



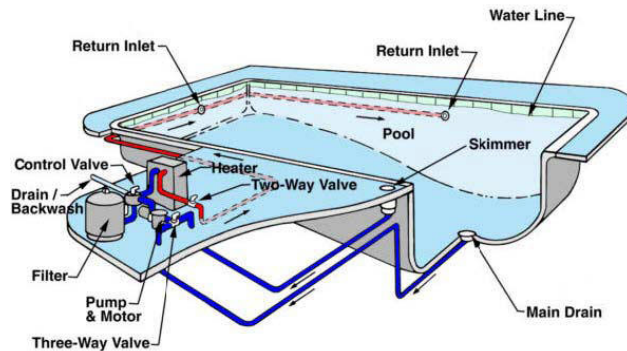
DUNGOG SHIRE COUNCIL

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STATEMENT OF ENVIRONMENTAL EFFECTS

Above or in ground swimming pools



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 Setbacks?

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 Second road frontage corner block
	Main Road	Unclassified Road		
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 Existing setback _____m if applicable.

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

Yes No Existing setback _____m if applicable.

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

Yes No Existing setback _____m if applicable.

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

Yes No Existing setback _____m if applicable.

2. 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?

3. 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

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

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

Yes No

Noted - Location of tank and disposal area to be marked on site plan.

6. Where will the over flow from the pool or runoff from the surrounding area go?

- | | | | | |
|--|-----|-----------------------|----|-----------------------|
| Onsite uncontrolled | Yes | <input type="radio"/> | No | <input type="radio"/> |
| Collected and disposed to: | | | | |
| i) Street | Yes | <input type="radio"/> | No | <input type="radio"/> |
| ii) absorption trench | Yes | <input type="radio"/> | No | <input type="radio"/> |
| To the existing stormwater drainage system | Yes | <input type="radio"/> | No | <input type="radio"/> |

Other (provide details): _____

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

Yes No

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

8. Where will to backwash from the pool filter system be disposed to?

- | | | | | |
|--|-----|-----------------------|----|-----------------------|
| Onsite uncontrolled | Yes | <input type="radio"/> | No | <input type="radio"/> |
| Hunter Water Corporation Sewerage system | Yes | <input type="radio"/> | No | <input type="radio"/> |
| Onsite absorption trench | Yes | <input type="radio"/> | No | <input type="radio"/> |

Note - Pool filter backwash must not be connected to any effluent waste water disposal system associated with onsite sewerage management/septic systems.

9. Will the pool pump system be located away from dwellings on adjoining properties?

Yes No

Note - Pool filter location to be marked on site plan. Be advised that the Protection of the Environment Operation 1997 (Noise Regulations) prescribes that noise generated from a pool pump shall not create nuisance to adjoining residence.

10. Where will chemicals associated with the pool be stored? Please mark of site plan.

Note - Chemicals associated with pools may be harmful, classified as hazardous chemicals and should be storage safe from children.

11. 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 Council DCP 17 on our website for further information.

12. Other Matters.

Applicant's Signature: _____ Date: _____

Applicant's Name (Please Print): _____