



DUNGOG SHIRE COUNCIL



STATEMENT OF ENVIRONMENTAL EFFECTS

GARAGE/SHED/CARPORTS

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.

Contact us: Ph: (02) 4995 7777, Fax: (02) 4995 7750, Email: shirecouncil@dungog.nsw.gov.au Web: www.dungog.nsw.gov.au

1. Does your proposed development comply with the maximum floor areas as specified in Dungog Council Development Control Plan?

Complies: Yes No

Farm buildings

Land within Zone RU1 Primary Production,

- a) Farm buildings on an allotment of land not exceeding 1.5 hectares should not have an area of more than 150m².
- b) Farm Buildings on an allotment of land from 1.5 hectares but not exceeding 10 hectares should not have an area of more than 200m².
- c) Farm buildings on an allotment of land from 10 hectares but not exceeding 60 hectares should not have an area of more than 300m².
- d) Farm buildings on an allotment of land from 60 hectares or greater should not have an area of more than 400m².

Domestic Sheds

Land within R5 Large Lot Residential, RE1 Public Recreation/ RE2 Private Recreation, E3 Environmental Management and E4 Environmental Living.

- a) Domestic sheds on an allotment of land under 1.5 hectares should not have an area of more than 150m².
- b) Domestic sheds on an allotment of land between 1.5 and 2 hectares should not have an area of more than 200m².
- c) The maximum size of domestic sheds on an allotment of land over 2 hectares should not have an area of more than 200m², unless the applicant can justify the size exceeding 200m² on any one property in terms of the use of the shed and land, as well as measures taken to minimise the impact on neighbours and the general area.

Domestic Sheds

Land within R1 General Residential

- a) Domestic sheds should not have an area of more than 84m².

2. 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 _____ metres. Front Property Boundary Setback complies?

Yes No

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

Yes No

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

Yes No

3. 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 - _____

Colours for the roof are - _____

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

5. Will the development require the removal of any trees/shrubs? If yes, specify approximate areas, tree sizes and numbers. NB: This can be illustrated on a site plan.

Yes No

6. Is the development likely to cause soil erosion? If yes, what steps are to be taken to reduce soil erosion potential? (eg Sediment traps, vegetating bare earth).

7. For areas with onsite waste water disposal is the proposed development located clear of any treatment tank or disposal area?

Yes No

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

To the street Yes No

To a water storage tank overflow to:

- i) Street Yes No
- ii) absorption trench Yes No
- iii) drainage easement Yes No

To an inter allotment drainage system Yes No

To the existing stormwater drainage system Yes No

To an onsite rubble pit or absorption trench Yes No

Other (provide details): _____

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

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

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

Yes No

11. Is the proposed development located in a heritage conservation area?

Yes No

If yes please see Council Development Control Plan 17 on our website for further information.

