



Matt Brown
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0437 195 264

13th July 2026

Attention: Philip Carroll

Dungog Shire Council
198 Dowling Street
DUNGOG NSW 2420

Via email – PhilipC@dungog.nsw.gov.au

Re: Additional Information Request – DA105/2024
256 Lennoxton Road, VACY (LOT: 113/-/DP: 774843)

Dear Phil,

References made to the above-mentioned development application.

Please find below our response to the further information request. We have made plan amendments and the relevant sub-consultant reports have been updated to specifically address and respond to Council's concerns.

Attachment 1: Layout

Please refer to the attached layout (Att 1). Delfs Lascelles have made changes to the layout plan to specifically address the points in the RFI.

Attachment 2: Flood Study

Engeny have prepared a flood evacuation/emergency plan and have also made amendments to the flood assessment as requested by Council.

Please refer to the attached updated flood report and Flood Evacuation Plan (Att 2).

Attachment 3: Ecology

A BDAR has been prepared and independently reviewed. This BDAR carries out all the required surveys as discussed between Council's consultant ecologist and the applicant's ecologist.

Please refer to the attached updated BDAR report (Att 3).

Submissions

We have reviewed the submissions raised in the second public notification slash exhibition period. We are of the view the issues raised are similar or have already been raised in the previous submission period. To this end, our existing submissions assessment report adequately addresses those issues, as will the council assessment report. We also welcome the opportunity to talk at the council meeting when the matter is reported to further elaborate on the concerns of the submission makers.

Given the government general terms of approval are already in Council's possession and this now satisfies the further information request, we look forward to the matter being reported to a Council meeting in the near future.

We thank Council for their patience and understanding as we have worked through these issues.

Please contact me at matt@perceptionplanning.com.au or on 0437 195 264 should you have any questions regarding this response.

Kind Regards,



MATT BROWN Director
BUrbRegPlan, MAdminLead, DipBuildSurv, GradCertEnvMgt,
DipMgmt, Cert IV T&A, MPIA, CPP/Registered Planner

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