**Statement of Environmental Effects**

**Proposed Subdivision – Lot 2, 25 Hillview Avenue, Bendolba NSW 2420**

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**Date:** 17 April 2025

**1. Site & Proposal Details**

* **Site Address:** 25 Hillview Avenue, Bendolba NSW 2420
* **Lot/DP:** Lot 2 in DP 1099745
* **Zoning:** R1 – General Residential
* **LGA:** Dungog Shire Council
* **Current Use:** Residential dwelling
* **Total Site Area:** 1,175 m²
* **Proposal:** Torrens Title subdivision of one residential allotment into two
	+ **Proposed Lot 21** – 645 m² (contains existing brick veneer home)
	+ **Proposed Lot 22** – 532 m² (vacant lot for future residential development)

**2. Surrounding Context**

The site is located in the established Hillview residential subdivision:

* To the **north**, a block of four residential units adjoins Lot 21
* To the **south**, a single dwelling adjoins the side boundary
* To the **east (rear)**, a 6-metre wide easement provides a landscaped buffer to Chichester Road and Dungog High School
* Existing **timber and Colorbond fencing** is in place along all boundaries
* The surrounding area consists of predominantly low-density housing and vacant lots of similar size to the proposed Lot 22

**3. Development Description**

The subdivision will result in the creation of two Torrens Title lots:

* **Lot 21**: Retains the existing brick veneer residence, fencing, and landscaping
* **Lot 22**: A vacant allotment comparable in size to other residential lots in the Hillview subdivision. No construction is proposed as part of this application; any future dwelling will be subject to a separate DA.

There is no need for remedial earthworks or disturbance to neighbouring properties. The subdivision is a simple boundary adjustment to facilitate future housing supply.

**4. Operational Details**

* **Purpose of Subdivision:**
To create an additional residential lot suitable for a new dwelling in line with local planning goals for low-density development.
* **Use of Land Post-Subdivision:**
Both lots will be used for residential purposes in accordance with zoning.
* **Utilities & Services:**
	+ Water, sewer, power, and NBN are available to the property
	+ These services can be extended to the new lot without the need for major infrastructure upgrades

**5. Environmental Impacts and Mitigation**

**5.1 Privacy, Overshadowing, and Views**

* A new **boundary fence** is proposed between Lots 21 and 22:
	+ A **retaining wall (max 600mm high)** will support the new lot boundary
	+ A **1.8m Colorbond fence** will sit above the retaining wall to ensure visual privacy
	+ This will create a secluded outdoor space for the existing home on Lot 21, especially along its southern entertainment area
	+ The Colorbond material may reflect light back toward the southern side of the existing home, potentially improving natural light access to south-facing windows
* The **new lot sits approximately 600mm higher** than the existing home due to natural contours. No significant overshadowing is expected.
* To the **south**, there is an 8-metre gap between buildings, maintaining privacy and sunlight access for neighbours

**5.2 Drainage and Stormwater**

* The site is **not flood-affected** and lies at the upper end of the Hillview subdivision
* The proposed Lot 22 has a **gentle fall from the rear boundary toward the street**
* Stormwater from any future development will be directed to the street in accordance with Council drainage requirements

**5.3 Pollution and Sediment Control**

* No sediment or erosion control is required as **no excavation or development works** are proposed as part of this subdivision
* Appropriate measures will be implemented during any future construction

**5.4 Heritage Impact**

* There are **no known heritage items or conservation areas** affecting the site

**5.5 Flora and Fauna**

* The land is primarily **grass-covered with a few native bushes** within the rear easement
* No removal of native vegetation is proposed at this stage
* Any future development will include **landscaping consistent with the surrounding area**, including shrub planting

**6. Compliance with Planning Controls**

The proposal complies with the Dungog Local Environmental Plan and Development Control Plan, specifically:

* **Zoning Objectives:** The subdivision supports low-density residential growth
* **Lot Size:** Both proposed lots meet or exceed the minimum lot size for the zone
* **Setbacks and Amenity:** Future development will meet required setbacks
* **Access:** Both lots will maintain direct access to Hillview Avenue
* **Serviceability:** All required utilities are available
* **Character:** The new lot reflects the size and style of nearby properties

**7. Public Interest**

The proposal represents a low-impact, infill subdivision within an established residential area. It:

* Makes efficient use of underutilised residential land
* Maintains neighbourhood character
* Creates no adverse environmental or visual impacts
* Encourages housing availability in line with Council’s residential strategy

**8. Conclusion**

This Statement of Environmental Effects demonstrates that the proposed subdivision at Lot 2, 25 Hillview Avenue, Bendolba:

* Complies with all relevant planning instruments
* Involves no adverse environmental impact
* Maintains the privacy, amenity, and character of the area
* Provides services and access in accordance with Council requirements
* Is in the public interest and supports appropriate housing development

We respectfully request that Council supports this application.