

Statement of Environmental Effects

PROPOSED INSTALLATION OF A MANUFACTURE HOME WITH DETACHED GARAGE & THREE (3) HOLIDAY CABINS

Lot 207 DP 1282787
(No. 4948) Clarence Town Road
TABBIL CREEK

Prepared For
G Monks

April 2023

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1.0 DEVELOPMENT DETAILS & SUITABILITY

1.1 Development

The proposed development will be staged and involves:

Stage 1 The installation of a manufactured home on the subject site. A section 68 application for the manufactured home accompanies this DA.

Construction of associated structures such as deck and stairs to the dwellings.

Construction of detached garage/carport

Stage 2 Installation of Holiday Cabin 1. A section 68 application for the manufactured unit accompanies this DA.

Construction of associated structures such as deck and stairs to the units.

Stage 3 Installation of Holiday Cabin 2. A section 68 application for the manufactured unit accompanies this DA.

Construction of associated structures such as deck and stairs to the unit.

Stage 4 Installation of Holiday Cabin 3. A section 68 application for the manufactured unit accompanies this DA.

Construction of associated structures such as deck and stairs to the unit.

At Lot 207 DP 1282787 (No. 4948) Clarence Town Road, Tabbil Creek.

Refer to plans for further information.

1.2 Applicant

G Monks
C/- Complete Planning Solutions Pty Ltd

1.3 Owner

The land is currently owned by G Monks

1.4 Zoning

The subject site is zoned RU1 Primary Production under the provision of the Dungog Local Environmental Plan 2014

1.5 Site Details

The subject development site comprises of a total area of approximately 4.284Ha.

1.6 Site Analysis

The subject site is located within a rural residential area. The subject site is currently vacant of any structures. The majority of the site has been cleared over the years for agricultural purposes. The subject site contains a number of scattered significant trees.

1.7 Site Constraints

The site has been identified by NSW Planning Portal as having the following environmental constraints -

- Williams River Catchment Area

1.8 Local Facilities

The subject site is within close proximity to the Maitland and Dungog Local Business Centre area, convenience stores, schools and recreation facilities. Land use within the immediate locality is of a rural residential nature.

1.9 Compatibility with Local Area

Lot 207 DP 1282787 is a rural residential property located in Tabbil Creek consisting of planned infrastructure designed to facilitate development of this type. Land in the immediate vicinity of the site is occupied by rural residential housing. Residential developments are approximately 65m north-east of the subject site.

The proposed development will be consistent with existing residential developments through the use of selected materials while seeking to enhance the overall streetscape. The proposed development is to be constructed with weatherboard cladding walls and metal sheet roofing. The garage is to be constructed with colorbond cladding. The proposed development will be compatible with the visual setting of the local area. Refer to attached plans for details.

The design of the proposed development is responsive to the local area not only in offering all of the functioning components of the development. Such an approach allows for the development to be compatible with the visual setting of the rural area and at the same time present amenities within buildings that will become a positive and recognisable addition in to the local area. Refer to attached plans for details.

1.10 Location

Lot 207 DP 1282787 (No. 4948) Clarence Town Road, Tabbil Creek. Refer to Figure 1.



Figure 1: Locality Map – Map view of Lot 207 (No. 4948) Clarence Town Road, Tabbil Creek

2.0 Planning Objectives

2.1 SEPP (Primary Production and Rural Development) 2019

The aims of this Policy are as follows:

(a) to facilitate the orderly and economic use and development of rural lands for rural and related purposes,

The proposed development is consistent with the predominant use of land in the locality for rural and related purposes. The land is currently used for and will continue to be used for horse agistment. The proposed development will provide additional rural housing stock and tourist accommodation in the Dungog LGA.

(b) 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,

The proposed development is consistent with the use of the locality for rural residential purposes. The dwelling is well integrated with existing buildings on the site and surrounding residential dwellings.

The subject site it is not expected to have a negative impact upon native vegetation or biodiversity.

The subject site has been identified as having a natural watercourse. The proposed development is be constructed in excess of 100m of any watercourse. As such the proposed development will not create a negative impact upon and watercourse(s) and should not require the referral to any other Authority for consideration.

(c) to identify State significant agricultural land for the purpose of ensuring the ongoing viability of agriculture on that land, having regard to social, economic and environmental considerations,

The subject site has a site area of 4.284Ha and is currently used as a Horse Agistment Facility. The proposed development will not create a negative impact upon the agricultural viability of the land.

The proposed development will provide social and economic benefits to the Dungog LGA without creating any negative impacts on the environment.

(d) to simplify the regulatory process for smaller-scale low risk artificial waterbodies, and routine maintenance of artificial water supply or drainage, in irrigation areas and districts, and for routine and emergency work in irrigation areas and districts

N/A

(e) to encourage sustainable agriculture, including sustainable aquaculture,

The land is currently used for Horse Agistment. The proposed development will allow this activity to continue.

(f) to require consideration of the effects of all proposed development in the State on oyster aquaculture,

N/A

(g) to identify aquaculture that is to be treated as designated development using a well-defined and concise development assessment regime based on environment risks associated with site and operational factors.

N/A

2.2 2.3 SEPP No. 55 Remediation of Land

(1) The object of this Policy is to provide for a Statewide planning approach to the remediation of contaminated land.

(2) In particular, this Policy aims to promote the remediation of contaminated land for the purpose of reducing the risk of harm to human health or any other aspect of the environment:

(a) by specifying when consent is required, and when it is not required, for a remediation work, and

(b) by specifying certain considerations that are relevant in rezoning land and in determining development applications in general and development applications for consent to carry out a remediation work in particular, and

(c) by requiring that a remediation work meet certain standards and notification requirements.

It is believed that the land was previously used for agricultural pursuits, such as the grazing of cattle and horse agistment. There are no indications that remediation work is required.

2.3 2.4 SEPP Koala Habitat Protection 2021

The SEPP aims to encourage the conservation and management of areas of natural vegetation that provide habitat for koalas to support a permanent free-living population over their present range and reverse the current trend of koala population decline.

The proposed development is unlikely to have a significant impact on the Koala population of the local area.

The subject land is not considered to be core Koala habitat and therefore this application complies with the *State Environmental Planning Policy Koala Habitat Protection 2021*.

2.4 2.5 Water Management Act 2000

New South Wales Office of Water Clause 91, of the Water Management Act 2000 requires a controlled activity approval of any works with 40m of 'waterfront land.

The subject site has been identified as having a natural watercourse. The proposed development is be constructed in excess of 100m of any of these watercourses. As such the proposed development will not create a negative impact upon and watercourse(s) and should not require the referral to any other Authority for consideration.

2.5 Dungog Local Environmental Plan 2014

The subject site is zoned RU1 Primary Production.

1 Objectives of zone

- 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.

2 Permitted without consent

Environmental protection works; Extensive agriculture; Home occupations; Horticulture; Markets; Roads; Roadside stalls

3 Permitted with consent

Airstrips; Animal boarding or training establishments; Aquaculture; Boat building and repair facilities; Boat launching ramps; Boat sheds; Camping grounds; Car parks; Caravan parks; Cellar door premises; Cemeteries; Charter and tourism boating facilities; Community facilities; Correctional centres; Crematoria; Dual occupancies; **Dwelling houses**; Eco-tourist facilities; Educational establishments; Environmental facilities; Extractive industries; Farm buildings; Flood mitigation works; Forestry; Freight transport facilities; Function centres; Group homes; Health services facilities; Helipads; Heliports; Highway service centres; Home-based child care; Home businesses; Home industries; Industrial training facilities; Information and education facilities; Intensive livestock agriculture; Intensive plant agriculture; Jetties; Kiosks; Landscaping material supplies; Marinas; Moorings; Open cut mining; Places of public worship; Plant nurseries; Recreation areas; Recreation facilities (outdoor); Restaurants or cafes; Rural

industries; Rural supplies; Rural workers' dwellings; Signage; Timber yards; **Tourist and visitor accommodation**; Transport depots; Truck depots; Veterinary hospitals; Water recreation structures

4 Prohibited

Any development not specified in item 2 or 3

A dwelling and tourist and visitor accommodation is permissible with the consent of Council.

2.5.1 Definitions

tourist and visitor accommodation means a building or place that provides temporary or short-term accommodation on a commercial basis, and includes any of the following—

- (a) backpackers' accommodation,
 - (b) bed and breakfast accommodation,
 - (c) farm stay accommodation,
 - (d) hotel or motel accommodation,
 - (e) serviced apartments,
- but does not include—
- (f) camping grounds, or
 - (g) caravan parks, or
 - (h) eco-tourist facilities.

serviced apartment means a building (or part of a building) providing self-contained accommodation to tourists or visitors on a commercial basis and that is regularly serviced or cleaned by the owner or manager of the building or part of the building or the owner's or manager's agents.

2.5.2 4.2A Erection of dwelling houses and dual occupancies on land in certain rural and environment protection zones

According to Council's LEP the minimum lot size for land zoned RU1 Primary Production is 60Ha. The subject site has an area size of approximately 4.284Ha.

While the subject site is less than Council's 60Ha minimum lot size, the subject site has been registered with a dwelling envelop on the site and is deemed to satisfy DLEP2014 requirement for the land being afforded a dwelling entitlement.

Under the abovementioned circumstances the subject site is deemed to have a dwelling entitlement.

2.5.3 6.10 Williams River catchment

(1) The objective of this clause is to protect and improve the environmental quality of the Williams River Catchment.

(2) This clause applies to land identified as "Williams River Catchment Area" on the Williams River Catchment Map.

(3) Development consent must not be granted to development on land to which this clause applies unless the consent authority has considered whether the development—

- (a) promotes the sustainable use of land, water, vegetation and other natural resources within the Williams River Catchment, and
- (b) promotes the protection and improvement of the environmental quality of the Williams River Catchment, and

- (c) will have any significant adverse impacts on water quality within the Williams River Catchment, and
- (d) is consistent with the Williams River Catchment Regional Planning Strategy published in September 1997 by the Department of Planning and Environment.

Response

The proposed development is located within the Williams River Catchment Area. The proposed development does not trigger referral to Hunter Water.

The proposed development is not expected to adversely impact on the quality and quantity of water entering drinking water storage. The proposed development complies with the requirements of DLEP2014 Clause 6.10 Williams River Catchment.

2.5.4 6.12 Protection of rural landscapes in rural and environment protection zones

- (1) The objective of this clause is to protect the rural amenity and character of the land to which this clause applies by managing visual impact.
- (2) This clause applies to land in Zone RU1 Primary Production, Zone RU5 Village, Zone E3 Environmental Management and Zone E4 Environmental Living.
- (3) Development consent must not be granted to development on land to which this clause applies unless the consent authority is satisfied that—
- (a) any buildings that form part of the development will blend into the landscape and not become silhouetted on a ridgeline, and
- (b) the design, bulk and colours of any such buildings will be compatible with the surrounding landscape.

Response

The proposed development is to occur within the registered building envelop. The location of the buildings within the development has been chosen for the following reasons:

- **One driveway will accommodate the whole of the development;**
- **Within close proximity to power supply;**
- **Does not require the removal of any significant trees or vegetation;**
- **Suitable distance between structures to allow for privacy of residents and visitors.**

The proposed development will preserve the rural character of the area by:

- **Being consistent with other properties in the area;**
- **The existing vegetation throughout the property will provide a shield to the proposed development and the streetscape;**
- **The proposed development will not create a negative impact on the streetscape;**
- **Existing vegetation will provide privacy between the development and to adjoining properties.**

2.6 Dungog Development Control Plan

The aims of this DCP are:

- a) To provide a detailed planning document that outlines requirements for development which meets community expectations and addresses the key environmental planning issues of the Local Government Area; and
- b) To identify certain development as advertised development and to detail public notification requirements in accordance with Section 3.43 of the EPA Act;

Consideration of the DLEP 2014 and DDCP have been taken into consideration in the preparation of this statement.

2.6.1 DDCP Part C Residential Development

AIM

- To promote residential development, including tourist accommodation, which is of a high design standard and which is sensitive to and enhances the physical environment and the social fabric particular to Dungog Shire.
- To accommodate a variety of residential forms to reflect the growing diversity of household types and incomes, lifestyles and tourist needs.
- To encourage infill residential development which is compatible with the existing character and which enhances its surroundings.
- To optimise the provision of infrastructure services in the most efficient and effective manner.
- To ensure adequate access for the disabled, particularly to medium density and nonprivate residential accommodation.
- To provide clear guidelines for residential development in the Dungog Local Government Area
- To ensure that residential development does not adversely effect the amenity of the locality
- To ensure that residential development meets the expectations of the community and provides health and safety in housing.
- To ensure that development is in keeping with adjacent and surrounding properties and does not detract from development in the locality
- To encourage energy efficient design in residential development

2.6.2 DDCP Part C 2 Development in Rural Residential Zones

The objectives of the Rural Residential Control Plan are:

1. To ensure that development within the Zones is consistent with and promotes the principles of environmentally sustainable development.
2. To promote coordinated development that will be conducive to closer settlement patterns and/or changes in land uses in the future.
3. To ensure that development within the Zones is sensitive to the topographic and environmental characteristics of the land.
4. To safeguard indigenous vegetation, habitats and water courses.
5. To retain and protect the rural character of the area and areas with high visual significance.

6. To provide a network of safe access roads and shared pedestrian and cycle pathways within and between areas developed within the Zones.

7. To minimise the cost to the community of providing, extending and maintaining public amenities and services.

8. To ensure that development within the Zones does not prejudice the interests of agriculture within the zone and adjoining areas.

Response

The proposed development meets the objectives of the Rural Residential Control Plan.

2.6.3 DDCP Part C Tourist Development

This plan, which may be cited as "Dungog Development Control Plan No. 1" - Tourist Development, constitutes a development control plan as provided for by Section 72 of the Environmental Planning and Assessment Act, 1979.

Holiday cabin means a building, with or without a kitchen, used for the temporary or short term accommodation of people away from their normal place of domicile.

Response

The proposed development meets the requirements of a holiday cabin.

2.6.4 DDCP 11.3 HOLIDAY CABINS

CRITERIA

- No less than four holiday cabins on the site which the development is to be erected

Response

The proposed development involves the installation of three (3) holiday cabins. Council's DCP requires no less than four holiday cabins.

Council is requested to consider the following justification for allowing this minor non-compliance:

- **The subject site has a registered building envelop. The proposed development is within this envelop.**
- **Additional development would impact on the privacy of residents and visitors.**
- **The subject site only has a site area of 4.284Ha, the proposed development is deemed appropriate in this instance.**
- There are to be twenty or fewer holiday cabins on the land of at least 20 hectares

Response

N/A

- No holiday cabin shall be in individual Torrens, Community or Strata Subdivision Title

Response

The proposed development does not involve the holiday cabins being in individual subdivision title.

- The holiday cabins shall be in a clustered pattern

Response

Two (2) of the three (3) holiday cabins are to be clustered. The third is to be clustered with the main residence. The proposed construction lay-out is to provide privacy to residents and visitors.

- The floor space of any holiday cabin is less than 60m²

Response

The following table details the proposed size of each cabin.

Cabin	Size
Cabin 1	77.76m ²
Cabin 2	51.5m ²
Cabin 3	51.5m ²

Cabins 2 and 3 meet Council's DCP requirements.

Cabin 1 does not meet Council's DCP requirements. Council is requested to consider the following justification for allowing this non-compliance:

- Cabin 1 has been designed to provide facilities for people with disabilities. Additional floor area is required in this instance.
 - To comply with the 60m² would result in the loss of one bed room which would mean that people with disabilities would not be holiday with family members.
 - The subject site is able to accommodate the additional cabin size without creating a negative impact on adjoining properties.
 - As only three (3) cabins are proposed rather than the four (4) previously mentioned in the DCP the proposed development is not an over development of the land.
- A maximum of three bedrooms, one bathroom and kitchenette per cabin

Response

Cabins 2 and 3 meet Council's DCP requirements.

Cabin 1 does not meet Council's DCP requirements. Two bathrooms are proposed for this unit. Council is requested to consider the following justification for allowing this non-compliance:

- Cabin 1 will only have two bedrooms and a kitchenette.
 - This cabin will accommodate people with disabilities. The additional bathroom will accommodate any special needs that may be required.
 - The additional bathroom will not increase the density of building.
- On-site, all weather car parking shall be provided at the rate of one car space per holiday cabin. The car parking and turning areas are to be of a suitable standard of construction to the satisfaction of Council

Response

The proposed development will comply with Council's DCP requirements.

- At least one cabin shall have sanitary and cooking facilities for people with disabilities

Response

Cabin 1 will have sanitary and cooking facilities for people with disabilities.

- Adequate separation distances are to be established to minimise land use conflict with adjoining properties

Response

The proposed development is to occur within the registered building envelop. The side and rear setbacks are in excess of 30m. These setbacks will ensure that land use conflict with adjoining properties will not occur.

- Health, building and safety standards shall comply with the requirements of the Building Code of Australia and any other relevant legislation

Response

The proposed development will comply with Health, building and safety standards shall comply with the requirements of the Building Code of Australia and any other relevant legislation.

- All effluent is disposed of in a common treatment plant unless there are compelling ecological or economic reasons for not doing so.

Response

N/A. The subject site will be serviced by town water and town sewer.

- No significant vegetation to be removed for any aspect of the development

Response

The subject site has been cleared over the years for agricultural purposes. There is no tree removal proposed to accommodate the proposed development.

- A business plan to be provided

Response

Operational details have been included within this Statement. Given the small nature of the proposed development a full business plan is not deemed necessary in this instance.

- Adequate effluent disposal can be achieved (see Section 11.1 Wastewater Treatment and Management of Effluent for Performance Standards of the Rural Strategy 2003)

Response

N/A. The subject site will be serviced by town water and town sewer.

3.0 OPERATIONAL DETAILS

3.1 Proposed Use

The proposed development will involve the provision of three holiday cabins on the subject site. These cabins will be tenanted by holiday makers. Length of stay could vary from one night to a week or two. It is not expected that the length of stay would exceed two weeks and that the majority of visitors would only accommodate the building for two nights.

The subject site is ideally located for holiday cabins. It is within close proximity to Dungog where visitors can utilise shops, cafes and restaurants, clubs and pubs, stock supplies as well as community facilities.

3.2 Need for Holiday Cabins

Dungog is home to many horse trails and national parks. Horse riding is a popular recreation sport in the area. There are limited facilities to accommodate horse riding enthusiasts within such close proximity to Dungog. There is currently a lack of visitor accommodation which can meet the needs of horse riders visiting the area. The proposed development has the capacity to accommodate horse floats and horse spelling areas. The proposed development will provide a unique rural experience.

Even non-horse riders will enjoy the ability to experience the rural feel of the property and still be within close proximity of the CBD.

3.3 No. of Employees

The proposed development will be managed by the owners. The owners will provide cleaning services and general maintenance to the grounds. Subcontractors will be employed on a need's basis. Subcontractors could include electricians, plumbers and other tradespeople.

3.4 Customers

Visitor numbers to the site will vary depending on a number of factors. These factors could include:

- Day of the week – more visitors would be expected on Friday, Saturday, Sunday
- Time of the year – visitor numbers will be greater in seasons such as Spring and Concert season
- Events – concerts in the vineyards

3.5 Hours of Operations

Visitor access to accommodation would be 24 hours a day.

3.6 Vehicle Access

Access to the subject site is via Clarence Town Road. Clarence Town Road is an all-weather access road. The proposed development is not expected to significantly increase local traffic movement with the local area.

The proposed development will be serviced by the existing and an extension of the internal unsealed property access road. Refer to plans for further information.

An effective internal vehicular circulation system (gravel surface) is proposed on the site in order to provide for the safe manoeuvring of vehicles between the entrance / exit, car parking and the proposed development.

All vehicles visiting the site will be able to enter and egress the site in a forward motion.

3.7 Vehicle Parking Requirements

The proposed development will incorporate a lock-up garage as well as a carport.

The lock-up garage will be utilised by main dwelling. The carport is to be utilised by Holiday Cabin 1. The carport will be constructed to meet Australian Standards for disabled carparks.

Holiday Cabin 2 and 3 will have parking areas allocated next to the buildings. Refer to plans for further information.

The proposed parking arrangements meet Council's vehicle parking requirements.

3.8 Traffic Movements

The main types of vehicles that are expected to visit the site are motor cars and generally on weekends. Number of traffic movements will vary depending on factors outlined in 3.3 Customers. There will be no delivery vehicles or heavy vehicles on visiting the site.

3.9 Signage

Signage is not proposed for the development.

3.10 Social and Economic Effect

The proposal will improve the existing level of sub-regional employment and will deliver a positive effect on the short-term and long-term economic potential of the Cessnock LGA.

Short-term contract jobs will be created during the construction phase and will provide a positive injection to the local economy once the development is operational.

By re-invigorating this disused rural site, the tourist facility will further increase tourism opportunities and visitation to the Dungog LGA.

4.0 ENVIRONMENTAL IMPACT

4.1 Building Height

Dwelling

The dwelling will have a height of approximately 5.510m to the ridge line.

Garage

The garage will have a height of approximately 3.532 to the ridge line.

Holiday Cabin 1

Holiday Cabin 2

Holiday cabin 2 will have a height of approximately 5.164m to the ridge line.

Holiday Cabin 3

Holiday cabin 3 will have a height of approximately 5.164m to the ridge line.

The proposed development will not have a negative impact on adjoining properties in relation to overshadowing, privacy or views. The proposed building heights comply with Council's requirements.

4.2 Setbacks

The proposed development has been designed to be constructed within the registered building envelop and will comply with Council's setbacks requirements. The building envelop is located to the rear of the subject site.

The proposed development is to be setback approximately 30.285m from the eastern (rear) boundary. The setback to the southern (side) boundary will be approximately 30.040m.

All setbacks meet Council's requirements.

4.3 Vehicle Parking Requirements

The subject site has an area of 4.284Ha there is ample area for off-street parking.

4.4 Acid Sulphate Soils

The subject land is not mapped as being within an Acid Sulfate Soils areas. An Acid Sulfate Soils Management Plan is not required in this instance.

4.5 Mine Subsidence

The site has not been identified as being located within a proclaimed Mine Subsidence District. Approval from the Mine Subsidence Board is not required in this instance.

4.6 Flooding

The subject site has not been nominated as being subject to flooding.

4.7 Energy Efficiency

The proposed development is for the installation of a manufactured homes and units. A BASIX is not required in this instance.

4.8 Stormwater Management

It is anticipated that stormwater will be directed to the existing drainage system.

4.9 Services

The subject site has access to services of electricity and telephone. These services will be supplied as required to the proposed new development.

The subject site does not have access to town water and sewer. A wastewater application is to be submitted with this DA.

4.10 Access and Traffic

The subject site retains access to Clarence Town Road, an all-weather access road. The proposed development is not expected to significantly increase local traffic movement with the local area.

To ensure the safety of residents and the general community the proposed development complies with Council's requirement for adequate access and manoeuvrability.

4.11 Overlooking/Privacy/Lighting

The proposed development is unlikely to adversely impact upon the privacy of adjoining properties. The proposed location of the dwellings and separation distance between the proposed development and neighbouring developments ensure that privacy is maintained by impeding light spill and view corridors between residential dwellings etc.

4.12 Landscaping

The proposed development does not involve landscaping.

4.13 Heritage

The subject site has not been identified as having Aboriginal or European heritage significance. A heritage assessment is not considered necessary in this instance.

4.14 Flora & Fauna

The proposed development does not require the removal of any vegetation. The subject site has been previously cleared and is ready to accommodate the proposed development.

4.15 Bush Fire

According to NSW Planning Portal the subject site is not located within a bush fire prone area. However, given the rural nature of the property a Bush Fire Risk Assessment has been prepared. Refer to Bush Fire Assessment Report for further information.

4.16 Social and Economic Impact

The proposed development will provide additional housing stock within the Dungog LGA.

It is anticipated that the proposed development will result in a positive economic effect, primarily as a result of the construction of new residential and tourist development.

4.17 Biodiversity

The subject site is not classified as being within a terrestrial biodiversity area.

5.0 WASTE MANAGEMENT

Local firms will be advised of any materials which are able to be crushed or recycled. Collection of these materials will be undertaken by a suitably qualified contractor. Table 1 details proposed strategies for the management of site waste.

TABLE 1: Site Waste Management Plan

MATERIAL	PROPOSED STRATEGY
Excavation Materials	Topsoil for landscaping of site
Green Waste	To be recycled for chipping and composting
Bricks	Transported to crushing and recycling firm
Concrete	Transported to crushing and recycling firm
Timber – pine, particle board	Second Hand Building Materials Sales or Recycled at Local Waste Management Facility
Plaster Board	Landfill site
Metal	Recycled at metal recyclers or sent to landfill site (depending on metal)
Asbestos	In the event that asbestos is identified during the demolition of any existing building structures, then the product shall be removed in accordance with WorkCover 'Working with Asbestos Guide, 2008
Other – including glass, doors, etc	Windows/doors to second hand building materials outlet. Remainder to licensed waste facility.

Construction Waste

Construction materials will be stockpiled and an industrial sized waste bin will be located on the site. This waste will either be recycled (timber, steel etc) or disposed of within an approved waste facility. See 'Table 1: Site Waste Management Plan' above for further details.

General Domestic Waste

All waste material will be recycled where possible and collected by council's garbage service on a weekly basis.

6.0 CONCLUSION

This Statement of Environmental Effects has been prepared to address relevant planning issues for the proposed development. The proposed development is deemed to be appropriate as:

- The proposed development is consistent with Council's Planning Instruments;
- The subject site is of sufficient size to accommodate such a development;
- The subject site has access to services such as electricity and telephone;
- The proposed development will not decrease the residential amenity currently enjoyed by residents of the area;
- The proposed development will occur with minimal land disturbance;
- The proposed development requires minimal vegetation removal;
- The proposed development ensures the privacy of residents of adjacent properties;
- The subject site is not subject to drainage problems;

7.0 RECOMMENDATION

It is recommended that Dungog Council grant Development Consent for the proposed development at Lot 207 DP 1282787(No. 4948) Clarence Town Road, Tabbil Creek.