

# **STATEMENT OF ENVIRONMENTAL EFFECTS**

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**PROPOSED TORRENS TITLE  
SUBDIVISION (FIVE INTO TWO LOTS)  
INCLUDING CONSTRUCTION OF NEW  
ROAD**

**708-710 ALLYN RIVER ROAD, ALLYNBROOK  
NSW, 2311 (LOT 78, 86, 87 & 88 DP 752469,  
LOT: 130 DP: 752443, LOT: 552 DP 579083)**

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## EXECUTIVE SUMMARY

Perception Planning Pty Ltd has been engaged by Shaune Speed (the client) to prepare a Statement of Environmental Effects (SEE) for a proposed Torrens Title Subdivision (five into two lots), over 708-710 Allyn River Road, Allynbrook NSW 2311 (LOT 78, 86, 87 & 88 DP 752469, LOT: 130 DP: 752443) (**'the site'**). The characteristics of the development include:

1. This Development Application seeks approval for a proposed Torrens Title Subdivision (five into two lots);
2. Access from Allyn River Road via an existing road corridor servicing proposed lots 1 & 2.

The land, the subject of this DA contains five existing property titles and measures approximately 120 ha in size. The site is zoned RU1: Primary Production under the Dungog Local Environmental Plan 2014 (the LEP) and is located in Allynbrook, within the Dungog Shire Council Local Government Area (LGA) and is surrounded by allotments of rural nature. As a result of the subdivision, the following allotments will be created:

- a. Proposed Lot 1 – 60 ha and is currently vacant but will contain a proposed building envelope 1.
- b. Proposed Lot 2 – 60 ha and is currently vacant but will contain a proposed building envelope 2.

The key reasons why the proposed development is appropriate are as follows;

- The proposed subdivision is permissible on the site with consent as each lot will be greater than the minimum 60 ha lot size as required by the LEP;
- No adverse impact on the existing character or amenity of the area will result;
- The proposed subdivision is consistent with the layout of the locality, without burdening the essential services supply;
- Rural lands will continue to be protected; and
- Subdivision of the land will directly benefit the community through providing additional developable lots which provide suitable building envelopes to meet the housing needs of the growing community population.

The SEE will expand on those matters that have been summarised above to assist Council in completing a detailed assessment of the proposed development.

## TERMS AND ABBREVIATIONS

AHIMS	Aboriginal Heritage Information Management System
BDAR	Biodiversity Development Assessment Report
EPA	Environment Protection Authority
EP&A Act	Environmental Planning & Assessment Act 1979
EPI	Environmental Planning Instrument
DA	Development Application
DCP	Development Control Plan
LGA	Local Government Area
SEPP	State Environmental Planning Policy
SEE	Statement of Environmental Effects

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## PLANS AND SUPPORTING DOCUMENTATION

This SEE is supported by the following plans and documentation:

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Appendix	Document	Prepared by
1	DCP Compliance Table	Perception Planning
2	Title & DP	NSW Land Registry
3	AHIMs Search Results	Perception Planning
4	DBYD Search Results	Perception Planning
5	Proposed Subdivision Plan	Delfs Lascelles
6	Bushfire Assessment Report	Perception Planning
7	Access Track	Delfs Lascelles

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# 1 BACKGROUND

## 1.1 PURPOSE

The purpose of this Statement of Environmental Effects (SEE) is to assist Council in their assessment and determination and to assist the community in understanding the proposed development.

This SEE has been prepared in coordination with Shaune Speed (**‘the client’**) and other sub-consultants to demonstrate the relevant matters associated with in the proposed development. The SEE examines the existing development and site location, how the proposed development relates to the location and the environment, as well as the planning merits of the development with respect to the relevant legislation, regulation and other requirements. The SEE examines the applicable site attributes and the specifics of the development proposal that are appropriate to the development application stage. The SEE seeks to provide all the relevant data to give a suitable level of certainty to the consent authority that the proposal has a positive impact on the immediate area and the wider surrounds.

This SEE has been prepared in accordance with best practice principles, applicable aspects of the Development Assessment Framework and the Department of Planning and Infrastructure’s (now the Department of Planning, Infrastructure and Environment) guide to the *Environmental Planning and Assessment Act* (EP&A Act) 1979 (s4.15).

The objectives of this SEE are as follows:

- To provide a description of the site, existing development and the surrounding locality;
- To provide a description of the proposal and the key issues;
- To provide a discussion of the relevant Environmental Planning Instruments (EPI)s; and
- To provide an assessment of the potential environmental impacts, having regard to the matters for consideration pursuant to the EP&A Act (s4.15) and other State, Regional and Local environmental planning policies and guidelines.



## 1.2 SITE DETAILS

<b>Property Address</b>	708-710 Allyn River Road, Allynbrook NSW 2311
<b>Lot and DP</b>	LOTS 78, 86, 87 & 88 DP 752469 LOT: 130 DP: 752443
<b>Current Use</b>	Agricultural land
<b>Zoning</b>	RU1: Primary Production
<b>Size</b>	Total Area 120 ha
<b>Site Constraints</b>	Drinking Water Catchment Special Area - Williams Bushfire prone land – vegetation buffer, vegetation category 1, vegetation category 2 Minimum lot size – 60ha
<b>Owner</b>	Owner's consent has been provided on the Application Form for the DA.
<b>DP and 88B Instrument</b>	Nothing on the DP or 88B instrument prohibits the proposed development. No existing easements are identified within the DP provided at <b>Appendix 2</b> .

## 1.3 SITE DESCRIPTION

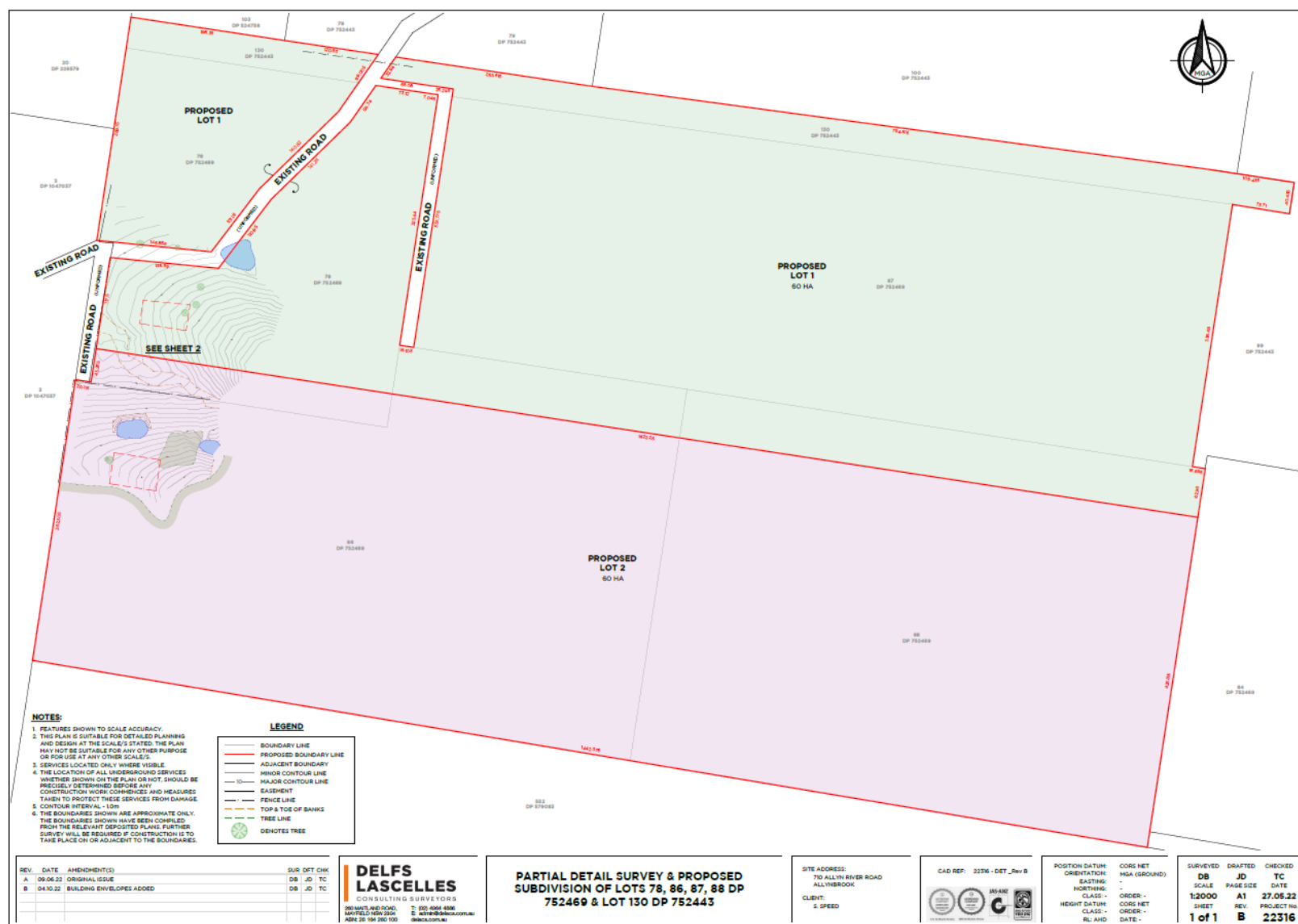
The site is a large rural holding located at 708-710 Allyn River Road, Allynbrook NSW 2311 (**'the site'**) (**FIGURE 1**). The site is located north of East Gresford, within the Dungog Local Government Area (LGA).

Direct vehicular access is available via the existing unformed road corridor as shown in **Appendix 7**.

Vegetation across the site generally consists of areas of dense vegetation, cleared grazing paddocks and natural grasses with scattered remnant paddock trees. The property is currently grazed. Several first and second order watercourses are scattered throughout the site.

The property consists of five lots held under the same ownership.

**Figure 1 – Subdivision Plan (Delfs Lascelles)**



## 1.4 CURRENT USE AND EXISTING DEVELOPMENT DETERMINATIONS

The subject site is currently vacant. The Dungog Council Development Application Tracker website identifies no recent development applications relating to the site.

No known compliance matters exist over the site which would pose issues for the proposed development.

## 2 DESCRIPTION OF THE DEVELOPMENT

### 2.1 PROPOSED DEVELOPMENT

The objective of the proposed development is to obtain development consent for a proposed Torrens Title subdivision (five lots into two). The characteristics of the development include:

1. The proposed Torrens Title Subdivision (three into seven lots);
  - a) Proposed Lot 1 – 60 ha and is currently vacant but contains a proposed building envelope (1).
  - b) Proposed Lot 2 – 60 ha and is currently vacant but contains a proposed building envelope (2).
2. Access from Allyn River Road via a proposed road servicing both proposed Lots.

The proposed Subdivision Plan is provided below in **Figure 1** and at **Appendix 5**.

## 3 PLANNING CONTROLS

### 3.1 ACTS

The following Acts are considered relevant to the proposed development:

#### 3.1.1 Biodiversity Conservation Act 2016

The purpose of the Biodiversity Conservation Act 2016 (BC Act) is to maintain a healthy, productive and resilient environment for the greatest well-being of the community, now and into the future, consistent with the principles of ecologically sustainable development.

Applicants are to supply evidence relating to the triggers for the Biodiversity Offsets Scheme (BOS) Threshold and the test of significance when submitting a development application to the consent authority.

The subject site contains a number of first and second order streams. The riparian areas and more densely vegetated areas are identified on the Biodiversity Values Map (see below) as land with high biodiversity value and sensitive to impacts from development and clearing.

The proposal requires no removal of vegetation, across the site or within any mapped area therefore requires no further assessment with regard to the Biodiversity Conservation Act.

**Figure 2 – Biodiversity Values Mapping Tool; area of high biodiversity value**



### 3.1.2 Environmental Planning and Assessment Act 1979

The Environmental Planning and Assessment Act 1979 (EP&A Act) is the principal planning and development legislation in NSW and is applicable to the proposed development. Section 4.15 of the EP&A Act specifies the matters which a consent authority must consider when determining a DA. The relevant matters for consideration under Section 4.15 are addressed in further detail in separate sections of this SEE below.

- **Section 4.46 – What is integrated development?**

Integrated development is development (not being State significant development or complying development) that, in order for it to be carried out, requires development consent and one or more of the approvals listed within **Table 2** below.

- **Section 7.11 – Development Contributions**

Development contributions would be calculated and charged in accordance with the Dungog Local Infrastructure Contributions Plan 2019.

### 3.1.3 Hunter Water Act 1991 (HW Act)

The subject site is located within the Williams River Drinking Water Catchment. Under Section 51 of the HW Act, consent authorities, including Dungog Shire Council, are required to refer DA's to HW for comment that may significantly impact on water quality in the drinking water catchments.

The proposed development does not incorporate any physical works however does incorporate subdivision involving more than four lots, therefore referral to HWC is required as part of the application assessment. The proposed development incorporates the opportunity for construction of two dwellings on the site. This in turn is not expected to incur any direct impacts on the drinking water catchment, which will be further qualified during assessment of future dwelling applications.

**Table 2** - Integrated development

Integrated development	Proposed Development	
<b>Fisheries Management Act 1994</b>	<ul style="list-style-type: none"> <li>▪ s 144</li> <li>▪ s 201</li> <li>▪ s 205</li> <li>▪ s 219</li> </ul>	N/A
<b>Heritage Act 1977</b>	<ul style="list-style-type: none"> <li>▪ s 58</li> </ul>	N/A
<b>Coal Mine Subsidence Compensation Act 2017</b>	<ul style="list-style-type: none"> <li>▪ s 22</li> </ul>	N/A – The site is not located within a Mine Subsidence Area.
<b>Mining Act 1992</b>	<ul style="list-style-type: none"> <li>▪ s 63, 64</li> </ul>	N/A
<b>National Parks &amp; Wildlife Act 1974 (as amended)</b>	<ul style="list-style-type: none"> <li>▪ s 90</li> </ul>	<p>No</p> <p>Should any Aboriginal objects be uncovered during works, all works will cease in that location and contact shall be made with the appropriate person.</p>
<b>Protection of the Environment Operations Act 1997</b>	<ul style="list-style-type: none"> <li>▪ ss 43(a), 47, 55</li> <li>▪ ss 43(b), 48, 55</li> <li>▪ ss 43(d), 55, 122</li> </ul>	N/A
<b>Roads Act 1993</b>	<ul style="list-style-type: none"> <li>▪ s 138</li> </ul>	N/A
<b>Rural Fires Act 1997</b>	<ul style="list-style-type: none"> <li>▪ s 100B</li> </ul>	Yes – The proposed development is defined as integrated development and requires consent from the RFS.

		<p>Development consent cannot be granted for the carrying out of development for any purpose (other than a subdivision of land that could lawfully be used for residential or rural residential purposes or development for a special fire protection purpose) on bush fire prone land unless the consent authority:</p> <p><i>(a) is satisfied that the development conforms to the specifications and requirements of the version (as prescribed by the regulations) of the document entitled Planning for Bush Fire Protection prepared by the NSW Rural Fire Service in co-operation with the Department (or, if another document is prescribed by the regulations for the purposes of this paragraph, that document) that are relevant to the development (the relevant specifications and requirements), or</i></p> <p><i>(b) has been provided with a certificate by a person who is recognised by the NSW Rural Fire Service as a qualified consultant in bush fire risk assessment stating that the development conforms to the relevant specifications and requirements.</i></p> <p>A Bushfire Assessment Report (BAR) has been prepared in accordance with 'Planning for Bushfire Protection' 2019 (PBP) and is provided at <b>Appendix 6</b> to enable referral to the NSW RFS.</p> <p>This report identifies that future dwellings may be sited to achieve BAL-29, based on setbacks to unmanaged vegetation existing on the site.</p>
<b>Water Management Act 2000</b>	<ul style="list-style-type: none"> <li>▪ ss 89, 90, 91</li> </ul>	<p>No – The development requires no physical works that trigger referral to the Natural Resource Access Regulator as integrated development.</p>

## **3.2 STATE ENVIRONMENTAL PLANNING POLICIES (SEPPS)**

The following SEPPs are considered relevant to the proposed development:

### **3.2.1 SEPP (RESILIENCE AND HAZARDS) 2021**

#### Chapter 4 – Remediation of Land

This Chapter applies to the whole state. Under Section 4.6, a consent authority must not grant consent to the carrying out of any development unless they have considered whether the land is contaminated.

The site is currently zoned for rural/agricultural purposes. It is not expected or known that the site or immediate area has the potential to be contaminated, therefore, the land is considered suitable for the proposed development.

### **3.2.2 SEPP (BIODIVERSITY AND CONSERVATION) 2021**

This Policy aims to encourage the proper conservation and management of areas of natural vegetation that provide habitat for koalas to ensure a permanent free-living population over their present range and reverse the current trend of koala population decline. Section 4.4 and Schedule 2 of the SEPP identify the Dungog Local Government Area as land to which the policy applies and subject to the Central Coast Koala Management Area.

The key threats within the Central Coast Koala Management Area have been identified as:

- Habitat clearing and fragmentation;
- Vehicle strike and dog attack;
- Bushfire;
- Invasive plant species;
- Disease;
- Reduction in feed trees; and
- Sea level rise.

The proposed development does not include vegetation removal and as such there is no impact identified on koala habitat and the free-living population. Further assessment of this Chapter is not warranted. No vegetation is proposed to be removed as part of this development application. The development is not considered to have detrimental impact on Koala Habitat.

### **3.2.3 SEPP (PRIMARY PRODUCTION) 2021**

SEPP (Primary Production) 2021 applies to the proposed development due to the RU1 zoning of the land. The aims of the SEPP applicable to the proposed development include to facilitate the orderly economic use and development of lands for primary production, to reduce land use conflict and sterilisation of rural land by balancing primary production, residential development and the protection of native vegetation, biodiversity and water resources and to encourage sustainable agriculture.



The proposed development aims to create two additional rural lots to facilitate the orderly economic use and development of the land. Through this process, rural land will not be sterilised, rather will provide an opportunity to better define the land use, zoning and ownership. At the completion of the subdivision, primary production and agriculture will continue to be maintained and encouraged without harming the natural environment.

With regard to Part 2, Schedule 4 of the SEPP, a consent authority must take into account the matters specified in subclause (5) in determining whether to grant development consent to development on land to which this clause applies for either subdivision of land proposed to be used for the purposes of a dwelling or the erection of a dwelling. As the primary purpose of the proposed development does not relate to a dwelling, this Part of the SEPP does not apply. It is however noted that the predominant land uses within proximity to the subject site relate to small and large primary production land holdings with dwelling houses, reflecting the exact nature of the proposed development. To this effect, the proposed development is not inconsistent or incompatible with the existing amenity of the locality and meets the objectives of the SEPP.

### 3.3 LOCAL ENVIRONMENTAL PLAN (LEP)

The following parts of the Dungog LEP 2014 apply to the proposed development:

- **Clause 2.3 – Zone Objectives and Land Use Table**

The site is zoned RU1: Primary Production under the Dungog LEP 2014. The RU1 zone objectives are as follows, with an appropriate response on the satisfaction of that objective by the proposed development;

- *To encourage sustainable primary industry production by maintaining and enhancing the natural resource base.*
- *To encourage diversity in primary industry enterprises and systems appropriate for the area.*
- *To minimise the fragmentation and alienation of resource lands.*
- *To minimise conflict between land uses within this zone and land uses within adjoining zones.*
- *To provide for recreational and tourist activities that are compatible with the agricultural, environmental and conservation value of the land.*
- *To promote the rural amenity and scenic landscape values of the area and prevent the silhouetting of unsympathetic development on ridgelines.*

The development seeks to maintain the existing natural resources of the site without impacting on the agricultural values of the land or create any fragmentation of rural lots.

The proposed subdivision aims to provide additional lots for the construction of future dwellings to service the needs of the community from a housing perspective without creating any amenity impacts on neighbouring properties. The proposed development does not request any physical works on the site, nor will it change or alter the natural land and current vegetation, as the site will continue to be used for its rural purpose.

The subject site is not located in the vicinity of any intensive agriculture or similar farming operation that may have noise or odour implications on the amenity of the existing lots.

As such the proposed subdivision is considered compatible with these zone objectives.

- **Clause 2.6 – Subdivision**

This clause provides provision for the subdivision of land on which a secondary dwelling is situated. The subject site does not contain a secondary dwelling.

- **Clause 4.1 – Minimum Lot Size**

The objective of this clause is to guide the subdivision of land such that it remains consistent with predominant subdivision pattern of the area, minimises the impact of subdivision on the amenity of neighbouring properties, ensure lot sizes and dimensions can appropriately accommodate development, ensure future development can be sited to protect and retain natural features, waterways and riparian zones and is compliant with the prescribed Minimum Lot Size (MLS).

The site is affected by a minimum lot size of 60 ha, the proposed lots meet this minimum size, the proposed development meets the objectives of Clause 4.1.

- **Clause 5.10 – Heritage conservation**

The objective of this clause is to preserve the environmental heritage of the Dungog LGA, including heritage items and heritage conservation areas, associated fabric, settings, and views, to conserve archaeological sites, Aboriginal objects and Aboriginal places of heritage significance. An AHIMS search (07/09/22) (**Appendix 3**) has been undertaken in respect of the subject site which determined that no Aboriginal sites or places of interest are located on or near (within 50m) the subject site.

- **Clause 6.1 - Acid Sulfate Soils**

The objective of Clause 6.1 is to ensure that development does not disturb, expose or drain acid sulfate soils and cause environmental damage. The site is not identified to contain Acid Sulfate Soils (ASS) as can be seen in the NSW Planning Portal Image below.

- **Clause 6.8 – Essential Services**

This clause specifies that development consent must not be granted to development unless the consent authority is satisfied that any of the following services that are essential for the

development are available or that adequate arrangements have been made to make them available when required.

- a) Electricity services are available to the site. These services can be extended to service any future dwellings on the proposed lots without burdening public supply.
- b) The connection of telecommunications services is not proposed as part of this application, in line with Council's endorsed policy.
- c) Stormwater impacts will not be affected with no adverse impact on receiving environments or adjoining properties attributable to the proposal.
- d) The properties have access to Allyn River Road via the proposed public road and shared primary access road.

The Dial Before You Dig (DBYD) search results are provided at **Appendix 4**.

- **Clause 6.10 – Williams River Catchment**

The objective of this clause is to protect and improve the environmental quality of the Williams River Catchment. As the subject site falls within this catchment, the requirements of Clause 6.10 apply. Development consent must not be granted to development on land which this clause applies unless the consent authority has considered whether the development promotes the sustainable use of land, water, vegetation and other natural resources within the Williams River Catchment, promotes the protection and improvement of the environmental quality of the Williams River Catchment, will have any significant adverse impacts on water quality within the Williams River Catchment, and is consistent with the Williams River Catchment Regional Planning Strategy published in September 1997 by the Department of Planning and Environment.

The proposed development does not propose any physical works and therefore does not result in any negative impacts on the land, water or vegetation on the site or its surroundings. A continuation of the existing primary production use will occur as a result of the proposed development. To this effect, the development is consistent with the requirements of clause 6.10.

- **Clause 7.2 – Earthworks**

The application does not propose significant earthworks on the site.

- **Clause 7.3 - Flood Planning**

The site is not identified as flood prone land as can be seen in the mapping image below.

### 3.4 DEVELOPMENT CONTROL PLAN (DCP)

Consideration of compliance and/or consistency with the relevant provisions of the Dungog DCP 2014 is provided in the Table of Compliance provided at **Appendix 1**. The Table of Compliance identifies that the proposed development demonstrates compliance with the relevant provisions of the DCP or overarching objectives where variations are proposed.

## 4 LIKELY IMPACTS OF THE DEVELOPMENT

The likely impacts of the proposed development and constraints affecting the subject site have been explored throughout this SEE. The following sections detail the major potential impacts and constraints in greater detail, in accordance with Section 4.15(1) of the EP&A Act 1979.

### 4.1 BUILT ENVIRONMENT

#### 4.1.1 CONTEXT, SETTING AND VISUAL IMPACT

The proposed development is consistent with the established rural nature of the lots and is characteristic of other developments in both the local and wider community. There are no anticipated adverse impacts on the built environment as a result of the proposed development.

#### 4.1.2 ACCESS, TRANSPORT AND TRAFFIC

Access to the proposed lots will be facilitated via the construction of a formed public road as shown in **Appendix 7** from Allyn River Road.

Any additional traffic from the proposed subdivision will be minor in nature and will not result in a detrimental impact to the existing street network. No further road crossings or site entrances are associated with this DA.

#### 4.1.3 PUBLIC DOMAIN

The proposed development will not have an impact on any public domain. The development contributions derived from this development will provide infrastructure and public domain improvements in accordance with the Dungog Local Infrastructure Contributions Plan 2019.

#### 4.1.4 SERVICES

Electricity, telephone, and physical, legal and emergency service are available to the site. The proposed subdivision will not unreasonably increase demand of these services.

#### 4.1.5 NOISE AND VIBRATION

No construction is proposed as part of this development.

### 4.2 NATURAL ENVIRONMENT

#### 4.2.1 ECOLOGICAL

No trees or significant vegetation will be required to be removed in order to facilitate the proposed subdivision. It is not anticipated that the development will have a detrimental impact on the ecology on the site or the surrounding area.

#### 4.2.2 LANDSCAPING

A landscaping plan has not been provided at this stage.

#### 4.2.3 ARCHAEOLOGY

A search of the Aboriginal Heritage Information Services (AHIMS) database (7 September 2022) did not identify the subject site as containing any Aboriginal sites or places, as shown in **Appendix 3**. The site is also not identified within Schedule 5 of the LEP as containing any items or places of heritage significance.

Should any Aboriginal objects be uncovered during works, all works will cease in that location and contact shall be made with the appropriate person.

#### 4.2.3 STORMWATER

Stormwater impacts will not be affected with no adverse impact on receiving environments or adjoining properties attributable to the proposal.

### 4.3 SOCIAL AND ECONOMIC

#### Social

Social impact is best defined by (Armour 1992) that describes changes that occur in:

- People's way of life (how they live, work, play and interact with one another on a day to day basis),
- Their culture (shared beliefs, customs and values), and
- Their community (its cohesion, stability, character, services and facilities).

The proposed development is for a subdivision with minimal social impacts. The lots will be serviced by suitable facilities and services without burdening the existing supply available within the area. The proposed development provides positive economic and social impacts by facilitating construction activity and the active management of the land.

The proposed development:

- Will service the needs of the property owners without impacting on the surrounding area,
- Will not disadvantage or benefit any particular social group,

There are no anticipated adverse economic impacts as a result of the proposed development as the properties are not utilised for any sort of intensive agricultural use.

The proposed development is not out of character with the existing development context, will not involve an increased risk to public safety and will not threaten the existing sense of community, identity or cohesiveness, rather will contribute to the increase of these aspects in the locality.

### **Economic**

There are no anticipated adverse economic impacts as a result of the proposed development.

#### **4.3.1 SAFETY, SECURITY AND CRIME PREVENTION**

No safety or security for crime prevention measures are required as a result of the proposed development. The proposed development will not create any safety, security or crime concerns on or around the site.

## **5 SUITABILITY OF THE SITE**

The proposed development is a suitable use of the site. The application includes all elements required under the relevant planning instruments and policies and there are no anticipated negative impacts on the locality as a result of the development. This development is permissible under the LEP and has addressed any relevant concerns through this SoEE.

The proposed subdivision will not have any adverse impacts on surrounding properties or amenity of the locality. The proposal is within the public's best interest.

To this extent, the site is suitable for development.

## **6 ANY SUBMISSIONS AND CONSULTATION**

As part of the DA assessment process it is envisaged Council will place the proposal on public exhibition and send neighbor notification letters to adjoining or adjacent properties.

## **7 PUBLIC INTEREST**

The subject site is located within an existing rural area. The site has access to all relevant services and the proposed development makes good use of the available land. The application design includes all elements required under the relevant planning instruments and policies and there are no anticipated negative impacts on the locality as a result of the development.

There are no tangible cumulative impacts arising from the proposal, given the small-scale nature and appropriateness of the development in conjunction with each lot. Cumulative impacts are positive in that the subdivision will ensure that the site can be utilized to its full potential and creates two additional lots assessed to be suitable for the construction of future dwellings whilst ensuring the impacts on the site and the surrounding area are minimal in nature.

To this extent, the site is suitable for development.

## **8 CONCLUSION**

This SEE has shown that the development is within the public interest, from a social, economic and environmental perspective. The proposed subdivision is a suitable option for the development of the site. Any relevant matters have been addressed through this SEE.

The key reasons why the proposed development is appropriate are as follows;

- The proposed subdivision is permissible on the site with consent as each lot will be greater than the minimum 60 ha lot size as required by the LEP;
- No adverse impact on the existing character or amenity of the area will result;
- The proposed subdivision is consistent with the layout of the locality, without burdening the essential services supply;
- Rural lands will continue to be protected; and
- Subdivision of the land will directly benefit the community through providing additional developable lots which provide suitable building envelopes to meet the housing needs of the growing community population.

It is considered that the proposal will have no significant impacts on the surrounding properties to that it is likely to adversely affect their enjoyment or amenity. We look forward to Councils determination of this matter.

If we can provide any further information or clarity, please do not hesitate to contact us.



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