

# STATEMENT OF ENVIRONMENTAL EFFECTS – Additions to Existing Dwelling

SITE 281 Fosterton Road, Fosterton  
LOT: 62 DP: 635639  
OWNER: Robert & Helen Muscat  
PREPARED BY: Casa Design Co – Ellie Labella

## **Description of Site:**

281 Fosterton Road, Fosterton is approximately 46 hectares in RU1. An existing home (148 sqm) masonite clad and metal roof dwelling with a pool occupies the site at present. Vehicle access and car parking is off Fosterton Road with ample parking space on the existing large driveway.

## **Development Proposal:**

The Owner's propose to construct an attached single car garage to the West. The new addition will include a secondary entrance into the home via the internal garage door. The extension has been designed to blend seamlessly into the existing home and cannot be seen from the streetscape.

## **New works will include:**

- Demolish the existing western walls as per the plans, clean up the site and excavate for new slab and foundations in accordance with Engineer's requirements.
- Construct new works as per the design plans and engineering plans, BCA, N.C.C requirements and to Australian Standards.

## SUMMARY OF DCP REQUIRMENTS

### **BUILDING HEIGHT:**

4m proposed at highest point.  
Complies with DCP requirement

### **FRONT SETBACKS:**

182m  
Complies with DCP requirement

### **SIDE SETBACKS:**

134.9m  
Complies with DCP requirement

### **REAR SETBACK:**

27m at the smallest distance  
Existing setback 31.5 at smallest distance.  
Does not comply with DCP standard 30m for lots <30HA. The existing dwelling is already sited at 31.5m from the rear boundary, and the proposed 27m setback represents only a minor encroachment beyond the existing established building line, with no adverse impact on adjoining rural land, agricultural operations, or visual amenity, and remains consistent with the objectives of the RU1 zone.

### **PRIVACY:** Unchanged

Complies with DCP requirement

### **WATER SUPPLY:** Unchanged

Complies with DCP requirement

### **SEWERAGE:** Unchanged

Complies with DCP requirement

**STORMWATER/WASTE WATER:** All additional stormwater from the new proposed roof to be connected to existing storm water tanks.

**PROPERTY ACCESS:** Unchanged  
Complies with DCP requirement

**PROPERTY IDENTIFICATION:** Unchanged  
Complies with DCP requirement

**ENERGY EFFICIENCY:** Unchanged, existing solar is sufficient to accommodate proposed extension.  
Complies with DCP requirement

**BUILDING COMPLIANCE:**  
New works to be constructed as per the design plans and engineering plans, BCA, N.C.C requirements and to Australian Standards.

**BUSHFIRE PRONE LAND:**  
Bushfire assessment report to accompany submission documents if required

**ANCILLARY DEVELOPMENT:** N/A

**DEVELOPMENT IN RURAL ZONES:** N/A

**RESIDENTIAL GARAGES:** Proposed development is an attached single car garage.  
Complies with DCP requirement

**UTILITY SERVICES AND WASTE:**  
Building wastes will be collected in either a mini-skip or in a 'waste retention area'.  
The area is to be of a dimension of 2m x 2m x 900h (screened off area). A duplicate area is proposed to enable recyclable materials to be separated from general waste. This area will be located close to the proposed renovation area.

**Clause 4.2A of the Dungog Local Environmental Plan 2014**  
Applies to land zoned RU1: Primary Production.  
The objectives of the clause are to minimise unplanned rural residential development and to enable the replacement of lawfully erected dwellings within rural and environmental protection zones.

The subject site at 281 Fosterton Road, Fosterton contains an existing lawfully erected dwelling house. The proposed development involves a minor extension to the side of the existing dwelling and does not seek to create an additional dwelling or increase dwelling entitlement on the land. As the proposal does not involve the erection of a new dwelling house or dual occupancy, and does not result in any additional residential density, it is consistent with the intent and objectives of Clause 4.2A. The proposal maintains the existing pattern of development on the site, represents orderly and appropriate development within the zone, and does not contribute to unplanned rural residential development. Accordingly, the proposed development is considered consistent with Clause 4.2A of the Dungog LEP 2014.

**Clause 6.2 of Dungog Local Environmental Plan 2014**  
The subject land is identified as "Drinking Water Catchment" on the Dungog LEP 2014 Drinking Water Catchment Map, falling within the Special Williams River Drinking Water Catchment. The proposed development involves the construction of an attached garage, which is a low risk land use with no chemical storage, no wastewater generation, and no significant impervious area beyond what is already associated with the existing dwelling. Stormwater from the garage roof will be managed within the existing stormwater drainage system, with no new discharge points or changes to existing flow paths created as a result of the development. Given the nature of the development, no adverse impact on water quality or catchment flows is anticipated.

Thank you for considering this application. If you have any questions regarding this statement or the development in general, please call me on 0437366599

Thank you,  
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