

## **DEVELOPMENT PROPOSAL FOR PUBLIC COMMENT**

The following development proposal has been submitted to the Council and although not designated under the Environmental Planning & Assessment Act, 1979, is notified for public comment:

<b>Portal Application Number</b>	<b>DA No.</b>	<b>Location</b>	<b>Proposal</b>
PAN-524334	84/2025	LOT: 15 SEC: 2 DP: 758366, 24 Dowling Street DUNGOG Applicant: CAD Design & Draft Owners: Mr G L & Mrs N A Turner Consent Authority: Dungog Shire Council	Alterations & Additions to Existing Dwelling to provide Disabled Access in a Heritage Conservation Area

Details of the above proposal are available for inspection on the NSW Planning Portal website from **Thursday 8 May 2025**.

<https://www.dungog.nsw.gov.au/Council/Council-Advertisements/Development-Applications>

Submissions can be made via the NSW Planning Portal until **Thursday 22 May 2025**. If you require assistance making a submission via the Planning Portal, please contact Council.

In accordance with *Section 10.4* of the *Environmental Planning & Assessment Act 1979*, a person who makes a public submission to Council in relation to this application is required to disclose all reportable political donations within two years prior to the submission being made and ending when the application is determined.

If the submission includes an objection to the proposal, the grounds of objection must be given. Council may also be obliged to release your submission as required by the *Government Information (Public Access) Act 2009* and the *Environmental Planning and Assessment Act 1979*.

Further, as stipulated in Council's Public Submissions Policy C1.19, Council will not place any weight on anonymous submissions when determining the respective development application.

### **DUNGOG SHIRE COUNCIL EXHIBITED COPY**

**Commencement Date** 8 May 2025

**Closing Date** 22 May 2025

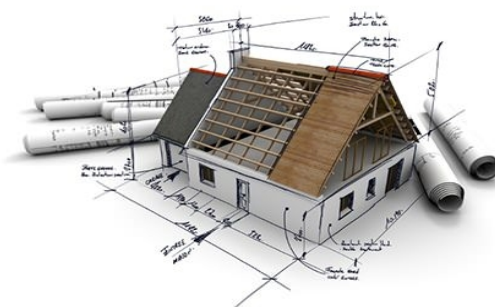


## DUNGOG SHIRE COUNCIL

Dungog Shire Council  
198 Dowling Street  
PO Box 95  
DUNGOG NSW 2420

Telephone: (02) 4995 7777  
Facsimile: (02) 4995 7750  
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Website: [www.dungog.nsw.gov.au](http://www.dungog.nsw.gov.au)

## 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		
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

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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.

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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.

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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](http://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 ☒

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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).

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

To the street Yes ☒ No ☐

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 ☐ No ☐

To the existing stormwater drainage system Yes ☐ No ☐

To an onsite rubble pit or absorption trench Yes ☐ No ☐

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 sewerred 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

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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: \_\_\_\_\_



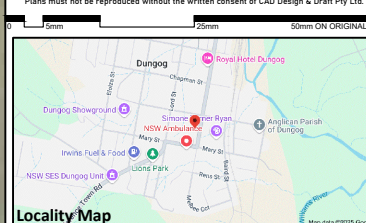
Date: 20-3-25

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






ALWAYS use given dimensions in preference to scaled measurements.  
All sizes, dimensions and levels are to be checked and confirmed on site by builder prior to ordering materials or commencement of work.  
All materials & works are subject to the corresponding building specification.  
Report all errors and omissions immediately. If in doubt, ask for advice.  
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EXISTING  
DWELLING



# BUILDING PLAN ASSESSMENT

## Clear of Hunter Water Assets

Reference No: 151753

☒ Water available for connection

☒ Sewer available for connection

Date Processed: 01 April 2025

**Applicant:** CAD Design & Draft Pty Ltd - Peter Barnes

**Property Location:**

**LOT 15 SECTION 2 DP**  
**758366**  
**24 DOWLING ST**  
**DUNGOG NSW 2420**

**PLEASE TAKE INTO CONSIDERATION**

This is not a compliance certificate. This stamp indicates that Hunter Water has undertaken an initial assessment of the proposed development to identify possible impacts to our infrastructure. Conditions of Hunter Water easements apply. For information on Hunter Water's processes please refer to our 'Land Development Manual' on our website or contact us on 1300 657 657. Version 3.3 (22 December 2021)

Drawing Title  
Development Site Plan  
Drawn Date Scale at A3  
PJB November 24 1:100  
Project Status  
NOT FOR CONSTRUCTION  
Project No. Drawing No. Revision  
24-048 A02 A



# Alterations & Additions

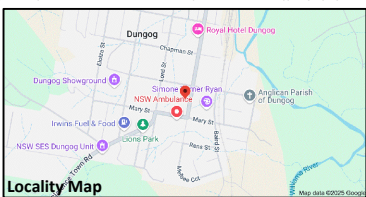
24 Dowling Street Dungog NSW 2420



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mail@cadd.com.au www.cadd.com.au

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5mm 25mm 50mm ON ORIGINAL A3



Property Information		
Site Area	2194	m2
Zone	R1 - General Residential	
Mine Subsidence	Outside Mine Subsidence Zone	
Hunter Water Sewer	Build Adjacent to Sewer	
Bushfire	Not in Bushfire Prone Area	
Flood	Not in Flood Prone Area	
Heritage	Within Heritage Conservation Area	
Acid Sulfate Soils	No Acid Sulfate Soils	



**Legend**  
NCC Refers to National Construction Code 2022  
NCC-HP Refers to ABCB Housing Provisions section of NCC

- Boundary Line
- Fenceline
- Contour Line
- Spot Level
- Benchmark to Australian Height Datum (AHD)
- Rainwater Tank Location
- Tree Height / Spread / Diam
- Bin Storage Location
- Door / Window Tag (Refer Schedule)
- Proposed Floor Level (Refer Survey for Datum)
- Indicates Room Use
- Indicates Floor Finish
- Provide mechanical ventilation to eave in accordance with NCC-HP 10.8.2
- Provide smoke alarms to ceiling in accordance with NCC-HP 9.5 & AS3786
- Indicates tiled wet areas in accordance with H4D1, H4D2 & H4D3 of the NCC-HP 10.2. Provide falls to all wastes between 1:50-1:80 in accordance with NCC-HP 10.2.12.
- Indicates floor and shower wastes in accordance with NCC-HP 10.2.12 and NCC H4D3. Provide fall to wastes between 1:50-1:80 in accordance with NCC HP10.2.12
- Indicates Existing / Proposed Roof Pitch

- Metal Roof Sheetting Notes
- All roof sheetting to be installed in accordance with manufacturers specifications, NCC-HP 7.2 and NCC H2D6
- Selected metal roof sheetting profile is to be suitable for nominated roof pitch.
- 'Corrugated' profile suitable for roof pitches of 5 degrees or greater.
- 'Trimdek' profile suitable for roof pitches of 2 degrees or greater
- 'Klip-Lok' profile suitable for roof pitches of 1 degree or greater.

- Wall Types
- Reinforced Blockwork Wall
- Single Skin Brick Wall
- Double Skin Brick Wall
- Brick Veneer Wall
- Cavity Brick Wall
- Concrete Wall
- Timber or Steel Framed Wall
- Walls to be demolished

- Abbreviations
- AJ Articulation Joint
- CBD Cupboard
- CK/O Cooktop / Oven
- DP Downpipe Location
- Dr Clothes Dryer
- DW Dishwasher
- Fr Fridge
- FW Floor Waste
- RWT Rainwater Tank
- SHR Shower
- Si Sink
- T Tub
- V Vanity
- WM Washing Machine

- Termite Prevention Measures
- Provide approved termite barriers and ensure construction complies with requirements of AS 3660.1-2014 & NCC-HP 3.4
- Survey information has been taken from original survey provided by registered surveyor.
- Refer to original survey to confirm ALL information

Rev	Description	Date
A	ISSUED FOR DA	5-3-25
B	7-4-25	REISSUED FOR DA

**Project**  
**Alterations & Additions**  
**Client**  
**Mr & Mrs Turner**  
**Address**  
**24 Dowling Street**  
**Suburb** **Dungog NSW** **Postcode** **2420**  
**Lot** **15** **DP** **758366** **Sec** **2**  
**Council** **Dungog**

**Drawing Title**  
**Cover Sheet**  
**Drawn** **PJB** **Date** **November 24** **Scale at A3** **1:100**

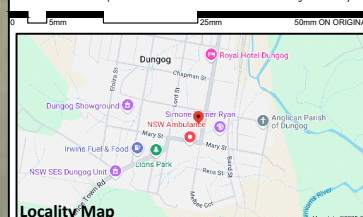
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**NOT FOR CONSTRUCTION**  
**Project No.** **Drawing No.** **Revision**

**24-048 A01 B**





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EXISTING  
DWELLING

EXISTING SEWERMAIN

Rev	Description	Date
A	ISSUED FOR DA	5-3-25
B	7-4-25	REISSUED FOR DA

Project		
Alterations & Additions		
Client		
Mr & Mrs Turner		
Address		
24 Dowling Street		
Suburb	Postcode	
Dungog NSW	2420	
Lot	DP	Sec
15	758366	2
	Council	
Dungog		

Drawing Title		
Development Site Plan		
Drawn	Date	Scale at A3
PJB	November 24	1:100

Project Status  
**NOT FOR CONSTRUCTION**  
 Project No. Drawing No. Revision

24-048 A02	B
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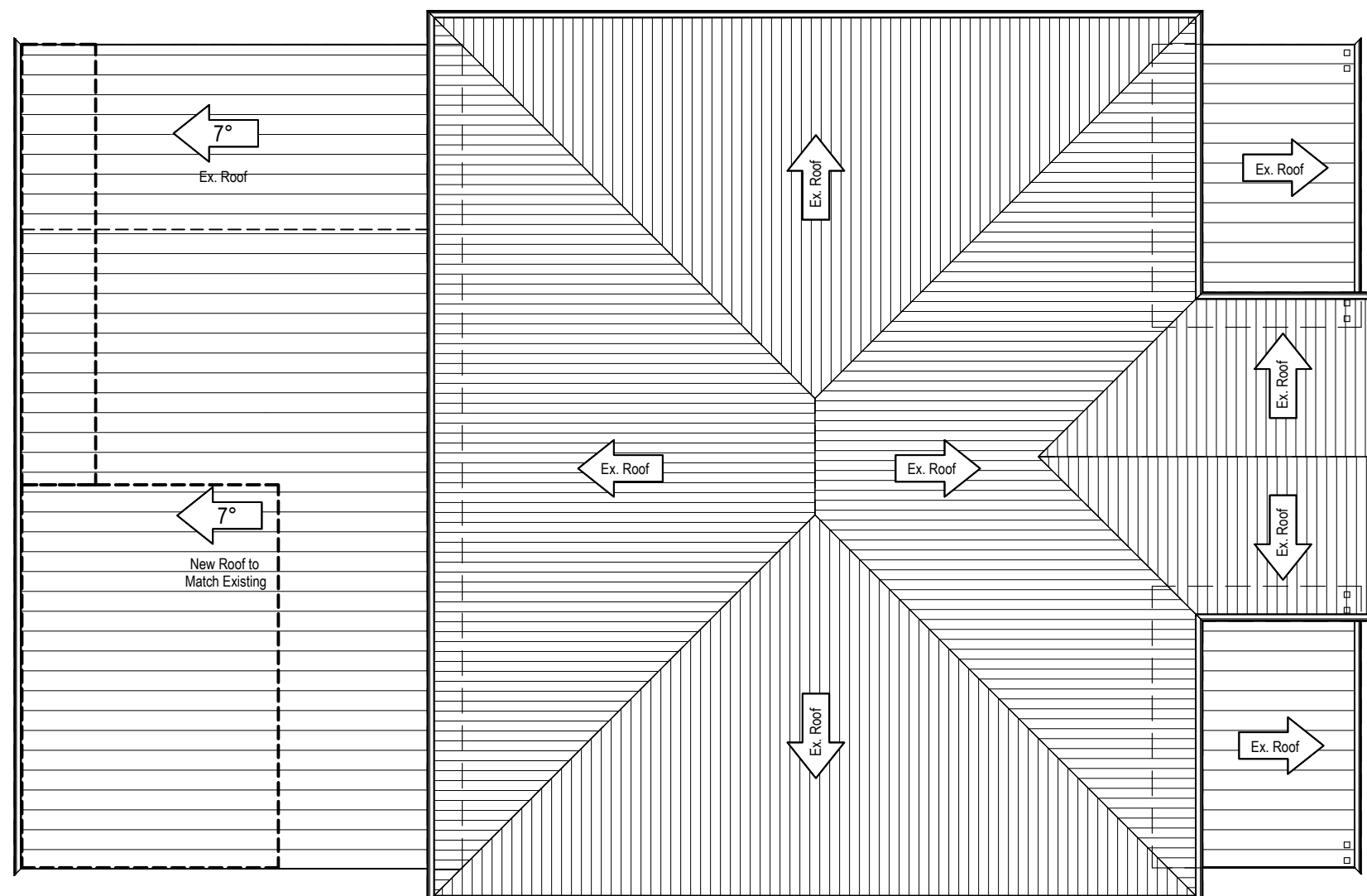
# Development Site Plan

SCALE 1:150





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B	7-4-25	REISSUED FOR DA

Project  
Alterations & Additions  
Client  
Mr & Mrs Turner  
Address  
24 Dowling Street  
Suburb Postcode  
Dungog NSW 2420  
Lot DP Section  
15 758366 2  
Council  
Dungog

Drawing Title		
Roof Plan		
Drawn	Date	Scale at A3
PJB	November 24	1:100

Project Status  
**NOT FOR CONSTRUCTION**  
 Project No. Drawing No. Revision

24-048 A06 B

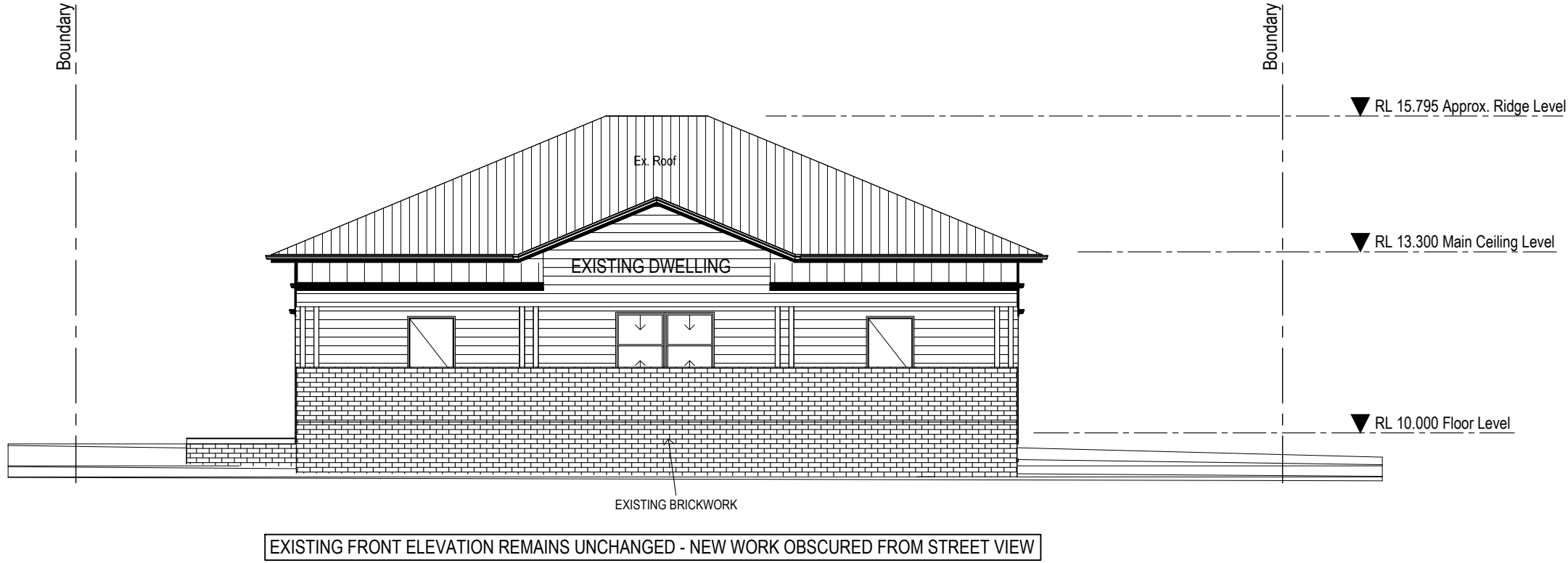
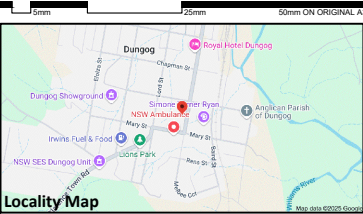
## Roof Plan

SCALE 1:100

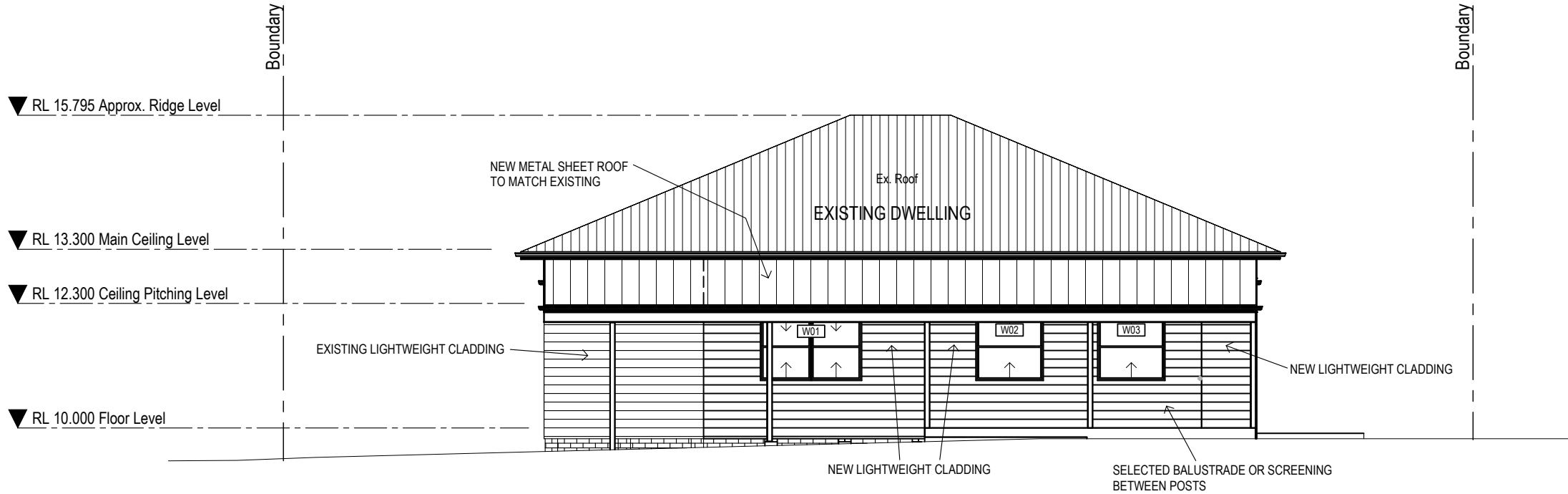


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Eastern Elevation  
SCALE 1:100



Western Elevation  
SCALE 1:100

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Project  
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Client  
Mr & Mrs Turner  
Address  
24 Dowling Street  
Suburb  
Dungog NSW  
Postcode  
2420  
Lot  
15  
DP  
758366  
Sec  
2  
Council  
Dungog

Drawing Title  
Elevations (Sheet 1)  
Drawn  
PJB  
Date  
November 24  
Scale at A3  
1:100


Project Status  
NOT FOR CONSTRUCTION  
Project No.  
24-048 A07  
Drawing No.  
A07  
Revision  
B

WINDOW SCHEDULE										
Refer to the BASIX certificate for specific requirements of all window frames and glass. BASIX certificate overrides ANY discrepancies between this schedule and final BASIX certificate.										
All sizes are nominal only and exact sizes are to be confirmed prior to ordering of any materials										
Window Number	Height	Width	Materials		Head Height	Window Type	Area	Comments		
			Frame	Glazing						
GROUND FLOOR										
W	01	1200	1800	Timber	Standard	2100	Double Hung	2.16	m2	
W	02	1200	1200	Timber	Standard	2100	Double Hung	1.44	m2	
W	03	1200	1200	Timber	Standard	2100	Double Hung	1.44	m2	


DOOR SCHEDULE										
Refer to the BASIX certificate for specific requirements of all window frames and glass. BASIX certificate overrides ANY discrepancies between this schedule and final BASIX certificate.										
All sizes are nominal only and exact sizes are to be confirmed prior to ordering of any materials										
Door Number	Height	Width	Materials		Head Height	Door Type	Area	Comments		
			Frame	Glazing						
GROUND FLOOR										
D	01	2100	2100	Standard Aluminium	Please Select	2100	Sliding Door	4.41	m2	




Sliding




Double Hung




Awning




Casement




Fixed



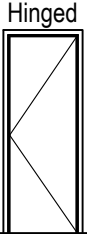
Double Casement



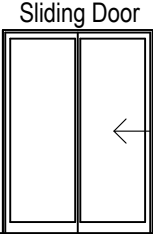
Glass Blocks



Louvres



Hinged



Sliding Door

## Window & Door Legend

Builder to confirm ALL sizes on site before ordering

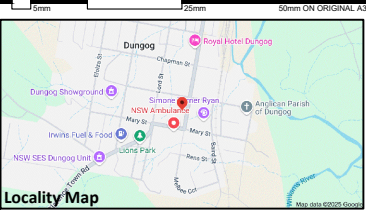
Windows & doors to be designed and constructed in accordance with 'NCC H1D8, H2D7 of the NCC/BCA Volume Two, Section 8 of the Housing Provisions & Australian Standards AS 1288, 2047 & 4055

SUMMARY OF BASIX COMMITMENTS				
This is a summary of BASIX commitments as detailed in the BASIX Certificate. Refer to the CURRENT BASIX Certificate for complete details. For definitions refer to <a href="http://www.basix.nsw.gov.au">www.basix.nsw.gov.au</a>				
BASIX Certificate No.		A1786172	Date	5/03/2025
WATER COMMITMENTS				
Fixtures				
Shower Heads	3 Star (> 7.5 but <= 9 L/min)		Toilets	3 Star
Kitchen Taps	3 Star		Basin Taps	3 Star
Lighting				
	A minimum of 40% of new or altered light fixtures are to be fitted with fluorescent, compact fluorescent or LED lamps.			
SUMMARY OF THERMAL COMFORT COMMITMENTS				
IMPORTANT NOTE FOR DEVELOPMENT APPLICANTS The following specification details the requirements necessary to achieve the thermal performance values as required for compliance with BASIX. Once the development is approved by council, these specifications will become a condition of consent and MUST be included in the built works. If you do not want to include these requirements, or need further information, please contact CAD Design & Draft on 0410462884				
External Wall Construction		Insulation		
Framed		R1.30		
Internal Wall Construction		Insulation		
Plasterboard on Studs		None		
Ceiling Construction		Insulation		
Plasterboard		R1.76		
Roof Construction		Insulation	Colour (Solar Absorbntance)	
Metal		Foil / Sarking	Light (< 0.475)	
Floor Construction		Insulation		
Concrete Slab		NIL		
Windows	Glass	Frame	U Value	SHGC Value
All (U.N.O)	Standard	Standard Aluminium	7.63	0.75



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mail@cadd.com.au www.cadd.com.au

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Address  
24 Dowling Street  
Suburb Postcode  
Dungog NSW 2420  
Lot DP Sec  
15 758366 2  
Council  
Dungog

Drawing Title  
Window, Door & BASIX Schedules  
Drawn Date Scale at A3  
PJB November 24 1:100

Project Status  
NOT FOR CONSTRUCTION  
Project No. Drawing No. Revision

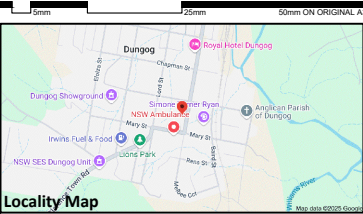
24-048 A11 B





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Visualisation Images

Rev	Description	Date
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B	7-4-25	REISSUED FOR DA

Project  
Alterations & Additions  
Client  
Mr & Mrs Turner  
Address  
24 Dowling Street  
Suburb Postcode  
Dungog NSW 2420  
Lot DP Sec  
15 758366 2  
Council  
Dungog

Drawing Title  
Visualisation Images  
Drawn Date Scale at A3  
PJB November 24 1:100

Project Status  
NOT FOR CONSTRUCTION  
Project No. Drawing No. Revision

24-048 A12 B