Catchment: No

Riparian Lands and Watercourses: No

Terrestrial Biodiversity Map: No

Biodiversity Values: No

Mine Subsidence: No

Dungog Shire Council DCP Requirements:

Dual Occupancy Dwelling Structure:

- Dwellings must not be sited on prominent ridgelines.

Not sited on prominent ridgelines.

- Dwellings must be designed to suit the natural landform.

Yes.

- Cut and fill on steep slopes must be minimised and split level or pole frame dwellings are preferred.

Yes.

- The impact on existing vegetation and landscape features must be minimised.

Yes.

- On site landscaping must be used to screen the view of dwellings from public places.

Yes – if required.

- Access roads and drainage works must respect the topography.

Yes.

- Dwellings and on-site sewerage disposal areas must comply with set-back requirements

Yes.

- The design and height of the dwelling must respond to the natural and built features of the area.

Yes.

- Building materials must comply with bushfire safety standards.

Yes.

- The dwelling and outbuildings must generally be of muted colours to blend with the surrounding natural setting.

Yes.

- The use of verandas and awnings are encouraged to reduce the apparent bulk of dwellings.

Yes.

- Garages on the front façade of dwellings must be articulated.

Yes – if applicable.

- Fences, screens and retaining walls must be compatible with the overall building and landscape design.

Yes.

Shed:

- Farm buildings and outbuildings/sheds should be clustered in one location on the property. Where possible, this should be close to dwellings, but not where this will result in land use conflict.

Yes.

- Farm buildings and outbuildings/sheds are to be sited and orientated to minimise their visual dominance and impact on the streetscape. In particular:
 - Ridgeline or hilltops locations should be avoided.

Yes.

- On smaller allotments with limited width the narrow elevation of the building should face the primary street frontage.

N/A.

- Farm buildings and outbuildings/sheds as well as related driveways, manoeuvring areas and filled areas are to be positioned on the land so as to minimise the removal of any native vegetation.

Yes.

- Farm Buildings or Outbuildings/sheds on properties which contain or are adjacent to a heritage item will be assessed on merit. Development applications shall be supported by an assessment against clause 5.10 Heritage conservation of the LEP and Part C Chapter 17 Heritage conservation of the DCP.

N/A.

- Cut and fill for buildings, manoeuvring areas, fill batters and access driveways should be limited to a maximum 2 metres of cut and 1.5 metres of fill.

Yes.

- Farm buildings and outbuildings should not be erected on land having a slope in excess of 10%.

Yes.

- Farm buildings and outbuildings should be set back a minimum of 40 metres away from any watercourse

Yes.

- Roof forms should provide visual relief to the building in order to reduce the building's bulk. Barn style roof forms that are less bulky in appearance are encouraged in rural and environmental protection areas.

Yes.

- Building facades that can be readily viewed from adjacent roads should be articulated with suitable features such as windows, awnings and verandahs to minimise their visual bulk.

Yes.

- Outbuildings/sheds on an allotment of land between 1.5 and 10 hectares should not have an area of more than 200m².

Yes – proposed shed smaller than allowable maximum size.

- Outbuildings/ sheds should be not higher than 7 metres above the existing ground level.

Yes.

- External materials, finishes and colours should complement and harmonise with the surrounding environment and the existing development on the land.

Yes.

- External materials used in the construction of farm buildings and outbuildings are to be pre- painted and should have non-reflective surfaces.

Yes.

- In rural and environmental protection zones the walls and roof should be of colours primarily involving non-urban landscape colours (muted greens, browns and greys). Bright/stark colours such as white, cream, black, blue, yellow or red or variations of these are generally not acceptable except as a minor detail colour (e.g. gutters) on a structure.

Yes.

- Any part of a building below the 1% AEP (1-in-100 year flood level) is to be constructed of flood compatible materials

Yes – if applicable.

Dungog Shire Council LEP 2014:

- Proposed structures are permissible under the Dungog Local Environment Plan 2014 for the Land Zoning

Yes – dual occupancy is permitted with consent under RU1 Land Zoning.

- Height of Buildings

Not adopted.

- Floor Space Ratio

Not adopted.